



PEACE RIVER REGIONAL DISTRICT

Regional Board Meeting Revised Agenda

March 11, 2021, The meeting will begin immediately following a Regional Hospital District Board meeting
1981 Alaska Avenue, Dawson Creek, BC

	Pages
1. CALL TO ORDER	
2. DIRECTOR'S 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 February 25, 2021	4
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6. BUSINESS ARISING FROM THE MINUTES	
7. DELEGATIONS	
7.1. Urban Matters - PRRD Housing Needs Report Project Updates (10:15 a.m.)	31
7.2. South Peace Division of Family Practice - Polypharmacy Risk Reduction Through Team-Based Care Project (10:45 a.m.)	400
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10. REPORTS	
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10.2. First Responder Tax Credit, DR-BRD-016	411
10.3. February 18, 2021 Rural Budgets Administration Committee Recommendations, ADM-BRD-156	412
10.4. Cemetery Grant Policy 0340-59, ADM-BRD-151	414
10.5. March 4, 2021 Special Rural Budgets Administration Committee Recommendation, ADM-BRD-164	419

10.6.	February 18, 2021 Electoral Area Directors Committee Recommendation, ADM-BRD-159	420
10.7.	March 4, 2021 Special Electoral Area Directors Committee Recommendations, ADM-BRD-160	421
10.8.	Gotta Go Memorandum of Understanding, ADM-BRD-161	423
10.9.	Final Housing Needs Report, ADM-BRD-162	431
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10.11.	2021 Contract Award for Fleet Purchase and Replacement, ENV-BRD-046	804
10.12.	Non-Farm Use within the ALR, PRRD File No. 21-002 ALR NFU, DS-BRD-126	807
10.13.	Non-Adhering Residential Use Within the ALR, PRRD File No. 21-001 ALR NAR, DS-BRD-127	824
10.14.	Notice of Closed Session – March 11, 2021, ADM-BRD-158	840
11.	BYLAWS	
11.1.	Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021, ADM-BRD-155	841
11.2.	Function 430 – Rolla Creek Dyking Service Amendment Bylaw No. 2428, 2021, ADM-BRD-157	850
11.3.	Moberly Lake Fire Department Amendment Bylaws 2441 and 2442, 2021, CS-BRD-068	862
11.4.	Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021, CS-BRD-069	884
11.5.	2021 – 2025 Five Year Financial Plan Bylaw No. 2437, 2021, FN-BRD-064	933
12.	STRATEGIC PLAN	1011
12.1.	2019-2022 Strategic Plan	1016
13.	NEW BUSINESS	
*13.1.	Director Hiebert - North Central Local Government Association	
14.	APPOINTMENTS	
14.1.	2021 Board Appointments List	1021
15.	CONSENT CALENDAR	
15.1.	Rural Budgets Administration Committee Draft Meeting Minutes of February 18, 2021	1029

15.2.	Rural Budgets Administration Committee Draft Special Meeting Minutes of March 4, 2021	1036
15.3.	Electoral Area Directors Committee Draft Meeting Minutes of February 18, 2021	1038
15.4.	Electoral Area Directors Committee Draft Special Meeting Minutes of March 4, 2021	1043
15.5.	Chetwynd Public Library Regular Board Meeting Minutes of January 26, 2021	1045
15.6.	Civic Properties Commission Meeting Minutes of January 26, 2021	1048
15.7.	North Peace Airport Society Regular Meeting Minutes of January 8, 2021	1053
15.8.	Union of BC Municipalities - 2021 CRI FireSmart Community Funding and Supports	1057
15.9.	Obair Economic Society - Sectoral Initiatives Program Grant Application - Letter of Support	1063
15.10.	City of Williams Lake - COVID-19 Vaccine Distribution	1064
15.11.	District of Taylor - North Peace Rural Roads Coalition - Memorandum of Understanding	1065

16. NOTICE OF MOTION

17. MEDIA QUESTIONS

18. ADJOURNMENT



REGIONAL BOARD MEETING MINUTES

THURSDAY, FEBRUARY 25, 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 Bumstead, City of Dawson Creek
Director Courtoreille, District of Chetwynd
Director Fraser, District of Taylor
(*via teleconference*)
Director Goodings, Electoral Area 'B'
(*via teleconference*)
Director Heiberg, District of Hudson's Hope
Director Hiebert, Electoral Area 'D'
Director Zabinsky, City of Fort St. John

Absent Directors

Director Bertrand, District of Tumbler Ridge
Alternate Director White, Village of Pouce Coupe

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
Crystal Brown, Electoral Area Manager
Jeff McDonald, Communications Manager
(*via teleconference*)
Trevor Ouellette, IT Manager
Brenda Deliman, Recorder
(*via teleconference*)

Others

Urban Systems, Katrin Saxty (*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 Courtoreille Impacts of Pouce Coupe Mayor Media

Chair Sperling Starlink

3. ADOPTION OF AGENDA

3.1 Adoption of Agenda RD/21/02/01 (25)
MOVED Director Rose, SECONDED Director Heiberg,
That the Regional Board adopt the February 25, 2021 Board Meeting Agenda, as
amended to include Director's new business (PC Media, Starlink):

(*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 February 11, 2021
 - 5.2 Committee of the Whole Draft Meeting Minutes of February 11, 2021
6. **Business Arising from the Minutes**
7. **Delegations**
8. **Petitions**
9. **Correspondence**
 - 9.1 TELUS - Request for Letter of Support
 - 9.2 Dawson Creek Secondary School - Health Care Scholarship Awards Ceremony
 - 9.3 Alberta Northwest Species at Risk Committee - 2021 Membership
10. **Reports**
 - 10.1 February 4, 2021 Solid Waste Committee Recommendations, ENV-BRD-045
 - 10.2 Chetwynd Public Library Next Step Options, CS-BRD-059
 - 10.3 Proposed Everbridge Contract Renewal, ADM-BRD-124
 - 10.4 Signature Policy, ADM-BRD-148 (item withdrawn - no attachment)
 - 10.5 Wonowon Community Safety Improvement Feasibility Study Contract Extension, ADM-BRD-149
 - 10.6 Splash Park Location – Chetwynd and District Rec Centre, CS-BRD-063
 - 10.7 EMBC Financial Assistance Guide for Emergency Response Costs, CS-BRD-065
 - 10.8 North Peace Airport Subdivision Hydrant Repair Contract 36-2020, ENV-BRD-044
 - 10.9 Development Variance Permit, PRRD File No. 21-001 DVP, DS-BRD-118
 - 10.10 Subdivision within the ALR, PRRD File No. 21-002-ALRSub, DS-BRD-120
 - 10.11 Temporary Use Permit 20-004 TUP, DS-BRD-123
11. **Bylaws**
 - 11.1 Zoning Amendment Bylaw No. 2368, 2021, PRRD File No. 20-016 ZN, DS-BRD-119
 - 11.2 Zoning Amendment Bylaw No. 2427, 2021, PRRD File No. 20-017 ZN, DS-BRD-121
 - 11.3 Repeal Bylaw No. 2438, 2021, ADM-BRD-150
 - 11.4 Function 280 – Rec & Culture Facilities and Services Grants – Bylaw 2424, ADM-BRD-154
12. **Strategic Plan**
 - 12.1 2019-2022 Strategic Plan
13. **New Business**
 - 13.1 Director Courtoreille – Impacts of Pouce Coupe Mayor Media
 - 13.2 Chair Sperling - Starlink
14. **Appointments**
 - 14.1 Union of BC Municipalities - BC Local Government Contract Management Committee
 - 14.2 2021 Board Appointments List
15. **Consent Calendar**
 - 15.1 Solid Waste Committee Meeting Minutes of February 4, 2021
 - 15.2 Chetwynd Public Library Advisory Committee Draft Meeting Minutes of February 3, 2021
 - 15.3 Electoral Area Directors Committee Meeting Minutes of January 21, 2021
 - 15.4 Rural Budgets Administration Committee Meeting Minutes of January 21, 2021
 - 15.5 Chetwynd Communications Society Meeting Minutes of December 7, 2020

(Continued on next page)



3.1 Adoption of Agenda
(Cont'd)

15. Consent Calendar (cont'd)

15.6 Chetwynd Communications Society Meeting Minutes of September 18, 2020

16. Notice of Motion

17. Media Questions

18. Adjournment

CARRIED

4. GALLERY COMMENTS OR QUESTIONS

4.1

TUP 20-004

The Regional Board received comments from Mr. Jason Berlinger via teleconference regarding his opposition to Temporary Use Permit 20-004 (Item 10.11). Mr. Berlinger, who resides on a neighbouring property, requested that the Regional Board deny the Temporary Use Permit application.

5. ADOPTION OF MINUTES

5.1

Feb 11/21 Regional Board
Minutes

RD/21/02/02 (25)

MOVED Director Hiebert, SECONDED Director Zabinsky,

That the Regional Board adopt the Board Meeting Minutes of February 11, 2021.

CARRIED

5.2

Feb 11/21 CoW Minutes

RD/21/02/03 (25)

MOVED Director Heiberg, SECONDED Director Hiebert,

That the Regional Board adopt the Committee of the Whole Meeting Minutes of February 11, 2021.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES

7. DELEGATIONS

8. PETITIONS

9. CORRESPONDENCE

9.1

TELUS

RD/21/02/04 (25)

MOVED Director Heiberg, SECONDED Director Ackerman,

That the Regional Board send a letter of support for the application from TELUS to the federal government Universal Broadband Fund for funding to provide increased Wireless Cellular Coverage (LTE) to 15 areas in the Peace River Regional District.

CARRIED

OPPOSED: Directors Courtoreille, Hiebert and Rose



9.2 RD/21/02/05 (25)
DCSS - Health Care MOVED Director Rose, SECONDED Director Goodings,
Scholar. Awards That the Regional Board approve the award of three Health Care Scholarships,
Ceremony valued at \$1,500 each, to 2021 graduates of Dawson Creek Secondary School.

CARRIED

9.3 RD/21/02/06 (25)
AB NWSAR - 2021 MOVED Director Bumstead, SECONDED Director Ackerman,
Membership That the Regional Board regrettably decline the Alberta Northwest Species at Risk
Committee 2021 Associate Membership.

CARRIED

10. REPORTS

10.1 RD/21/02/07 (25)
SWC Rec #1: MOVED Director Rose, SECONDED Director Fraser,
RFP 43-2020 That the Regional Board award Request for Proposal 43-2020 "Mile 62.5 Transfer
Station Site Attendant" to Dusty Road Ventures Ltd. for a three year contract at a
cost of \$135,000 (excluding taxes); further, that the Chair and Chief Administrative
Officer be authorized to sign the contract on behalf of the Regional District.

CARRIED

RD/21/02/08 (25)
SWC Rec #2: MOVED Director Goodings, SECONDED Director Heiberg,
Ag Plastics That the Regional Board undertake discussions with Mr. Danny Farkash to
determine his interest in an initiative to accept agricultural plastics from the Peace
Region as feedstock for use in his new process which creates fence posts from ag-
plastic waste; further, that a report detailing the discussion and potential next
steps be brought back to the Solid Waste Committee for consideration.

CARRIED

10.2 RD/21/02/09 (25)
Chetwynd Public Library MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board authorize that a Design-Build RFP be issued, up to a
maximum construction and design cost of \$5 million, for a new Chetwynd Public
Library.

CARRIED

10.3 RD/21/02/10 (25)
Everbridge Contract MOVED Director Heiberg, SECONDED Director Zabinsky,
Renew That the Regional Board authorize a renewal contract with Everbridge for the mass
communication platform for the Peace River Regional District and seven member
municipalities for a five year term ending April 11, 2026 at an annual cost of
\$18,500 USD; further, that the Chair and Chief Administrative Officer be
authorized to sign the extension agreement.

CARRIED

10.4
Signature Policy Item 10.4 (Signature Policy) was withdrawn from the agenda.



- 10.5
Wonowon Community
Safety Imp Feasibility
Study Contract Ext
- RD/21/02/11 (25)
MOVED Director Goodings, SECONDED Director Courtoreille,
That the Regional Board receive the report titled “Wonowon Community Safety Improvements Feasibility Study Contract Extension - ADM-BRD-149” for information.
- CARRIED**
- 10.6
Splash Park Location Chet
& Dist Rec Centre
- RD/21/02/12 (25)
MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board approve construction of a water spray park on the north east corner of the Chetwynd and District Recreation Centre Grounds.
- CARRIED**
- Director Courtoreille
- Director Courtoreille left the meeting at 10:53 a.m.
- 10.7
Financial Assistance Guide
for Emerg Response Costs
- RD/21/02/13 (25)
MOVED Director Zabinsky, SECONDED Director Heiberg,
That the Regional Board authorize that the letter re: “Financial Assistance Guide for Emergency Response Costs Feedback” dated February 25, 2021 be sent to the Northeast Regional Manager, Emergency Management BC, on behalf of the Peace River Regional District to express concerns in the following areas:
- a) expense authorization process;
 - b) provision of water to communities during emergencies;
 - c) evacuation costs;
 - d) personnel costs and use of contractors;
 - e) per diem and Blue Book rates;
 - f) damaged equipment costs;
 - g) ESS staff payment; and
 - h) claim reimbursement.
- CARRIED**
- 10.8
NP Airport Subd Hydrant
Repair Contract 36-2020
- RD/21/02/14 (25)
MOVED Chair Sperling, SECONDED Director Zabinsky,
That the Regional Board receive the report titled “North Peace Airport Subdivision Hydrant Repair Contract 36-2020, ENV-BRD-044”, which provides updated calculations of bid costs and proponent scoring, for Contract 36-2020 awarded to Celtic Construction, who remain the highest scoring proponent, for information.
- CARRIED**
- 10.9
DVP No. 21-001
- RD/21/02/15 (25)
MOVED Chair Sperling, SECONDED Director Heiberg,
That the Regional Board authorize Development Variance Permit No. 21-001, to increase the maximum allowable accessory building floor area from 300 m² to ±500 m² for the property identified as PID 029-879-965.
- CARRIED**



10.10 RD/21/02/16 (25)
ALR Subd App 21-002 MOVED Chair Sperling, SECONDED Director Fraser,
That the Regional Board support ALR Subdivision application 21-002 ALRSub, to adjust the boundaries of 5 subject properties identified as PIDs: 008-432-058, 014-555-905, 015-028-941, 014-738-902, and 014-684-080, and 3.2 hectares of Crown land, to form 5 new lots, and authorize the application to proceed to the Agricultural Land Commission.

CARRIED

10.11 RD/21/02/17 (25)
TUP No. 20-004 MOVED Director Rose, SECONDED Director Heiberg,
That the Regional respectfully refuse issuance of Temporary Use Permit No. 20-004, to authorize temporary use of a ±4.8 hectare portion of the property identified as PID 028-817-125 as a parking lot and light industrial storage and laydown area.

CARRIED

11. BYLAWS

11.1 RD/21/02/18 (25)
Zoning Amendment MOVED Director Hiebert, SECONDED Director Zabinsky,
Bylaw No. 2368, 2021 That the Regional Board give Zoning Bylaw Amendment No. 2368, 2021 to rezone the property identified as PID 027-088-821 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001, third reading.

CARRIED

11.2 RD/21/02/19 (25)
Zoning Amendment Bylaw MOVED Director Goodings, SECONDED Director Rose,
No. 2427, 2021 That the Regional Board give Zoning Amendment Bylaw No. 2427, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 that would allow a 500 person work camp and card lock fuel sales on a 10.7 hectare (26.4 acre) portion of the property identified as PID 014-746-701, first and second readings; further, that a public hearing be waived pursuant to *Local Government Act* Section 464 (2) and public notification be authorized pursuant to *Local Government Act* Section 467.

CARRIED

11.3 RD/21/02/20 (25)
Repeal Bylaw No. 2438, MOVED Director Zabinsky, SECONDED Director Heiberg,
2021 That the Regional Board give Peace River Regional District Repeal Bylaw No. 2438, 2021, first, second, and third readings.

CARRIED

RD/21/02/21 (25)
MOVED Director Zabinsky, SECONDED Director Ackerman,
That the Regional Board adopt Peace River Regional District Repeal Bylaw No. 2438, 2021.

CARRIED



- 11.4
Rec & Cultural Facilities &
Services GiA Amendment
Bylaw No. 2424, 2020
- RD/21/02/22 (25)
MOVED Director Zabinsky, SECONDED Director Hiebert,
That the Regional Board rescind third reading of Recreation and Cultural Facilities
and Services Grants-in-Aid Amendment Bylaw No. 2424, 2020 given January 14,
2021.

CARRIED

OPPOSED: Director Goodings

- RD/21/02/23 (25)
MOVED Director Zabinsky, SECONDED Director Goodings,
That the Regional Board give Recreation and Cultural Facilities and Services Grants-
in-Aid Amendment Bylaw No. 2424, 2020, as amended to specify the boundaries
of the service area to be Electoral Areas B, C, D, and E and not the entire Peace
River Regional District, third reading.

CARRIED

12. STRATEGIC PLAN

- 12.1
Strat Plan
- Strategic Plan was included for the Regional Board's information, and the Chief
Administrative Officer stated that a Strategic Plan Check-In was scheduled for April
27, 2021.

13. NEW BUSINESS

- 13.1
Pouce Coupe Mayor
- Director Courtoreille was not present to bring forward his New Business item.

- 13.2
Starlink
- The Chief Administrative Officer advised the Regional Board that the PRRD would
be receiving a Starlink Kit, which allows the user to test connectivity to the internet
via satellite. The kit is portable and will be taken to different areas in the Region
to test for connectivity. Starlink will be available for residents in the Region in late
2021.

14. APPOINTMENTS

- 14.1
UBCM BC Local Gov't
Contract Mgmt
Committee
- RD/21/02/24 (25)
MOVED Director Heiberg, SECONDED Director Ackerman,
That the Regional Board provide a letter in support to the Union of BC
Municipalities to endorse the nomination application of Milo MacDonald, Chief
Administrative Officer from the City of Fort St John as an appointment to the BC
Local Government Contract Management Committee.

CARRIED

- RD/21/02/25 (25)
MOVED Director Goodings, SECONDED Director Rose,
That the Regional Board nominate Chair Sperling to the Union of British Columbia
Municipalities BC Local Government Contract Management Committee as a
Regional District representative.

CARRIED



14.2 RD/21/02/26 (25)
2021 Board Appts MOVED Director Ackerman, SECONDED Director Fraser,
That the Regional Board authorize that the Board Appointments list be updated to reflect Alternate Director White in place of Director Michetti on all Regional Board appointed committees.

CARRIED

OPPOSED: Director Goodings

15. CONSENT CALENDAR

15.1 RD/21/02/27 (25)
Consent MOVED Director Bumstead, SECONDED Director Ackerman,
That the Regional Board receive the February 25, 2021 consent calendar.

CARRIED

16. NOTICE OF MOTION

17. MEDIA QUESTIONS

18. ADJOURNMENT The Chair adjourned the meeting at 11:32 a.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 February 25, 2021 in the Regional District Office Board Room, Dawson Creek, BC.

Brad Sperling, Chair

Tyra Henderson, Corporate Officer



SPECIAL REGIONAL BOARD MEETING MINUTES

WEDNESDAY, FEBRUARY 17, 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 Fraser, District of Taylor
Director Goodings, Electoral Area 'B'
(*via teleconference*)
Director Heiberg, District of Hudson's Hope
Director Hiebert, Electoral Area 'D'
Director Zabinsky, City of Fort St. John

Alternate Director

Alternate Director White, Village of Pouce Coupe

Absent

Director Michetti, Village of Pouce Coupe

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
Kari Bondaroff, Environmental Services Manager
Crystal Brown, Electoral Area Manager
Gerritt Lacey, Solid Waste Services Manager
Jeff McDonald, Communications Manager
(*via teleconference*)
Trevor Ouellette, IT Manager
David Sturgeon, Protective Services Manager
Brenda Deliman, Recorder (*via teleconference*)

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

2. ADOPTION OF AGENDA

2.1 Adoption of Agenda SRD/21/02/01
MOVED Director Hiebert, SECONDED Director Fraser,
That the Regional Board adopt the February 17, 2021 Special Meeting Agenda:

1. **Call to Order**
2. **Adoption of Agenda**
3. **Gallery Comments or Questions**
4. **Delegations**
5. **Reports**
 - 5.1 Establishment of Service Functions, FN-BRD-043
 - 5.2 2021 Grant Applications for Function 275 - Grants to Community Organizations, FN-BRD-044

(Continued on next page)



2.1 Adoption of Agenda
(Cont'd)

5. Reports (continued)

- 5.3 PRRD Overall Draft 2021 Budget Package, FN-BRD-063
- 5.4 Function 240 Chetwynd Leisure Centre (Pool) Draft 2021 Budget, CS-BRD-058
- 5.5 Function 255 Chetwynd Arena (Rec Centre) Draft 2021 Budget, CS-BRD-057
- 5.6 Function 300 Emergency Planning 2021 Budget, CS-BRD-039
- 5.7 Function 520 Invasive Plants 2021 Draft Budget, FN-BRD-045
- 5.8 Function 245 North Peace Leisure Pool Draft 2021 Budget, CS-BRD-056
- 5.9 Function 200 Regional Parks Draft 2021 Budget, CS-BRD-037
- 5.10 Function 120 Legislative Electoral Area Draft 2021 Budget, ADM-BRD-132
- 5.11 Function 210 Community Parks Draft 2021 Budget, CS-BRD-040
- 5.12 Function 221 Sub Regional Recreation Draft 2021 Budget, FN-BRD-038
- 5.13 Function 225 Kelly Lake Community Centre Draft 2021 Budget, CS-BRD-041
- 5.14 Function 230 Tate Creek Community Centre Draft 2021 Budget, CS-BRD-042
- 5.15 Function 260 Clearview Arena Draft 2021 Budget, CS-BRD-043
- 5.16 Function 265 Buick Arena Draft 2021 Budget, CS-BRD-044
- 5.17 Function 280 Recreation & Culture Draft 2021 Budget, FN-BRD-039
- 5.18 Function 285 Cemeteries Draft 2021 Budget, FN-BRD-037
- 5.19 Function 290 Chetwynd Library Draft 2021 Budget, CS-BRD-045
- 5.20 Function 295 Library Services 2021 Draft Budget, FN-BRD-040
- 5.21 Function 310 Emergency Rescue Vehicle Draft 2021 Budget, CS-BRD-046
- 5.22 Function 315 Charlie Lake Fire Draft 2021 Budget, CS-BRD-047
- 5.23 Function 320 Chetwynd Rural Fire Draft 2021 Budget, CS-BRD-048
- 5.24 Function 325 Dawson Creek / Pouce Coupe Fire Draft 2021 Budget, CS-BRD-049
- 5.25 Function 330 Fort St. John Rural Fire Draft 2021 Budget, CS-BRD-050
- 5.26 Function 335 Moberly Lake Rural Fire Draft 2021 Budget, CS-BRD-051
- 5.27 Function 340 Taylor Rural Fire Draft 2021 Budget, CS-BRD-052
- 5.28 Function 345 Tomslake Fire Draft 2021 Budget, CS-BRD-053
- 5.29 Function 430 Rolla Creek Dyking 2021 Draft Budget, ENV-BRD-026
- 5.30 Function 505 Area E Scramblevision Draft 2021 Budget, FN-BRD-041
- 5.31 Function 510 Chetwynd TV Draft 2021 Budget, FN-BRD-042
- 5.32 Function 525 North Pine TV 2021 Draft Budget, ENV-BRD-027
- 5.33 Function 601 Charlie Lake Sewer Draft 2021 Budget, ENV-BRD-028
- 5.34 Function 602 Chilton Subdivision Sewer 2021 Draft Budget, ENV-BRD-029
- 5.35 Function 603 North Peace Airport Subdivision Sewer 2021 Draft Budget, ENV-BRD-030
- 5.36 Function 604 Friesen Subdivision Sewer 2021 Draft Budget, ENV-BRD-032
- 5.37 Function 605 Harper Imperial Subdivision Sewer 2021 Draft Budget, ENV-BRD-033
- 5.38 Function 606 Kelly Lake Sewer Draft 2021 Budget, ENV-BRD-034
- 5.39 Function 607 Rolla Sewer Draft 2021 Budget, ENV-BRD-035
- 5.40 Function 701 North Peace Airport Subdivision Water 2021 Draft Budget, ENV-BRD-036
- 5.41 Function 702 Area B Potable Water Draft 2021 Budget, ENV-BRD-039
- 5.42 Function 500 Regional Solid Waste Draft 2021 Budget, ENV-BRD-041
- 5.43 Function 100 Administration Draft 2021 Budget, FN-BRD-046
- 5.44 Function 110 Legislative Regional Draft 2021 Budget, FN-BRD-047
- 5.45 Function 140 Economic Development Draft 2021 Budget, FN-BRD-049
- 5.46 Function 150 Fiscal Services – MFA Draft 2021 Budget, FN-BRD-050
- 5.47 Function 160 Fleet Administration Draft 2021 Budget, FN-BRD-048
- 5.48 Function 220 Regional Recreation Draft 2021 Budget, FN-BRD-058
- 5.49 Function 235 South Peace Multiplex Draft 2021 Budget, FN-BRD-055

(Continued on next page)



2.1 Adoption of Agenda (Cont'd)

5. Reports (continued)

- 5.50 Function 250 Chetwynd Recreation Complex Draft 2021 Budget, FN-BRD-056
- 5.51 Function 275 Grants to Community Organizations Draft 2021 Budget, FN-BRD-062
- 5.52 Function 305 911 Emergency Telephone System 2021 Budget, CS-BRD-055
- 5.53 Function 400 Management of Development Draft 2021 Budget, FN-BRD-051
- 5.54 Function 405 Building Inspection Draft 2021 Budget, FN-BRD-052
- 5.55 Function 410 Animal Control Shelter Draft 2021 Budget, FN-BRD-053
- 5.56 Function 415 Regional District Development Draft 2021 Budget, FN-BRD-054
- 5.57 Function 420 12-Mile Electrification Draft 2021 Budget, FN-BRD-061

6. New Business

7. Appointments

- 7.1 South Peace Community Resources Society - Community Advisory Committee

8. Consent Calendar

- 8.1 Solid Waste Committee Meeting Minutes of January 15, 2021
- 8.2 Solid Waste Committee Meeting Minutes of January 7, 2021

9. Media Questions

10. Adjournment

CARRIED

3. GALLERY COMMENTS OR QUESTIONS

4. DELEGATIONS

5. REPORTS

5.1

Est of Service Func
Rec #1: TRMF

SRD/21/02/02

MOVED Director Fraser, SECONDED Director Ackerman,
That the Regional Board consider Tumbler Ridge Museum Foundation for the establishment of a Museum service function in the region.

CARRIED

SRD/21/02/03

Est of Service Func
Rec #2: TRGGS

MOVED Director Bertrand, SECONDED Director Goodings,
That the Regional Board consider Tumbler Ridge Global Geopark Society for the establishment of a Geopark service function in the region.

CARRIED

SRD/21/02/04

MOVED Director Ackerman, SECONDED Director Fraser,
That the Regional Board receive a report on the status of the proposed amalgamation of the Tumbler Ridge Museum Foundation and the Tumbler Ridge Global Geopark Society.

CARRIED

SRD/21/02/05

Est of Service Func
Rec #3: Hockey Events

MOVED Director Bumstead, SECONDED Director Courtoreille,
That the Regional Board consider the establishment of a service function to support PRRD funded hockey events in the region.

CARRIED

OPPOSED: Directors Ackerman and Zabinsky



Director Ackerman	Director Ackerman left the meeting at 10:35 a.m.
5.1 (Cont'd)	SRD/21/02/06 MOVED Director Goodings, SECONDED Director Rose, That the Regional Board receive a report on funding models for the proposed museum, geopark and hockey event service functions. CARRIED
Vary Agenda	SRD/21/02/07 MOVED Director Hiebert, SECONDED Director Heiberg, That the Regional Board vary the agenda to deal with Item 5.2 (Function 275) upon Director Ackerman's return to the meeting. CARRIED
5.3 PRRD Overall Draft 2021 Budget Package	SRD/21/02/08 MOVED Director Rose, SECONDED Director Hiebert, That the Regional Board receive the report titled "PRRD Overall Draft 2021 Budget Package-FN-BRD-063", to present the overall 2021 budget, for discussion. CARRIED The Chief Financial Officer provided the Regional Board with an overview of the 2021 draft budget and answered questions from the Regional Board regarding surplus funds and budget timelines.
Director Ackerman	Director Ackerman returned to the meeting at 10:45 a.m.
5.2 Grant App. for Func 275 Rec #1: DC Charity Society	SRD/21/02/09 MOVED Director Ackerman, SECONDED Director Rose, That the Regional Board respectfully decline a grant in the amount of \$36,000, payable from the 2020 surplus in Function 275 – Grants to Community Organizations, Regional Grant-in-Aid, to be issued to the Dawson Creek Charity Society to support operational costs. CARRIED OPPOSED: Directors Bumstead and Hiebert
Grant App. for Func 275 Rec #2: DC Triathlon Assoc.	SRD/21/02/10 MOVED Director Ackerman, SECONDED Director Heiberg, That the Regional Board respectfully decline a grant in the amount of \$2,000, payable from the 2020 surplus in Function 275 - Grants to Community Organizations, Regional Grant-in-Aid, to be issued to the Dawson Creek Triathlon Association to assist with their event being held on July 18, 2021. CARRIED OPPOSED: Directors Bertrand and Bumstead
Grant App for Func 275 Rec #3: NEAT	SRD/21/02/11 MOVED Director Ackerman, SECONDED Director Rose, That the Regional Board respectfully decline a grant in the amount of \$15,000, payable from the 2020 surplus in Function 275 – Grants to Community Organizations, Regional Grant-in-Aid, to be issued to the Northern Environmental Action Team to assist with the Northern Youth Climate Summit. CARRIED



5.2 (Cont'd)

Grant App. for Func 275
Rec #4: PC Barrel Racing
Assoc

SRD/21/02/12

MOVED Director Ackerman, SECONDED Director Rose,
That the Regional Board respectfully decline a grant in the amount of \$5,000, payable from the 2020 surplus in Function 275 – Grants to Community Organizations, Regional Grant-in-Aid, to be issued to the Peace Country Barrel Racing Association to assist with hosting barrel racing events in 2021.

CARRIED

OPPOSED: Director Bumstead

Grant App. for Func 275
Rec #5: SPARK

SRD/21/02/13

MOVED Director Fraser, SECONDED Director Hiebert,
That the Regional Board authorize a grant in the amount of \$5,000, payable from the 2020 surplus in Function 275 – Grants to Community Organizations, Regional Grant-in-Aid, to be issued to the SPARK Women's Leadership Conference Society to assist with the 2021 conference; and further, that \$5,000 be included as a grant commitment as part of Function 275 – Grants to Community Organizations, Regional Grant-in-Aid in the 2021 Annual Budget.

CARRIED

OPPOSED: Directors Ackerman, Courtoreille, Goodings, Rose and Zabinsky

SRD/21/02/14

MOVED Director Heiberg, SECONDED Director Zabinsky,
That the Regional Board not accept applications for Regional Grant-in-Aid funding until the authorities under Supplementary Letters Patent 23 and 37 (Function 275) are brought up to a modern standard service establishment bylaw.

CARRIED

5.4

Func 240 Chet Pool
Rec #1: Facility Cond
Assess

SRD/21/02/15

MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board approve the supplemental request for \$37,500, to be paid for through requisition, to conduct a facility condition assessment and include it in the 2021 Chetwynd Leisure Centre Budget.

CARRIED

Func 240 Chet Pool
Rec #2: Retile Showers

SRD/21/02/16

MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board approve the supplemental request for \$25,000, to be paid for through requisition, to retile the showers and include it in the 2021 Chetwynd Leisure Centre Budget.

CARRIED

Func 240 Chet Pool
Rec #3: Heat Recovery
System

SRD/21/02/17

MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board approve the supplemental request for \$15,000, to be paid for through requisition, to install a multi-stack heat recovery system and include it in the 2021 Chetwynd Leisure Centre Budget.

CARRIED



5.4 (Cont'd)	SRD/21/02/18	
Func 240 Chet Pool	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #4: Chlorine Room Venting	That the Regional Board approve the supplemental request for \$45,000, to be paid for through surplus, to upgrade the Chlorine room venting and include it in the 2021 Chetwynd Leisure Centre Budget.	CARRIED
	SRD/21/02/19	
Func 240 Chet Pool	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #5: 2021 Budget	That the Regional Board include the draft 2021 Chetwynd Leisure Centre budget in the 2021 Annual Financial Plan.	CARRIED
5.5	SRD/21/02/20	
Func 255 Chet Arena	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #1: Facility Cond Assess	That the Regional Board approve the supplemental request for \$37,500, to be paid for through requisition, to conduct a facility condition assessment and include it in the 2021 Chetwynd Arena Budget.	CARRIED
	SRD/21/02/21	
Func 255 Chet Arena	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #2: Boiler Repl	That the Regional Board approve the supplemental request for \$20,000, to be paid for through requisition, to replace the boiler for the arena change room and include it in the Chetwynd Arena Budget.	CARRIED
	SRD/21/02/22	
Func 255 Chet Arena	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #3: Autoscrubber	That the Regional Board approve the supplemental request for \$15,000, to be paid for through requisition, to purchase an autoscrubber and include it in the 2021 Chetwynd Arena Budget.	CARRIED
	SRD/21/02/23	
Func 255 Chet Arena	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #4: Carpet Cleaner	That the Regional Board approve the supplemental request for \$6,000, to be paid for through requisition, to purchase a carpet cleaner and include it in the 2021 Chetwynd Arena Budget.	CARRIED
	SRD/21/02/24	
Func 255 Chet Arena	MOVED Director Rose, SECONDED Director Courtoreille,	
Rec #5: LED Lighting	That the Regional Board approve the supplemental request for \$10,000, to be paid for through requisition, to convert to LED lighting in the meeting rooms and include it in the 2021 Chetwynd Arena Budget.	CARRIED



- 5.5 (Cont'd) SRD/21/02/25
Func 255 Chet Arena MOVED Director Rose, SECONDED Director Courtoreille,
Rec #6: Booking Software That the Regional Board approve the supplemental request for \$26,000, to be paid for through requisition, to purchase booking software and include it in the 2021 Chetwynd Arena Budget.
- CARRIED**
- SRD/21/02/26
Func 255 Chet Arena MOVED Director Rose, SECONDED Director Courtoreille,
Rec #7: Security Cameras That the Regional Board approve the supplemental request for \$5,000, to be paid for through requisition, to install additional security cameras and include it in the 2021 Chetwynd Arena Budget.
- CARRIED**
- SRD/21/02/27
Func 255 Chet Arena MOVED Director Rose, SECONDED Director Courtoreille,
Rec #8: Spray Park That the Regional Board approve the supplemental request for \$350,000, to be paid for through grants, to construct a spray park and carry it forward to the 2021 Chetwynd Arena Budget.
- CARRIED**
- SRD/21/02/28
Func 255 Chet Arena MOVED Director Rose, SECONDED Director Courtoreille,
Rec #9: 2021 Budget That the Regional Board include the draft 2021 Budget for Function 255 Chetwynd Arena (Rec Centre) in the 2021 Financial Plan.
- CARRIED**
- 5.6 SRD/21/02/29
Func 300 Emerg Planning MOVED Director Hiebert, SECONDED Director Bumstead,
Rec #1: FireSmart That the Regional Board approve the supplementary request to implement the FireSmart Education and assessment plan in the rural areas of the Regional District subject to obtaining a Community Resiliency Investment Grant from UBCM for up to \$150,000.
- CARRIED**
- SRD/21/02/30
Func 300 Emerg Planning MOVED Director Bumstead, SECONDED Director Bertrand,
Rec #2: 2021 Budget That the Regional Board include the draft 2021 budget for Function 300 Emergency Planning in the 2021 Financial Plan.
- AMENDED BY THE FOLLOWING**
- SRD/21/02/31
Motion to Amend MOVED Director Rose, SECONDED Director Bumstead,
That the Regional Board amend the motion by adding:
“as amended to remove Line 2-2515 Weather Stations from the budget.”
to the end of the motion.
- DEFEATED**
- IN FAVOUR: Directors Bumstead, Goodings, Rose and Zabinsky**



- 5.6 (Cont'd) The Chair Called the Question to the Main Motion:
- Main Motion That the Regional Board include the draft 2021 budget for Function 300 Emergency Planning in the 2021 Financial Plan.
CARRIED
- 5.7 SRD/21/02/32
Func 520 Inv Plants MOVED Director Hiebert, SECONDED Director Bumstead,
That the Regional Board include the draft 2021 budget for Function 520 – Invasive Plants in the 2021 Financial Plan.
CARRIED
- 5.8 SRD/21/02/33
Func 245 NPLP MOVED Director Goodings, SECONDED Director Ackerman,
Rec #1: Fac Cond Assess That the Regional Board approve the supplemental request for \$75,000, to be paid for through requisition, to conduct a facility condition assessment, and include it in the 2021 North Peace Leisure Pool Budget.
CARRIED
- SRD/21/02/34
Func 245 NPLP MOVED Chair Sperling, SECONDED Director Bertrand,
Rec #2: Air Handling Unit That the Regional Board approve the supplemental request for \$670,000, with \$125,000 to be paid for through surplus and \$545,000 to be paid for through capital reserve unless the Investing in Infrastructure Grant – COVID Resiliency Stream grant is successful, to replace the air handling unit, and include it in the 2021 North Peace Leisure Pool Budget.
CARRIED
- SRD/21/02/35
Func 245 NPLP MOVED Director Zabinsky, SECONDED Director Bumstead,
Rec #3: Sound System That the Regional Board approve the supplemental request for \$35,000, to be paid for through surplus, to upgrade the sound system, and include it in the 2021 North Peace Leisure Pool Budget.
CARRIED
- SRD/21/02/36
Func 245 NPLP MOVED Director Zabinsky, SECONDED Director Ackerman,
Rec #4: Staff change rm That the Regional Board approve the supplemental request for \$50,000, to be paid for through surplus, to upgrade the staff change rooms, and include it in the 2021 North Peace Leisure Pool Budget.
CARRIED
- SRD/21/02/37
Func 245 NPLP MOVED Director Zabinsky, SECONDED Director Heiberg,
Rec #5: 2021 Budget That the Regional Board include the draft 2021 North Peace Leisure Pool budget in the 2021 Financial Plan.
CARRIED
- 5.9 SRD/21/02/38
Func 200 Regional Parks MOVED Director Goodings, SECONDED Director Fraser,
Rec #1: Park Maintenance That the Regional Board authorize that park maintenance services remain a service that is conducted by Peace River Regional District in-house staff.
CARRIED



- 5.9 (Cont'd) SRD/21/02/39
Func 200 Regional Parks MOVED Director Fraser, SECONDED Director Goodings,
Rec #2: Blackfoot Reg Park That the Regional Board authorize that the Peace River Regional District continues with the improvements at Blackfoot Regional Park in 2021 at a cost of \$142,500 (\$52,500 in minor capital and \$90,000 in capital for campsite Area C approved in 2020), and that these expenses be added to the 2021 budget.
- CARRIED**
- SRD/21/02/40
Func 200 Regional Parks MOVED Director Goodings, SECONDED Director Heiberg,
Rec #3: Montney Cent That the Regional Board authorize that Montney Centennial Park be transitioned
Park – Day-Use from an overnight campground to a day-use only park, for a three year pilot project starting in 2021 and ending December 31, 2023, and that capital improvements be approved on an annual basis.
- CARRIED**
- SRD/21/02/41
Func 200 Regional Parks MOVED Director Goodings, SECONDED Director Ackerman,
Rec #4: Montney Cent That the Regional Board approve, in principle, the Montney Centennial Park
Park Dev. Plan Development Plan, dated July 13, 2020, which provides recommended updates and improvements for the park over the next three years.
- CARRIED**
- SRD/21/02/42
Func 200 Regional Parks MOVED Director Bumstead, SECONDED Director Hiebert,
Rec #5: Bear Mtn Nordic That the Regional Board approve a 2021 Recreational Trails Grant, in the amount
Ski Assoc of \$50,775, to be issued to Bear Mountain Nordic Ski Association to assist with trail improvements; and further, that a financial commitment of \$50,775 be included as part of the 2021 annual budget amount for General Grants-in-Aid in Function 200 – Regional Parks.
- CARRIED**
- SRD/21/02/43
Func 200 Regional Parks MOVED Director Ackerman, SECONDED Director Courtoreille,
Rec #6: Northland That the Regional Board authorize a 2021 Recreational Trails Grant, in the amount
Trailblazers Snowmobile Club of \$22,500, to be issued to Northland Trailblazers Snowmobile Club to assist with Stewart Lake Trail maintenance and bridge repair; and further, that a financial commitment of \$22,500 be included as part of the 2021 annual budget amount for General Grants-in-Aid in Function 200 – Regional Parks.
- CARRIED**
- Director Bumstead Director Bumstead left the meeting at 11:58 a.m.
- SRD/21/02/44
Func 200 Regional Parks MOVED Director Fraser, SECONDED Director Goodings,
Rec #7: Minaker River That the Regional Board authorize that \$10,000 for the archaeological desktop
Regional Park assessment for Minaker River Regional Park be carried forward to 2021, but not be completed until the Peace River Regional District fully determines with the Province of BC the future ownership and management of the park.
- CARRIED**



- 5.9 (Cont'd)
Func 200 Regional Parks
Rec #8: 2021 Budget
- SRD/21/02/45
MOVED Director Goodings, SECONDED Director Bertrand,
That the 2021 draft budget for Function 200 – Regional Parks be amended by decreasing by \$35,000 under legal fees, and the amended 2021 draft budget for Function 200 be included in the 2021 Financial Plan.
- CARRIED**
- 5.10
Func 120 Legislative
Electoral Area
- SRD/21/02/46
MOVED Director Hiebert, SECONDED Director Zabinsky,
That the Regional Board include the draft 2021 Budget for Function 120 - Legislative Electoral Area in the 2021 Financial Plan.
- CARRIED**
- 5.11
Func 210 Community
Parks
- SRD/21/02/47
MOVED Director Rose, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 210 – Community Parks in the 2021 Financial Plan.
- CARRIED**
- 5.12
Func 221 Sub Regional
Rec
- SRD/21/02/48
MOVED Director Hiebert, SECONDED Director Rose,
That the Regional Board include the draft 2021 budget for Function 221 – Sub Regional Recreation in the 2021 Financial Plan.
- CARRIED**
- 5.13
Func 225 KL Community
Centre
- SRD/21/02/49
MOVED Director Hiebert, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for Function 225 – Kelly Lake Community Centre in the 2021 Financial Plan.
- CARRIED**
- 5.14
Func 230 Tate Creek
Community Centre
- SRD/21/02/50
MOVED Director Hiebert, SECONDED Director Heiberg,
That the Regional Board include Function 230 – Tate Creek Community Centre Draft 2021 budget in the 2021 Financial Plan.
- CARRIED**
- 5.15
Func 260 Clearview Arena
- SRD/21/02/51
MOVED Director Goodings, SECONDED Chair Sperling,
That the Regional Board include the draft 2021 budget for Function 260 – Clearview Area in the 2021 Financial Plan.
- CARRIED**
- 5.16
Func 265 Buick Arena
- SRD/21/02/52
MOVED Director Goodings, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 265 – Buick Arena in the 2021 Financial Plan.
- CARRIED**



- 5.17
Func 280 Rec & Culture SRD/21/02/53
MOVED Director Rose, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 280 –
Recreation & Culture in the 2021 Financial Plan.
CARRIED
- 5.18
Func 285 Cemeteries SRD/21/02/54
MOVED Director Hiebert, SECONDED Director Rose,
That the Regional Board include the draft 2021 budget for Function 285 –
Cemeteries in the 2021 Financial Plan.
CARRIED
- 5.19
Func 290 Chet Library SRD/21/02/55
MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board include Function 290 – Chetwynd Library draft 2021
budget in the 2021 Financial Plan.
CARRIED
- 5.20
Func 295 Library Services SRD/21/02/56
MOVED Chair Sperling, SECONDED Director Rose,
That the Regional Board include the draft 2021 budget for Function 295 – Library
Services in the 2021 Financial Plan.
CARRIED
- 5.21
Func 310 Emerg Rescue
Vehicle SRD/21/02/57
MOVED Director Rose, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 310 –
Emergency Rescue Vehicle in the 2021 Financial Plan.
CARRIED
- 5.22
Func 315 CL Fire
Rec #1: Storage Bldg SRD/21/02/58
MOVED Chair Sperling, SECONDED Director Rose,
That the Regional Board approve the supplementary request to build a coverall
storage building in the compound at the Charlie Lake Fire Hall in the amount of
\$61,000.
CARRIED
- Func 315 CL Fire
Rec #2: Handheld Radios SRD/21/02/59
MOVED Chair Sperling, SECONDED Director Rose,
That the Regional Board approve the supplementary request to purchase
replacement handheld radios for the Charlie Lake Fire Department in the amount
of \$106,000.
CARRIED
- Func 315 CL Fire
Rec #3: 2021 Budget SRD/21/02/60
MOVED Chair Sperling, SECONDED Director Rose,
That the Regional Board include the draft 2021 budget for Function 315 – Charlie
Lake Fire in the 2021 Financial Plan.
CARRIED



- 5.23
Func 320 Chet Rural Fire
SRD/21/02/61
MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for function 320 –
Chetwynd Rural Fire in the 2021 Financial Plan.
CARRIED
- 5.24
Func 325 DC / PC Fire
SRD/21/02/62
MOVED Director Hiebert, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for function 325 – Dawson
Creek / Pouce Coupe Fire in the 2021 Financial Plan.
CARRIED
- 5.25
Func 330 FSJ Rural Fire
SRD/21/02/63
MOVED Director Zabinsky, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for Function 330 – Fort St.
John Rural Fire in the 2021 Financial Plan.
CARRIED
- 5.26
Func 335 ML Rural Fire
SRD/21/02/64
MOVED Director Rose, SECONDED Director Ackerman,
That the Regional Board include the draft 2021 budget for Function 335 – Moberly
Lake Rural Fire in the 2021 Financial Plan.
CARRIED
- 5.27
Func 340 – Taylor Rural
Fire
SRD/21/02/65
MOVED Director Hiebert, SECONDED Director Fraser,
That the Regional Board include the draft 2021 budget for function 340 – Taylor
Rural Fire in the 2021 Financial Plan.
CARRIED
- 5.28
Func 345 – Tomslake Fire
SRD/21/02/66
MOVED Director Hiebert, SECONDED Director Rose,
That the Regional Board include the draft 2021 budget for function 345 – Tomslake
Fire in the 2021 Financial Plan.
CARRIED
- Recess
The Chair recessed the meeting to luncheon at 12:12 p.m.
- Reconvene
The Chair reconvened the meeting at 1:06 p.m. Director Bumstead was present in
the meeting. Director Zabinsky was not present in the meeting.
- 5.29
Func 430 Rolla Creek
Dyking
SRD/21/02/67
MOVED Director Hiebert, SECONDED Director Bertrand,
That the Regional Board include the draft 2021 budget for Function 430 – Rolla
Creek Dyking in the 2021 Financial Plan.
CARRIED



- 5.30
Func 505 Area E
Scramblevision
SRD/21/02/68
MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for Function 505 – Area E
Scramblevision in the 2021 Financial Plan.
CARRIED
- 5.31
Func 510 Chet TV
SRD/21/02/69
MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for Function 510 –
Chetwynd TV in the 2021 Financial Plan.
CARRIED
- 5.32
Func 525 N Pine TV
SRD/21/02/70
MOVED Director Goodings, SECONDED Director Courtoreille,
That the Regional Board include the draft 2021 budget for Function 525 – North
Pine TV in the 2021 Financial Plan.
CARRIED
- 5.33
Func 601 CL Sewer
SRD/21/02/71
MOVED Chair Sperling, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 601 – Charlie
Lake Sewer in the 2021 Financial Plan.
CARRIED
- 5.34
Func 602 Chilton Sub
Sewer
SRD/21/02/72
MOVED Director Hiebert, SECONDED Director Heiberg,
That the Regional Board include the draft 2021 budget for Function 602 – Chilton
Subdivision Sewer in the 2021 Financial Plan.
CARRIED
- 5.35
Func 603 NP Airport Sub
Sewer
SRD/21/02/73
MOVED Chair Sperling, SECONDED Director Bertrand,
That the Regional Board include the draft 2021 budget for Function 603 – North
Peace Airport Subdivision Sewer in the 2021 Financial Plan.
CARRIED
- 5.36
Func 604 Friesen Sub
Sewer
SRD/21/02/74
MOVED Director Hiebert, SECONDED Director Ackerman,
That the Regional Board include the draft 2021 budget for Function 604 – Friesen
Subdivision Sewer in the 2021 Financial Plan.
CARRIED
- 5.37
Func 605 Harper Imp Sub
Sewer
SRD/21/02/75
MOVED Director Hiebert, SECONDED Director Ackerman,
That the Regional Board include the draft 2021 budget for Function 605 – Harper
Imperial Subdivision Sewer in the 2021 Financial Plan.
CARRIED
- 5.38
Func 606 Kelly Lake Sewer
SRD/21/02/76
MOVED Director Hiebert, SECONDED Director Heiberg,
That the Regional Board include the draft 2021 budget for Function 606 – Kelly
Lake Sewer in the 2021 Financial Plan.
CARRIED



- 5.40
Func 701 NP Airport Sub
Water
SRD/21/02/77
MOVED Chair Sperling, SECONDED Director Ackerman,
That the Regional Board include the draft 2021 budget for Function 701 – North
Peace Airport Subdivision Water in the 2021 Financial Plan.
CARRIED
- 5.39
Func 607 Rolla Sewer
SRD/21/02/78
MOVED Director Bumstead, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 607 – Rolla
Sewer in the 2021 Financial Plan.
CARRIED
- 5.41
Func 702 Area B Potable
Water
SRD/21/02/79
MOVED Director Goodings, SECONDED Director Bertrand,
That the Regional Board include the draft 2021 budget for Function 702 – Area B
Potable Water in the 2021 Financial Plan.
CARRIED
- Director Zabinsky
Director Zabinsky returned to the meeting at 1:15 p.m.
- 5.42
Func 500 Regional SW
Rec #1: NPRLF Phase 1
Closure
SRD/21/02/80
MOVED Director Bumstead, SECONDED Director Bertrand,
That the Regional Board approve the Supplemental Item – North Peace Regional
Landfill Phase 1 Closure, and that \$70,000 is allocated to the project and included
in the 2021 Solid Waste Budget.
CARRIED
- Func 500 Regional SW
Rec #2: Chet LF Scale
Replacement
SRD/21/02/81
MOVED Director Bertrand, SECONDED Director Courtoreille,
That the Regional Board approve the Supplemental Item – Chetwynd Landfill Scale
Replacement, and that \$447,556 is allocated to the project and included in the
2021 Solid Waste Budget.
CARRIED
- Func 500 Regional SW
Rec #3: Prespatou Scale
SRD/21/02/82
MOVED Director Goodings, SECONDED Director Bertrand,
That the Regional Board approve the Supplementary Item – Prespatou Scale
Replacement Design, and that \$60,000 is allocated to the project and included in
the 2021 Solid Waste Budget.
DEFEATED
**IN FAVOUR: Directors Ackerman, Bumstead, Goodings, and Hiebert and
Alternate Director White**
- Func 500 Regional SW
Rec #4: Bulky Pit Closure
SRD/21/02/83
MOVED Director Zabinsky, SECONDED Director Rose,
That the Regional Board approve the Supplemental Item – Bulky Pit Closure, and
that \$155,000 is allocated to the project and included in the 2021 Solid Waste
Budget.
CARRIED



- 5.42 (Cont'd)
Func 500 Regional SW
Rec #5: Bessborough LF
- SRD/21/02/84
MOVED Director Zabinsky, SECONDED Director Hiebert,
That the Regional Board approve the Supplemental Item – Bessborough Landfill Diversion Pad Development, and that \$140,000 is allocated to the project and included in the 2021 Solid Waste Budget.
- CARRIED**
- Func 500 Regional SW
Rec #6: SW Seasonal
- SRD/21/02/85
MOVED Director Zabinsky, SECONDED Director Bertrand,
That the Regional Board approve the operational Supplemental Item – Solid Waste Seasonal, which allocates \$23,000 for a 4-month project engineer position to conduct capital project inspections, for inclusion in the 2021 Solid Waste Budget.
- CARRIED**
- Func 500 Regional SW
Rec #7: Ag Plastics Pilot
- SRD/21/02/86
MOVED Director Zabinsky, SECONDED Director Heiberg,
That the Regional Board partner with Cleanfarms to develop and deliver an agricultural plastics pilot program for bale wrap, grain bags, and twine at an estimated cost of \$43,416 between 2021 and 2023.
- CARRIED**
- Func 500 Regional SW
Rec #8: SW Requisition
- SRD/21/02/87
MOVED Director Zabinsky, SECONDED Director Courtoreille,
That the Regional Board maintain the 2021 requisition for Function 500 – Solid Waste budget at the 2020 level.
- CARRIED**
- Func 500 Regional SW
Rec #9: 2021 Budget
- SRD/21/02/88
MOVED Director Zabinsky, SECONDED Director Bertrand,
That the Regional Board amend the draft budget for Function 500 - Solid Waste by increasing the surplus by \$1,419,305 and increasing the transfer to operating reserve by \$1,419,305, and reducing the capital requisition by \$60,000 and reducing infrastructure by \$60,000, and include the budget in the 2021 Financial Plan, as amended.
- CARRIED**
- SRD/21/02/89
MOVED Director Goodings, SECONDED Chair Sperling,
That the Regional Board authorize that a letter be forwarded to the Prespatou Farmer's Institute to advise that, due to rising costs to maintain the aged vehicle weigh scale, located at the Prespatou Waste Transfer Station, this scale will be taken offline in 2021 as it will no longer be relied upon to accurately provide weight data for bale/grain handling; further, that as a result of this action, the Station will be converted to operate as a "volume-only transaction" site.
- CARRIED**
- 5.43
Func 100 Admin
Rec #1: Back-up Server
- SRD/21/02/90
MOVED Director Bumstead, SECONDED Director Zabinsky,
That the Regional Board approve the supplementary request to purchase an Off-site Back-up server for \$70,000.
- CARRIED**



5.43 (Cont'd)	SRD/21/02/91	
Func 100 Admin	MOVED Director Heiberg, SECONDED Director Courtoreille,	
Rec #2: Asset Mgmt Soft	That the Regional Board approve the supplementary request to purchase Asset Management Software for \$100,000.	CARRIED
	SRD/21/02/92	
Func 100 Admin	MOVED Director Zabinsky, SECONDED Director Fraser,	
Rec #3: Audio/Visual Sys	That the Regional Board approve the supplementary request to purchase a new Audio/Visual system for the Board Room for \$100,000.	CARRIED
	SRD/21/02/93	
Func 100 Admin	MOVED Director Zabinsky, SECONDED Director Courtoreille,	
Rec #4: Procurement Platform Software	That the Regional Board approve the supplementary request to purchase Procurement Platform Software for \$10,000.	CARRIED
	SRD/21/02/94	
Func 100 Admin	MOVED Director Zabinsky, SECONDED Director Hiebert,	
Rec #5: Cond Assess	That the Regional Board approve the supplementary request to complete Condition Assessments on the Dawson Creek Regional District office and the Field Services warehouse for \$30,000.	CARRIED
	SRD/21/02/95	
Func 100 Admin	MOVED Director Zabinsky, SECONDED Director Rose,	
Rec #6: PRRD Website	That the Regional Board approve the supplementary request to upgrade the PRRD website for \$20,000.	CARRIED
	SRD/21/02/96	
Func 100 Admin	MOVED Director Zabinsky, SECONDED Director Hiebert,	
Rec #7: 2021 Budget	That the Regional Board include the draft 2021 budget for Function 100 Administration in the 2021 Financial Plan.	CARRIED
5.44	SRD/21/02/97	
Func 110 Legislative Regional	MOVED Director Zabinsky, SECONDED Director Heiberg,	
	That the Regional Board include the draft 2021 budget for Function 110 Legislative Regional in the 2021 Financial Plan.	CARRIED
5.45	SRD/21/02/98	
Func 140 Ec Dev	MOVED Director Courtoreille, SECONDED Director Hiebert,	
	That the Regional Board include the draft 2021 budget for Function 140 Economic Development in the 2021 Financial Plan.	CARRIED



- 5.46
Func 150 Fiscal Services
MFA
SRD/21/02/99
MOVED Director Rose, SECONDED Director Bumstead,
That the Regional Board include the draft 2021 budget for Function 150 Fiscal Services - MFA in the 2021 Financial Plan.
CARRIED
- 5.47
Func 160 Fleet Admin
SRD/21/02/100
MOVED Director Bumstead, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 160 – Fleet Administration in the 2021 Financial Plan.
CARRIED
- 5.48
Func 220 Regional Rec
SRD/21/02/101
MOVED Director Hiebert, SECONDED Director Zabinsky,
That the Regional Board include the draft 2021 budget for Function 220 Regional Recreation in the 2021 Financial Plan.
CARRIED
- 5.49
Func 235 SP Multiplex
SRD/21/02/102
MOVED Director Bumstead, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 235 South Peace Multiplex in the 2021 Financial Plan.
CARRIED
- 5.50
Func 250 Chet Rec
Complex
SRD/21/02/103
MOVED Director Courtoreille, SECONDED Director Rose,
That the Regional Board include the draft 2021 budget for Function 250 Chetwynd Recreation Complex in the 2021 Financial Plan.
CARRIED
- 5.51
Func 275 Grants to
Community Orgs
SRD/21/02/104
MOVED Director Zabinsky, SECONDED Director Hiebert,
That the Regional Board include the draft 2021 budget for Function 275 Grants to Community Organizations in the 2021 Financial Plan.
CARRIED
- 5.52
Func 305 911 Emerg
Phone System
Rec #1: First Responder
Comm. System
SRD/21/02/105
MOVED Director Hiebert, SECONDED Director Courtoreille,
That the Regional Board approve the supplementary request to rebuild the first responder communications system throughout the Peace River Regional District to bring it to the National Fire Protection Association 1221 standard for the installation, maintenance, and use of emergency services communication system.
CARRIED
OPPOSED: Director Rose
- Func 305 911 Emerg
Phone System
Rec #2: 2021 Budget
SRD/21/02/106
MOVED Director Hiebert, SECONDED Director Heiberg,
That the Regional Board include the draft 2021 budget for Function 305 - 911 Emergency Telephone System in the 2021 Financial Plan.
CARRIED
OPPOSED: Director Rose



5.53 SRD/21/02/107
Func 400 Mgmt of Dev MOVED Director Bertrand, SECONDED Director Heiberg,
That the Regional Board include the draft 2021 budget for Function 400
Management of Development in the 2021 Financial Plan.

CARRIED

5.54 SRD/21/02/108
Func 405 Bldg Insp MOVED Director Fraser, SECONDED Director Bertrand,
That the Regional Board include the draft 2021 budget for Function 405 Building
Inspection in the 2021 Financial Plan.

CARRIED

5.55 SRD/21/02/109
Func 410 Animal Control MOVED Chair Sperling, SECONDED Director Hiebert,
Shelter That the Regional Board include the draft 2021 budget for Function 410 Animal
Control Shelter in the 2021 Financial Plan.

CARRIED

5.56 SRD/21/02/110
Func 415 RD Dev MOVED Director Ackerman, SECONDED Director Heiberg,
That the Regional Board include the draft 2021 budget for Function 415 Regional
District Development in the 2021 Financial Plan.

CARRIED

5.57 SRD/21/02/111
Func 420 12-Mile MOVED Director Goodings, SECONDED Director Heiberg,
Electrification That the Regional Board include the draft 2021 budget for Function 420 12-Mile
Electrification in the 2021 Financial Plan.

CARRIED

6. NEW BUSINESS

7. APPOINTMENTS

7.1. SPCRS - CAC SRD/21/02/112
MOVED Director Ackerman, SECONDED Director Bumstead,
That the Regional Board appoint Director Hiebert to the South Peace Community
Resources Society – Community Advisory Committee to assist with Nee gin naw
Place supportive housing project.

CARRIED

8. CONSENT CALENDAR

8.1 SRD/21/02/113
Consent MOVED Director Hiebert, SECONDED Director Zabinsky,
That the Regional Board receive the February 17, 2021 consent calendar.

CARRIED

9. MEDIA QUESTIONS

10. ADJOURNMENT The Chair adjourned the meeting at 2:46 p.m.



CERTIFIED a true and correct copy of the Minutes of the Special Board meeting held on February 17, 2021 in the Regional District Office Board Room, Dawson Creek, BC.

Brad Sperling, Chair

Tyra Henderson, Corporate Officer

Draft

PRRD Housing Needs Report Project Updates March 11th, 2021



PEACE RIVER REGIONAL DISTRICT



HUDSON'S
HOPE
PLAYGROUND OF THE PEACE



City
Dawson Creek
"The Capital of the Peace"



Overview

- Round 2 Stakeholder Interviews
- Updated Housing Needs Reports
- Policy Report – to be presented March 25th

Round 2 Stakeholder Interviews

- Less than desired response rate in Round 1 (Summer to Fall 2020) – challenges with timing and availability of stakeholders.
- Round 2 of stakeholder interviews was conducted between December 2020 and January 2021.
- Purpose of Round 2 was to ensure stakeholders across the region were able to participate, ensuring increased comprehensiveness of the study.
- Forty-seven stakeholders were contacted a minimum of twice in Round 2. Twenty-two interviews were completed.
- The list of stakeholders contacted for Round 2 included those that were invited but did not participate in Round 1 as well as additional stakeholders suggested by municipal and PRRD representatives.

3

Interviews Completed in Round 2

- | | |
|---|---|
| • Chetwynd Mental Health & Addictions Community Program | • Hudson's Hope Library |
| • Community Living BC – Dawson Creek | • Linda Walker – Rental Property Manager |
| • Dawson Creek Native Housing | • Nawican Friendship Centre |
| • Dawson Creek Salvation Army | • Pouce Coupe Community Church |
| • Dawson Creek Society for Community Living | • Pouce Coupe Food Bank |
| • Director Brad Sperling | • Prespatou Farmer's Institute |
| • Director Dan Rose | • South Peace Community Resource Society |
| • Director Leonard Hiebert | • Swan Lake Enhancement Society |
| • Friends of Hudson's Hope | • Tomslake Cultural Community Association |
| • FSJ Association for Community Living | • Tower Lake Community Centre |
| • FSJ Women's Resource Society | • Upper Pine School |

4

Updated Housing Needs Reports

- Updated reports now include community focused qualitative information in the front of the document, followed by quantitative data.
- Reports now include feedback collected from stakeholders in Round 2 interviews.
- Round 2 feedback was consistent with messaging from Round 1 interviews, but added depth and reliability to the findings.
- Key themes reinforced through Round 2 feedback included the need for regional responses to:
 - Affordable housing
 - Supportive housing
 - Senior housing and support services
 - Homelessness support services

5

Policy Report

- Currently under development – draft report to be presented to PRRD Board at the March 25th meeting.
- Feedback will be sought from the PRRD board on recommended policies and refined with support from municipal and PRRD staff before finalization, when another presentation will take place.
- If the reports are received today, these can be submitted to UBCM for completion of this requirement and to fulfill granting requirements.

6

Next Steps

- Board and Councils to receive reports
- Draft policy report and recommendations – March 24th
- Work with staff working group to finalize report – April
- Presentation of final report and recommendations - May

7

**Thank you.
Questions?**

8




Housing Needs Report

Electoral Area B

2021



PEACE RIVER
REGIONAL DISTRICT



This report was prepared for
Electoral Area B through a joint
project with the Peace River
Regional District.

February 26, 2021

File: 0601.0089.01

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area B. The purpose of this report is to establish a baseline understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area B were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top five housing challenges identified through community and stakeholder engagement were housing affordability and supply, senior housing, and supportive housing for vulnerable populations (including youth, individuals with disabilities or accessibility challenges, those feeling domestic abuse situations, and those facing challenges with mental health and addictions).

Population and Age

Since 2006 the population of Electoral Area B increased from 5,538 to 5,628 residents, (an increase of 1.6%). The median age of residents decreased

from, 30.8 to 30.1 by 2016, which is lower than the rest of the Peace River Regional District (PRRD) population (34.1). This is indicating a younger population compared to all of BC which has a median age of 43 years and Canada (41.2 years).

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

Households

The number of households grew by 0.6% between 2006 and 2016 but the average household size has remained at 3.2 persons. A majority of Electoral Area B households are occupied by 1 or 2 persons (52%) and mainly consist of families with or without children. Eighty-nine percent (89%) of households are owned their property and 11% are renter households.

Income

The median household income of owner households increased from \$69,940 to \$98,599 between 2006 and 2016 and almost on par the median household income of renter households (\$85,570).

Current Housing Stock

As of 2016, there were 1,645 dwellings in Electoral Area B 83% of which were single-detached dwellings (additional dwellings have been constructed since the 2016 Census). The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings were two or more bedrooms. In Electoral Area B, 68% of housing units were built after 1981,

and the majority only require regular maintenance (61%) or minor repairs (33%) require minor repairs. In 2019 the average sales price of a single-family dwelling (3 bedrooms) was \$487,385.

Housing Indicators

Of all Electoral Area B households in 2016, 7% lived in inadequate dwelling units, 9% lived in unsuitable conditions, and 11% spent more than 30% or more of their income on shelter costs. Of senior households, 20% spend more than 30% or more of their income on shelter costs. Additionally, a higher proportion owner than renters experienced core housing need, having issues with adequacy, suitability and or affordability (13.6% vs 6.1%).

Key Areas of Local Need

Rental Housing

Between 2006 and 2016, both the number and proportion of rental households decreased, from 13% to 11% representing a decrease of 25 renter households in the community. In 2016, Electoral Area B had a lower proportion of renters (6.1% or 10 households) experiencing Core Housing Need¹.

Affordable housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area B. Through engagement, service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities and/or mental health

issues in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need.

Housing for Seniors

Stakeholders indicated that there are long waitlists for seniors housing and in some cases, individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available.

Housing for Families

Families in Electoral Area B are generally well serviced by housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.

Homelessness

Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the

median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area B covers the most northern portion of the regional district, and shares a southern border with Electoral Areas C, D and E. As of 2016, Electoral Area B had a population of 5,628 residents, which made it the third largest Electoral Area population in the regional district after Electoral Area C and D.

Electoral Area B residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, requiring municipalities and regional districts to complete Housing Needs Reports to help better understand current and future housing needs and incorporate these into local plans and policies. Each local government must complete their first report by 2022 with updates every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area B and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

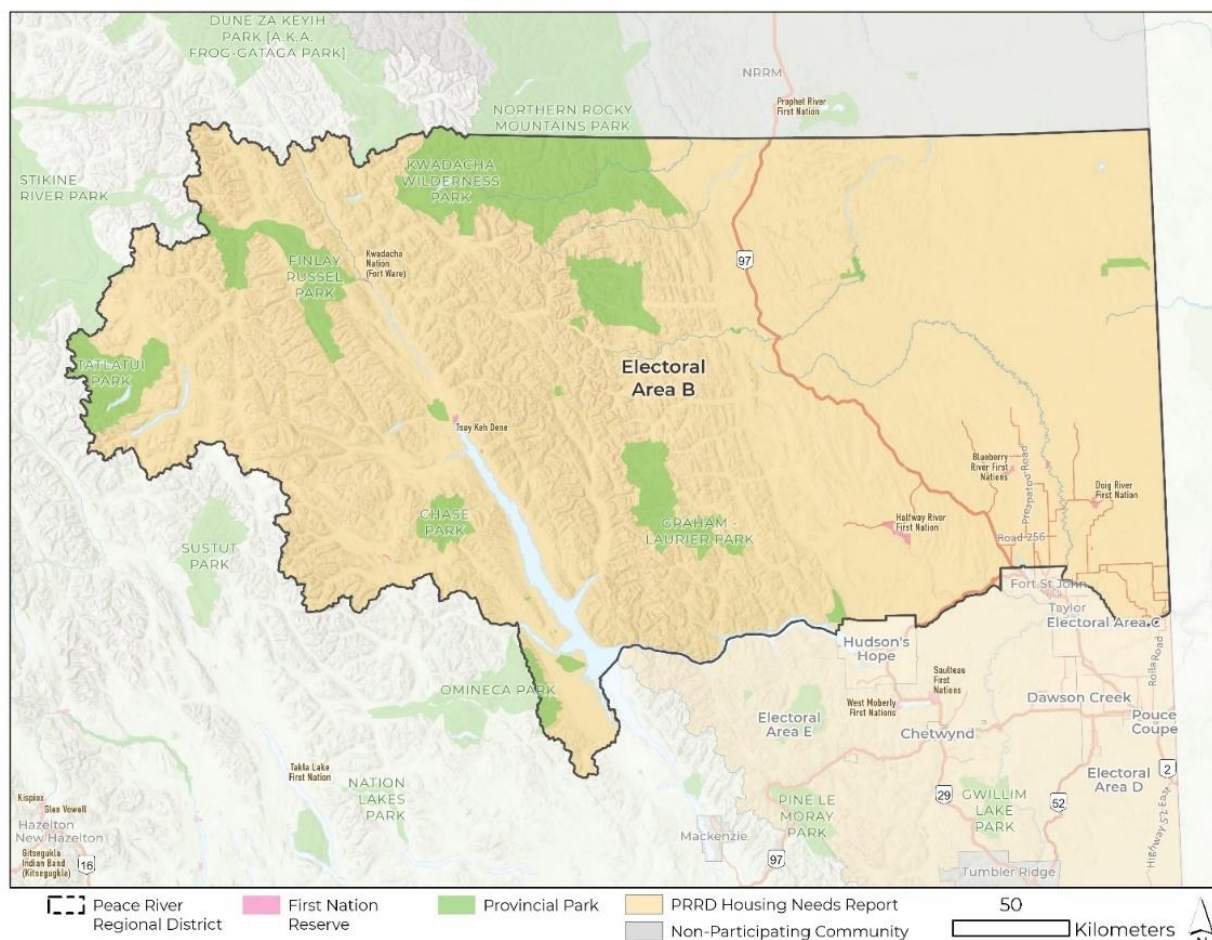
1.1 Overview

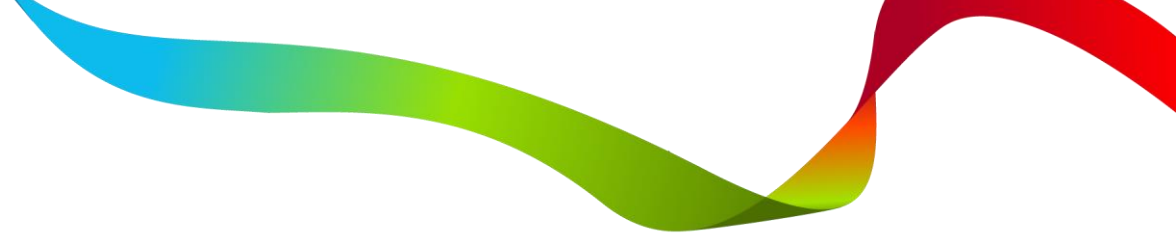
Electoral Area B covers the northern most portion of the PRRD, with Electoral Area C, D and E to the south. As of 2016, Electoral Area B had a population of 5,628 residents, which is approximately 9% of the total PRRD population. None of the seven municipalities located within the PRRD fall within Electoral Area B.

As of 2016, 83% of dwellings within Electoral Area B were single-detached dwellings. Across the rural areas of the PRRD, including Electoral Area B, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support changing demographics and development trends.

Census data labelled as Electoral Area B refers only to the population within the Electoral Area's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1— Study Area Overview Map





Portions of Electoral Area B fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the North Peace Fringe Area OCP (Bylaw 1860, 2009) covers a smaller area within the Electoral Area around Fort St. John. The North Peace Fringe Area OCP includes policies to recognize the varied housing needs and to provide for a range of locations, types, tenures, and densities to ensure there is housing suitable to meet the needs of residents. The North Peace Fringe Area OCP supports special needs and affordable housing opportunities within the plan area. Furthermore, the North Peace Fringe Area OCP accommodates Home Based Businesses within certain zoning designations and includes policies to accommodate secondary studies, special needs housing, rental units, and housing for seniors.

1.2 Housing Needs Report Requirements

Housing Needs Reports regulations require the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available can be found in the Data Appendix (Appendix A).

This document fulfills Housing Need Report requirements for Electoral Area B, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area B, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. In order to address this limitation, the future needs projections and engagement sections are intended to ensure that a more current snapshot of needs and issues is captured. Over time, as future Housing Needs Reports are produced, this tool and approach will be important to be able to track trends in the Census data and qualitative data collected through engagement. This report is intended to provide a baseline against which to assess changes.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years.

The statistical data included in this report was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 – COVID-19 Implications of this report. The findings in the concluding sections consider both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in Electoral Area B.



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Dawson Creek residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 COMMUNITY SURVEY

A community survey was available from July 15 to August 13, 2020. It was available through the PRRD website as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents.

A total of 10 respondents from Electoral Area B responded to the survey. Nine respondents were homeowners and one was a renter. The survey received responses from individuals between the ages of 25 to 54 with annual household incomes, ranging between \$20,000 to \$100,000.

2.1.2 STAKEHOLDER INTERVIEW AND FOCUS GROUPS

A wide range of stakeholders in Electoral Area C were invited to participate in an interview or focus group, including service providers, housing providers, and other community organizations. The organizations interviewed were as follows: Re-Max, Prespatou School, Wonowon Elementary School, Northern Health, Save our Northern Seniors, Fort St. John Salvation Army, Fort St. John Women's Resource Society, Fort St. John Association for Community Living. Interviews were also completed with staff from Doig River First Nation, McLeod Lake Indian Band, and Saulteau First Nation.

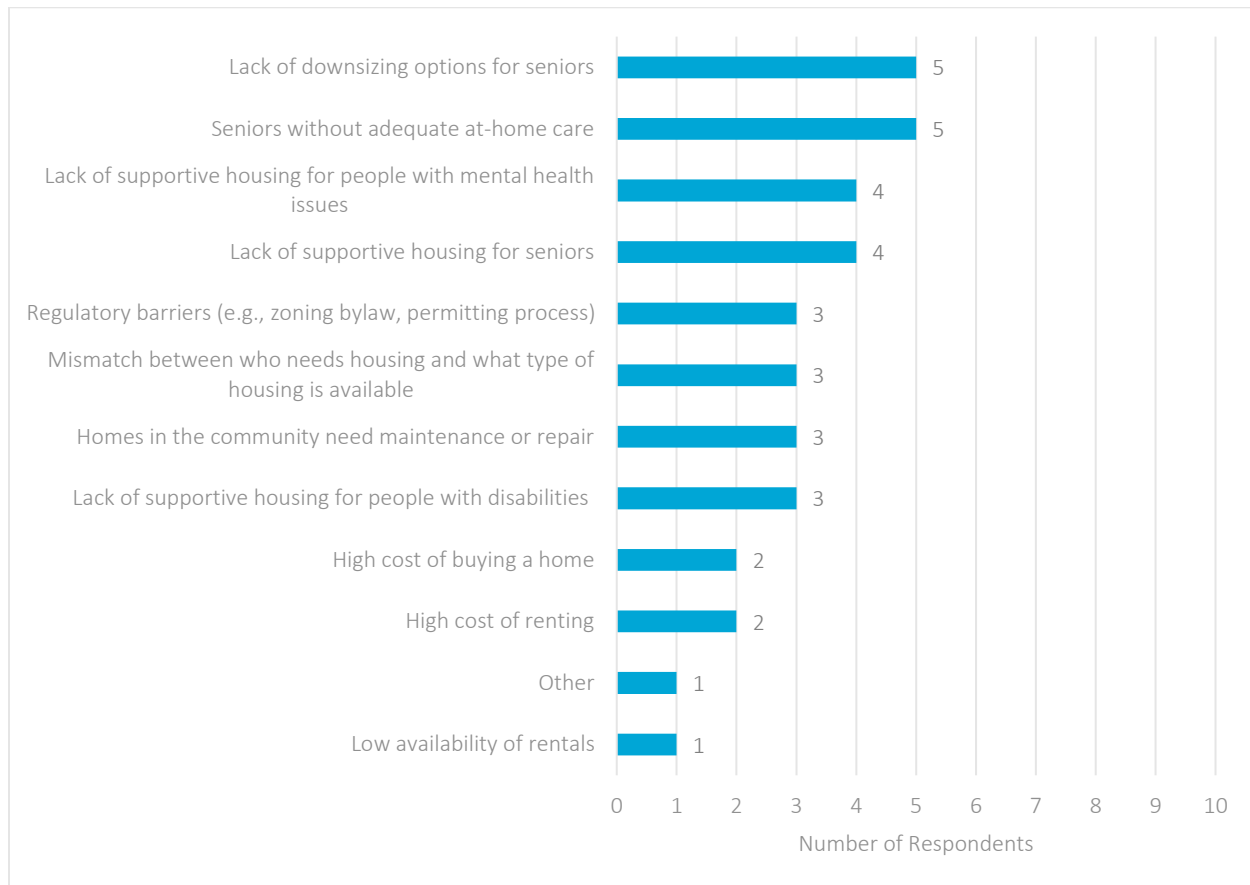
The full results of the survey and focus groups and interviews can be found in Appendix B.

2.2 Findings for Electoral Area B

2.2.1 HOUSING CHALLENGES

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area B. Figure 2 illustrates the top housing challenges that survey participants identified for Electoral Area B. Three of the top five issues respondents identified were related to housing options and supports for seniors. The lack of supportive housing for people with mental health issue was also a top concern. The following sections summarize the challenges shown in Top Community Issues in Figure 2 and other challenges mentioned by survey participants and stakeholders.

Figure 2— Top Community Issues in Electoral Area B



2.2.2 AFFORDABILITY

Since 2015, stakeholders report that housing prices have increased by 15 percent in Electoral Area B. Most residents in the community are homeowners that have property passed down to them through generations, resulting in little market or rental activity and overall higher demand. This was emphasized by survey participants who said that the barriers they experienced when looking for their current home was the high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (4 respondents). When asked to identify housing issues anticipated in the next five years, the top issue that emerged for respondents was the uncertainty of being able to purchase a home (4 respondents) or afford future mortgage payments (4 respondents).

2.2.3 SUPPORTIVE HOUSING

Survey participants said that lack of supportive housing for individuals with mental health issues was one of the top community issues (4 respondents). Three respondents felt that emergency housing or homeless shelters were needed in the community. Service providers reported that the lack of supportive housing and a safe space for social isolation has been especially difficult to find during COVID-19.



2.2.4 SENIOR HOUSING

The lack of housing options for seniors was noted as an important community issue by survey participants and stakeholders. Stakeholders commented that seniors face challenges of finding housing that allow them to age in place. As the senior population grows in the community, survey participants identified that more downsizing options (5 respondents), adequate at-home care (5 respondents), and other supportive housing (4 respondents) are needed. Six respondents felt that the most needed form of housing in Electoral Area B are assisted living facilities.

2.2.5 DEMAND FOR SMALLER ACREAGES AND NEW DEVELOPMENTS

Stakeholders pointed out that younger families in Electoral Area B are becoming less interested in farming and want to buy affordable homes on a smaller acreage closer to services, while still living in a rural community. Stakeholders suggest that there are parcels of larger farmlands that could be development into smaller residential areas, but regulation and rezoning processes are strict and difficult to go through. A survey participant commented that there is no available land for new developments.

2.2.6 ATTRACTING EMPLOYMENT

Stakeholders have observed that it has been difficult to attract employment in Electoral Area B, especially for teachers, due to the lack of housing. Many teachers have no options for housing in the community and commute daily to schools to teach. The six teacherage units at the school site are always at capacity and schools have seen a turnover of five to six staff members every year.

2.2.7 LACK OF TRANSIT SERVICES

When asked about their current housing challenges, all six respondents who answered the question said that their homes are not well served by public transit. Stakeholders described further strain on the limited transit system as residential development continues to sprawl outwards.

2.3 Housing Opportunities

Stakeholders noted opportunities to build new housing or to support groups in need:

- Update zoning bylaws that were last updated in 1998 to allow for more developments
- Build new developments on agricultural land reserves and subdivide acreages
- Build rental units near Prespatou School for students to live independently while completing their studies
- Build a mix of affordable housing, including apartments and townhouses, to attract young people for future community growth
- Build more awareness for existing initiatives (e.g. Better at Home)
- Provide training to rural residents to serve as support workers to increase service capacity
- Support existing housing societies through more grants



2.4 Regional Findings

The following section provides a summary of housing challenges and opportunities stakeholder interviewees mentioned that were relevant across all PRRD communities.

2.4.1 HOUSING AFFORDABILITY AND SUPPLY

Interviewees observed that there are more housing developments during strong economic periods which increases the availability of housing. However, strong economic periods have also been observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.4.2 SENIOR HOUSING

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.4.3 SUPPORTIVE HOUSING

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (e.g. brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (e.g. extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.



Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.

2.4.4 HOUSEHOLDS WITH INCOME ASSISTANCE

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.4.5 INDIGENOUS HOUSING

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.5 Opportunity Areas

2.5.1 COLLABORATIONS AND PARTNERSHIPS

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.



2.5.2 RESEARCH AND POLICY

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.5.3 CONTINUED SUPPORT FOR SENIOR HOUSING AND AFFORDABLE HOUSING OPTIONS

There are currently many initiatives aimed at providing more housing options for seniors and supportive living across the region. Stakeholders highlighted senior housing initiatives, including Heritage, the Mennonite's Elder's Lodge, and Better at Home, that provide house keeping duties, food provisions, and medical care for seniors. Stakeholders noted that providers (e.g. Northern Health) are interested in exploring similar opportunities to build and operate senior housing in the region, while investors are specifically interested in opportunities in Fort St. John.

Stakeholders highlighted other housing initiatives that are aimed towards providing housing options to specific groups including BC Hydro's building for Hudson's Hope's staff and medical workers, BC Housing's passive apartment building with allocation for low-income households, and apartments for medical students at CMCH rates. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.5.4 OTHER OPPORTUNITIES

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
- Provide mental health housing that allow independence for tenants
- Provide private assisted living facilities to increase options and availability for seniors
- Provide housing options for individuals living in hospital care
- Increase funding for the Homeless Prevention Program
- Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

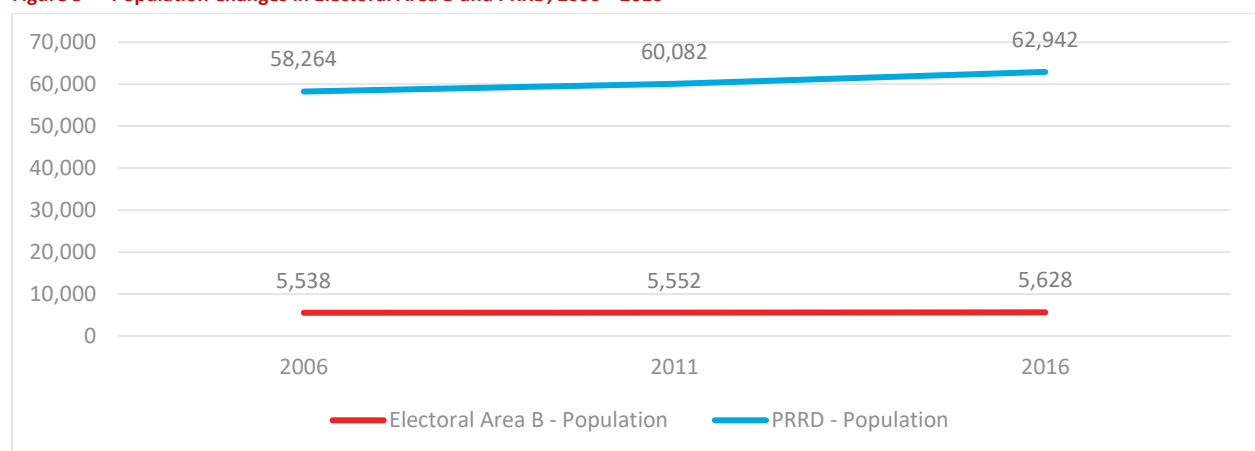
3.0 Electoral Area B Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

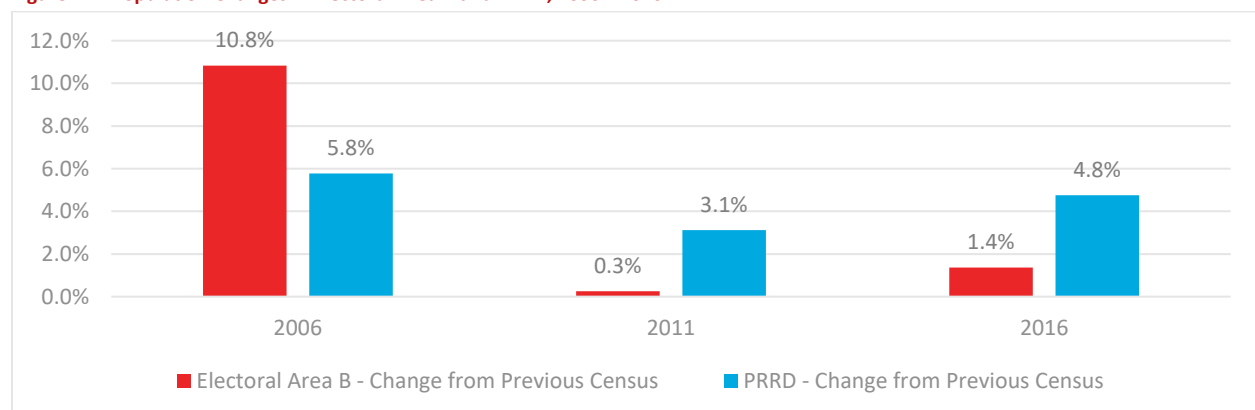
Between 2006 and 2016, Electoral Area B grew by 1.6% from 5,538 to 5,628 residents, an increase of 90 residents. Over the same time period PRRD grew by 4.5%. The bulk of the growth in Area B occurred between 2011 and 2016, with the Area growing by 76 residents in this time period for a total of 5,628 residents in 2016. As of 2016, Electoral B residents made up 9% of the PRRD's total population.

Figure 3 — Population Changes in Electoral Area B and PRRD, 2006—2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

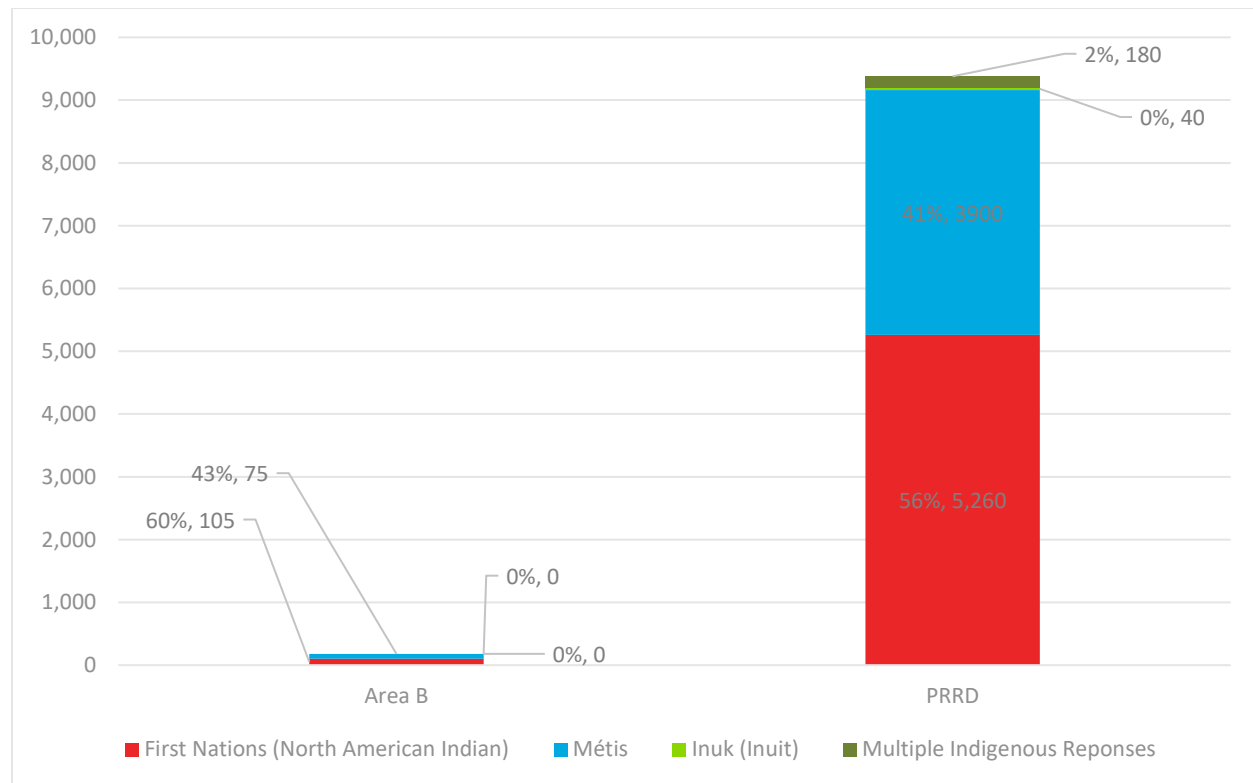
Figure 4 — Population Changes in Electoral Area B and PRRD, 2006—2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Electoral Area B has a total of 175 individuals, or 3% of the population in private households (5,285 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 60% identify as First Nations and 43% as Metis. The Indigenous population in Electoral Area B makes up approximately 2% of the Indigenous population in the PRRD as recorded in the 2016 Census.

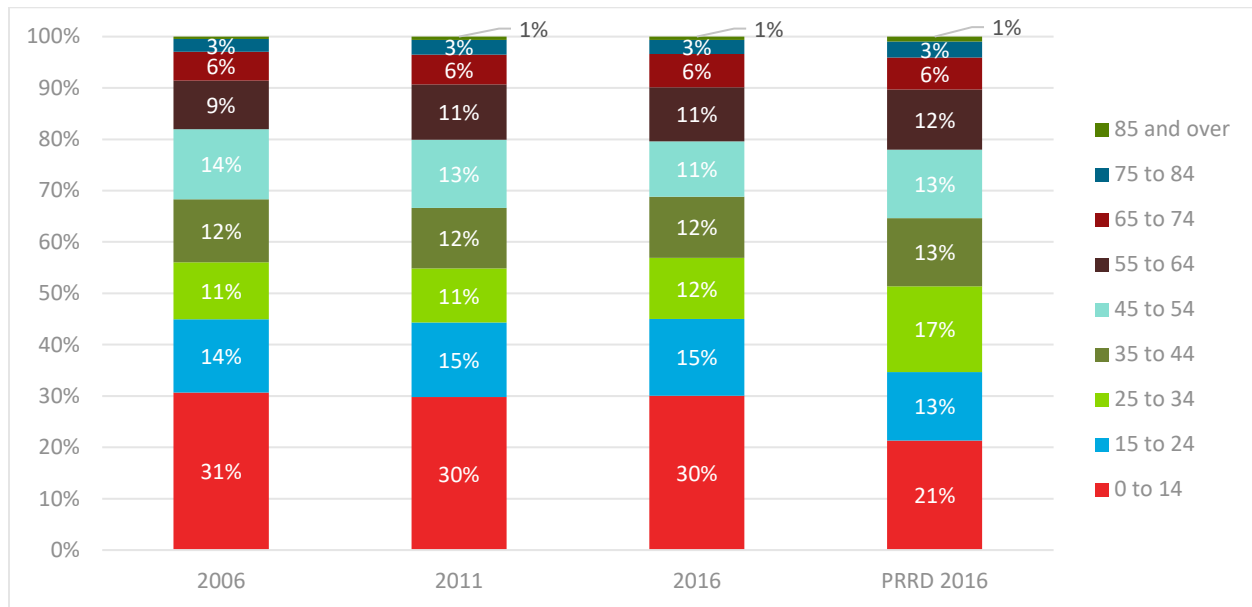
Figure 5 — Population Changes in Electoral Area B and PRRD, 2006—2016



3.2 Age

From 2006 to 2016, the median age in Electoral Area B declined slightly from 30.8 to 30.1 indicating a younger population trend than the PRRD overall. During this same time period the median age in the PRRD also remained relatively constant, decreasing only slightly from 34.2 in 2006 to 34.1 in 2016. Generally, the age cohorts in Electoral Area B showed little change between Census periods. As compared to the PRRD in 2016, Electoral Area B has a greater proportion of residents in the 0 to 14 and 15 to 24 age categories. The PRRD has a generally younger age composition than many other areas of BC, with fewer seniors and more young families, and Electoral Area B shows a particular concentration of children (aged 0 to 14) and youth and young adults (aged 15 to 24).

Figure 6— Age Distribution in Electoral Area B, 2006—2016

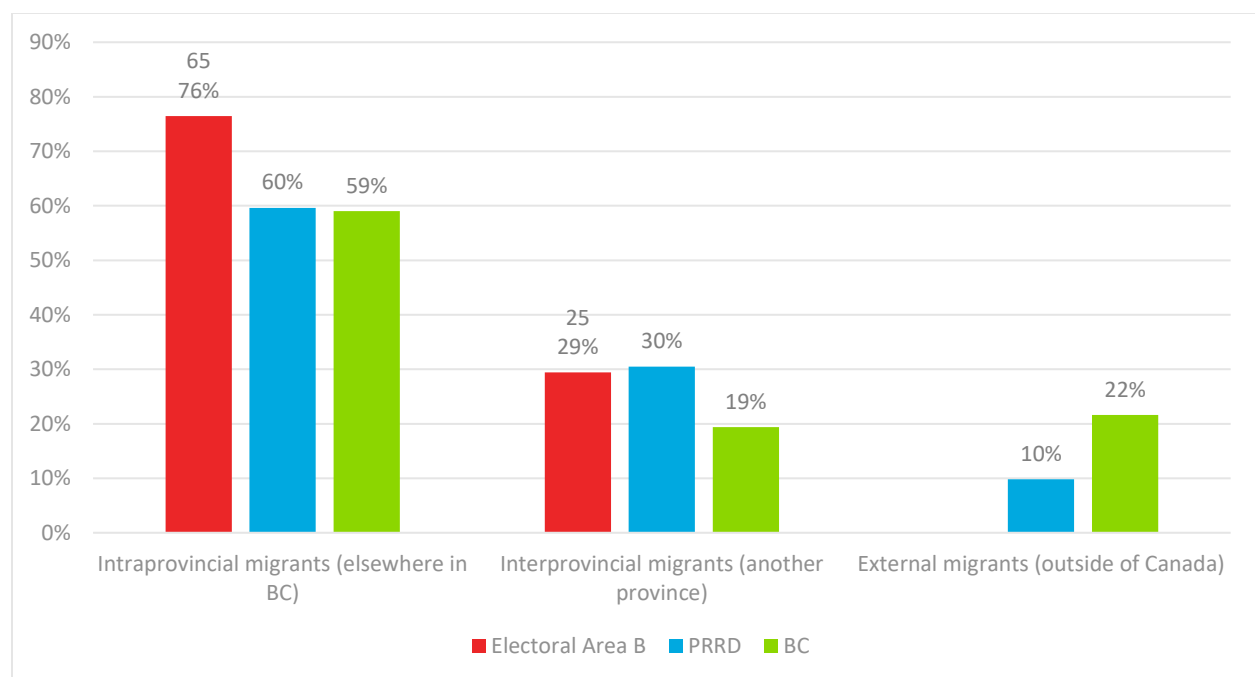


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area B, 2% of the population moved into area in a one-year period between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Electoral Area B, 76% were intra-provincial migrants (people who moved from elsewhere in BC), 29% were inter-provincial migrants (people who moved from another province), and 0% were external migrants (outside Canada). Compared to the PRRD, Electoral Area B has a higher proportion of individuals who moved intra-provincially. This suggests there is interest from BC residents and residents of other provinces in moving to the region, but lesser so interest from individuals from outside the country.

Figure 7— 1 Year Ago Mobility Status in Electoral Area B, PRRD and BC⁴



Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

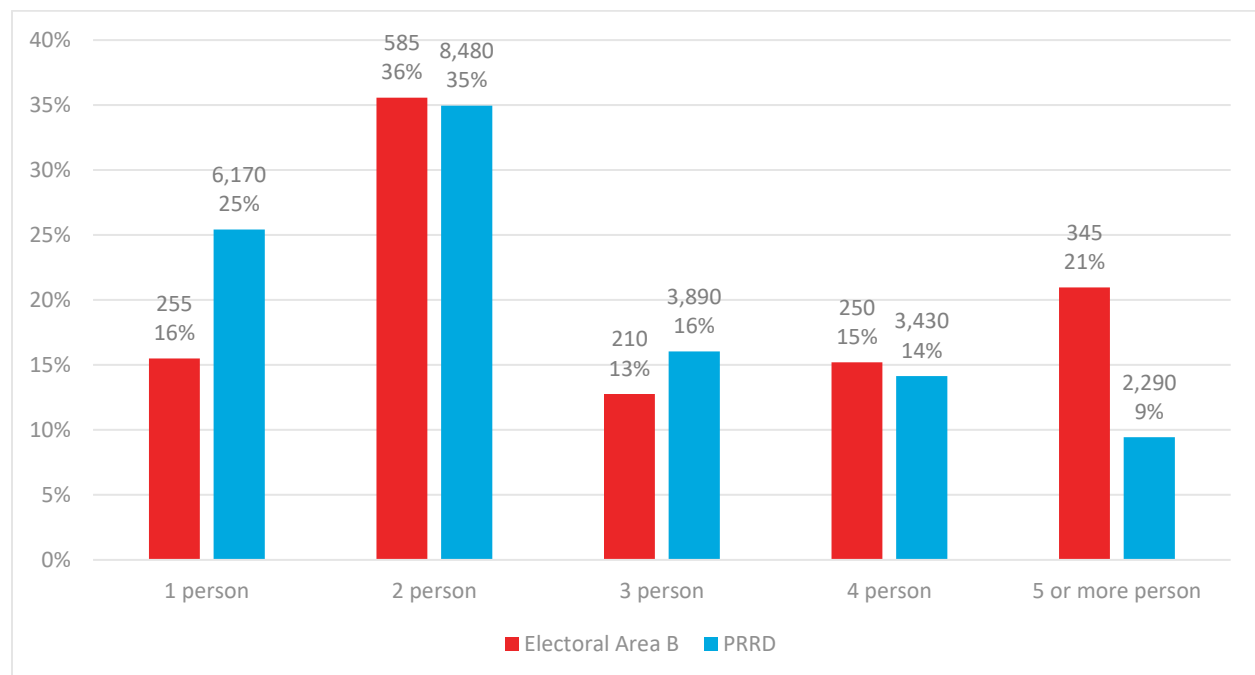
Between 2006 and 2016, the number of households in Electoral Area B grew by 10 households, or 0.6%, from 1,635 to 1,645. Compared to the population increase of 90 individuals, the increase in household growth suggests that population is outpacing the formation of households. The average household size for Electoral Area B was 3.2 in 2016, compared to the 2.5 for the PRRD. The average household size in Electoral Area B remained steady between 2006 and 2016. In 2016, 49% of households in Electoral Area B were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8). This higher proportion of larger household

⁴ Due to randomized rounding implemented by Statistics Canada, there are some cases where proportions do not add up to 100%.

sizes in Electoral Area B than the PRRD suggests a greater prevalence of families in Electoral Area B than the PRRD, rather than other household types.

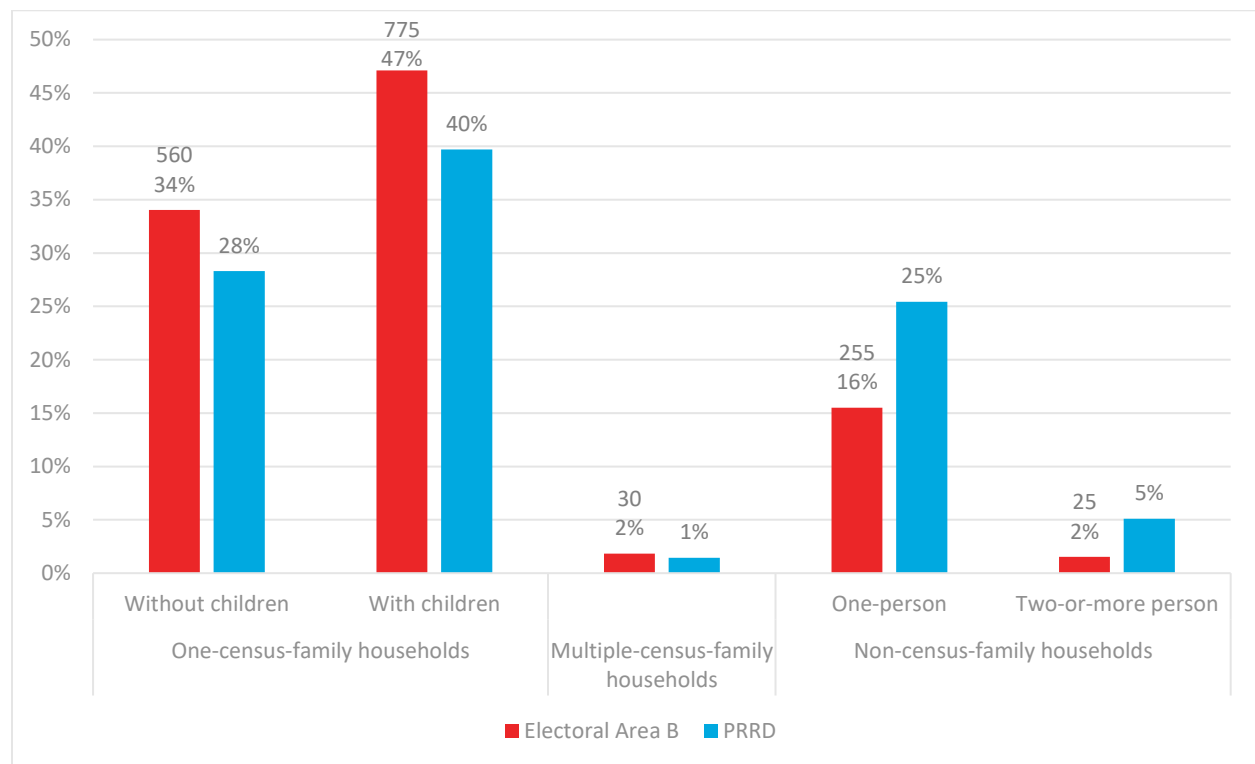
Electoral Area B has a higher proportion of family households without children (34%) than the PRRD (24%), and lower portion of one-person non-census-family households (households consisting of one person) at 16% compared to 25%, respectively (Figure 9). These figures suggest that families are more likely to live in the Electoral Area than the region, as a whole as family households make up the majority of households in the community (81%).

Figure 8— Household by Size in Electoral Area B, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

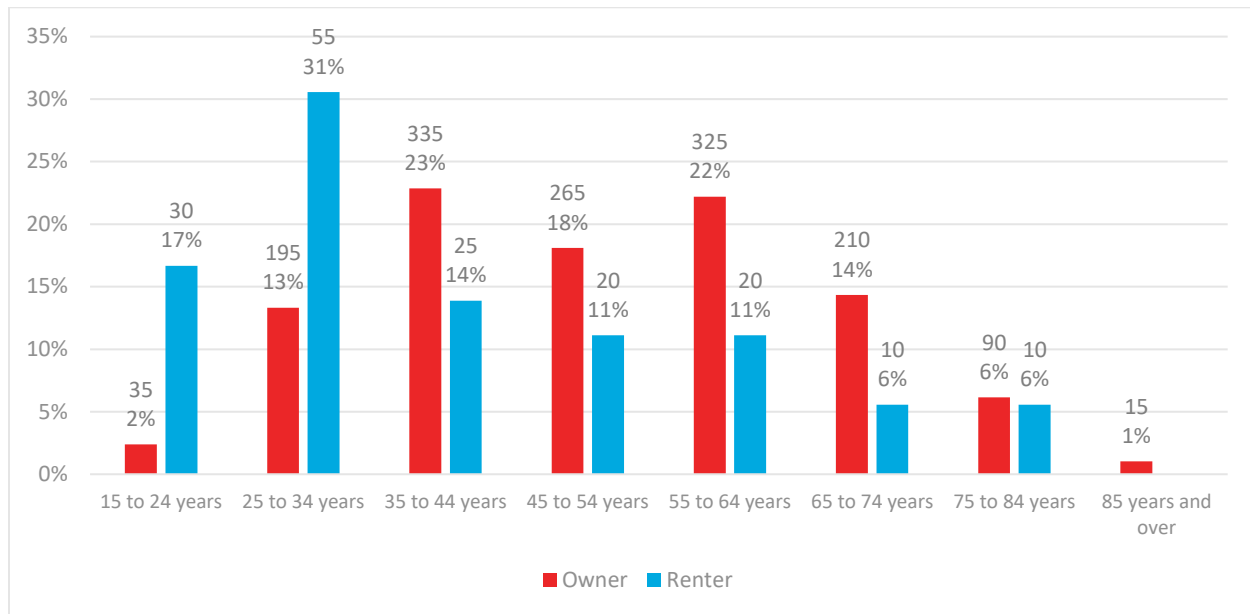
Figure 9 — Households by Household Type in Electoral Area B and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The census allows two to be identified per household and the data is based on the first entry. In Electoral Area B, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (73% of renters were under the age of 54), while 43% of owners were 55 or older.

Figure 10— Age of Primary Household Maintainer by Tenure, 2016

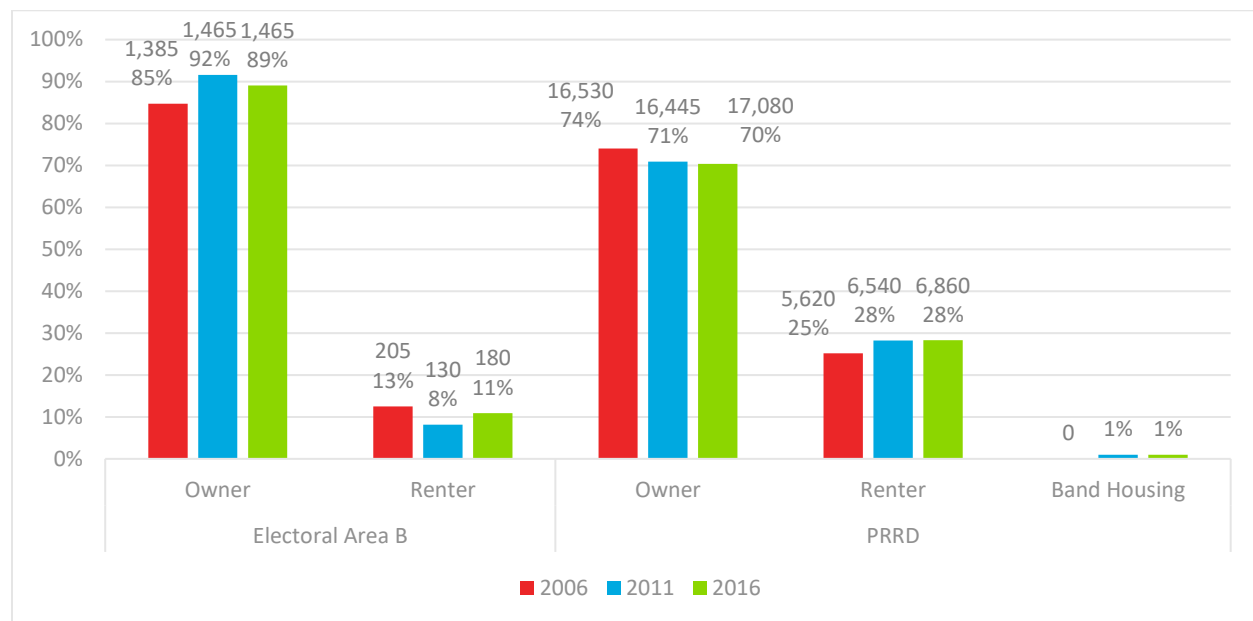


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 TENURE

Electoral Area B has seen the proportion of owner households fluctuate over the past three census periods, from 85% in 2006 to 89% in 2016 (Figure 11). Renter households decreased over the same time period from 13% to 11%. During this time the PRRD experienced a reverse trend, where the proportion of owners decreased from 74% to 70%. In part, this trend can be attributed to changes in industry demand within the region and associated changes in household income, thus a potentially lesser ability to purchase a residential property. This tenure breakdown can be attributed to affordable housing prices and high household incomes and a lack of available rental properties within the Electoral Area, which is fairly typical of rural regions and communities. The fluctuations in ownership and renters could be attributed to the changes in industry demand within the region.

Figure 11— Households by Tenure in Electoral Area B, 2006—2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

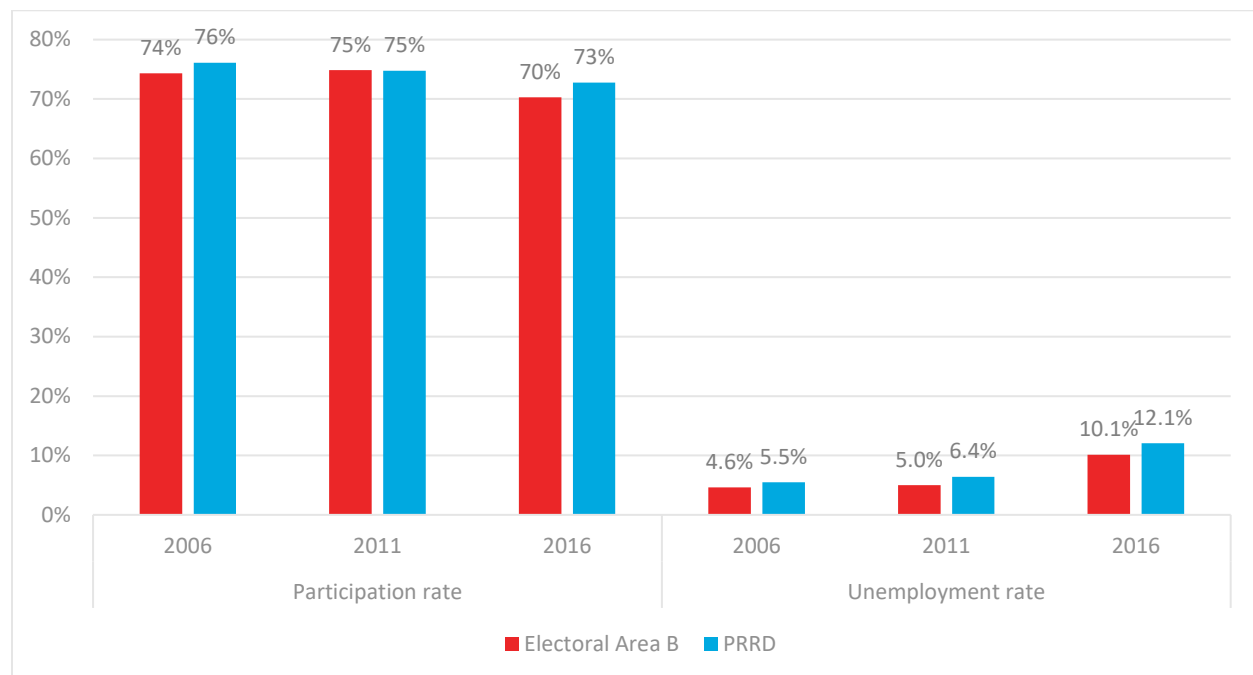
3.5 Economy

Between 2006 and 2016, the Electoral Area B labour force participation rate decreased from 74% to 70% (Figure 12). The unemployment rate in Electoral Area B increased from 4.6% to 10.1% over the same time period. The estimated unemployment rate for the Northeast region of BC in October 2019 is much lower at 2.6%⁵. This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%, which may also be related to the 2014-2015 downturn in the oil and gas industry.

In 2016, the top five industries employing Electoral Area B residents included agriculture, forestry, fishing and hunting (24%), mining quarrying, and oil and gas extraction (12%), construction (11%), retail trade (7%) and transportation and warehousing (7%). However, the current distribution of labour force by industry in Electoral Area B is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Electoral Area B and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁵ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12— Labour Participation Rate and Unemployment Rate in Electoral Area B and PRRD, 2006—2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 37% in Electoral Area B, compared to the 24% across the PRRD. As of 2016, Electoral Area B residents had a comparable but slightly lower median income to that of the total PRRD population. In 2016, the median income in Electoral Area B was \$93,379; only \$667 lower than the PRRD median income of \$94,046 (Figure 13).

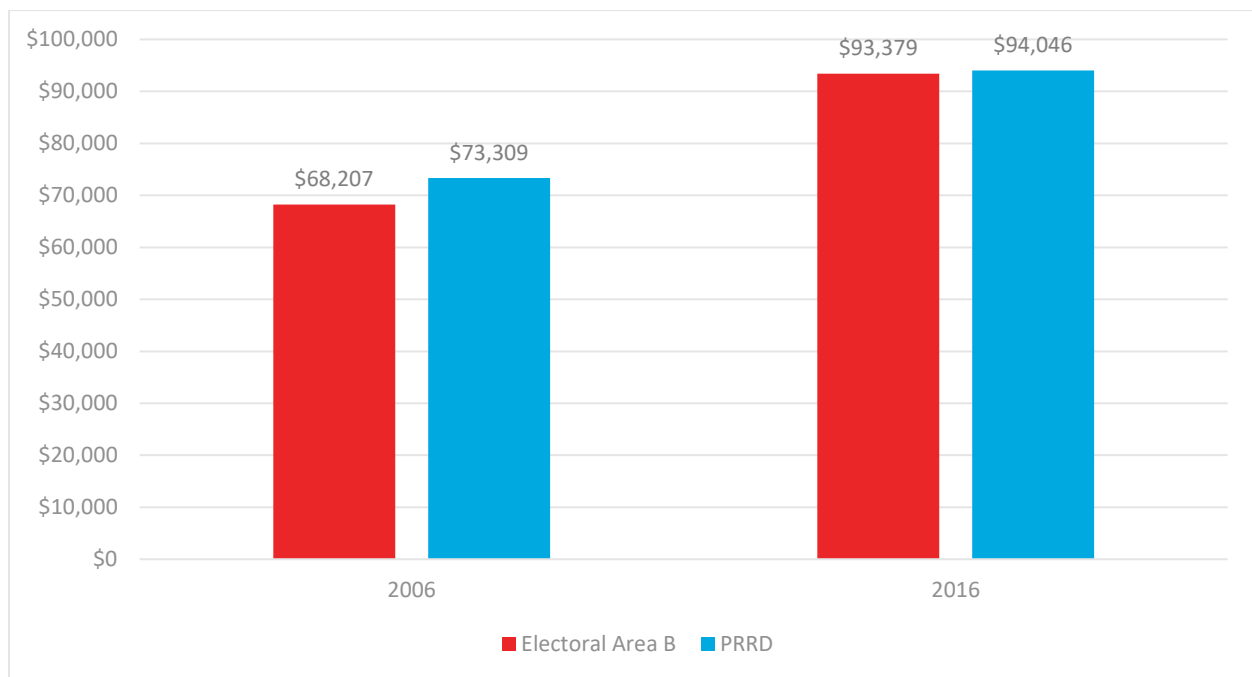
Median household income differs by household type. In Electoral Area B, female lone parents, and non-census families (typically individuals living alone) have the lowest median income across household types. Other census families and couples with children had the highest median incomes, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is typically much lower than the median owner household income. Despite this, in Electoral Area B, the median renter household income in 2016 was \$85,570, up by 81% since 2006. Compared to the median owner household income of \$98,599, renters in Electoral Area B earned 87% of what owner earned: higher than many other Peace River communities (Figure 15).

While renters typically experience higher levels of core housing need than owner households and are generally less secure in their tenure, secure rental tenure represents an important component of the housing continuum.

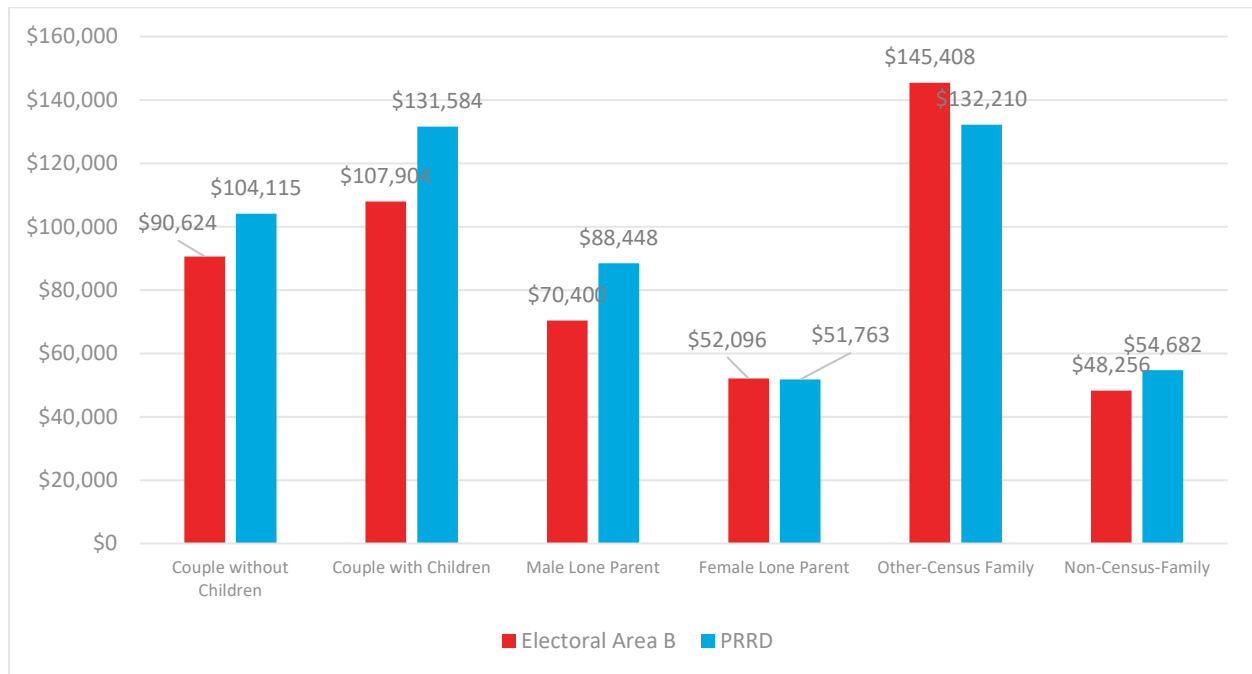
Of the renter households, 30% earn less than \$40,000. These are the households that may be most likely to experience affordability issues in renting. Owner household income is more evenly distributed across income groups (Figure 16). This indicates that renters may not necessarily choose this tenure but rent because they are unable to afford ownership as an option.

Figure 13— Median Before—Tax Private Household Income, 2006—2016



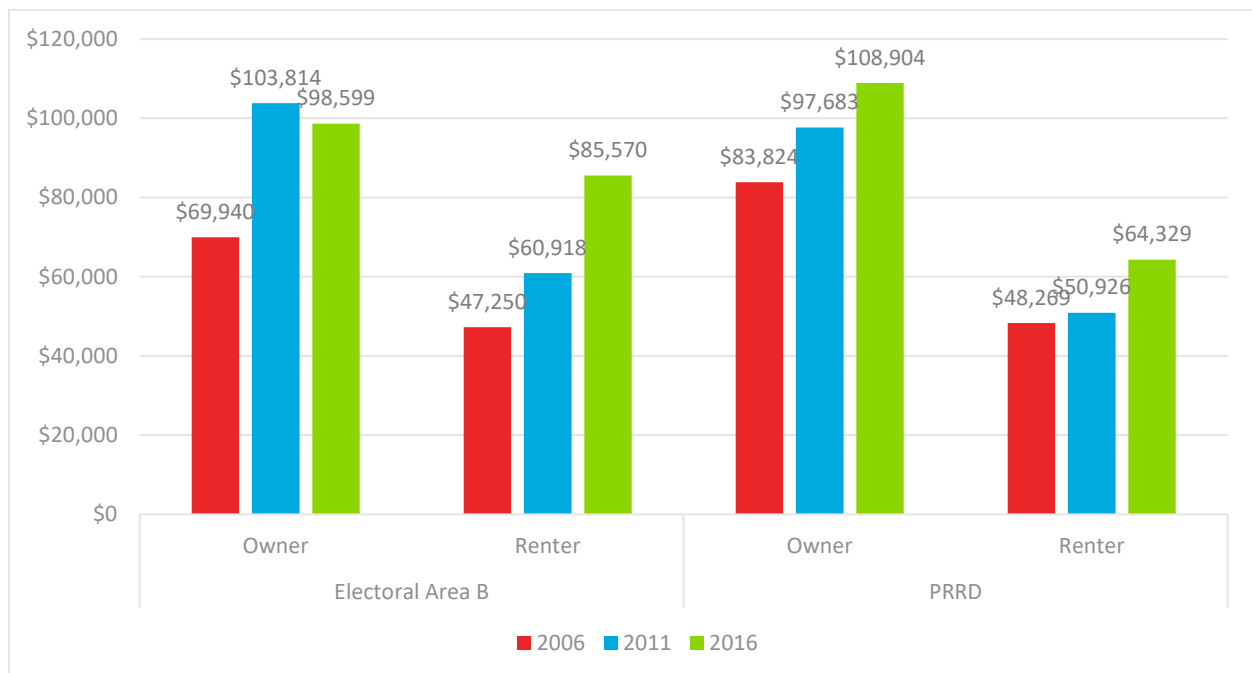
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 14— Median Income by Household Type in Electoral Area B and PRRD, 2016



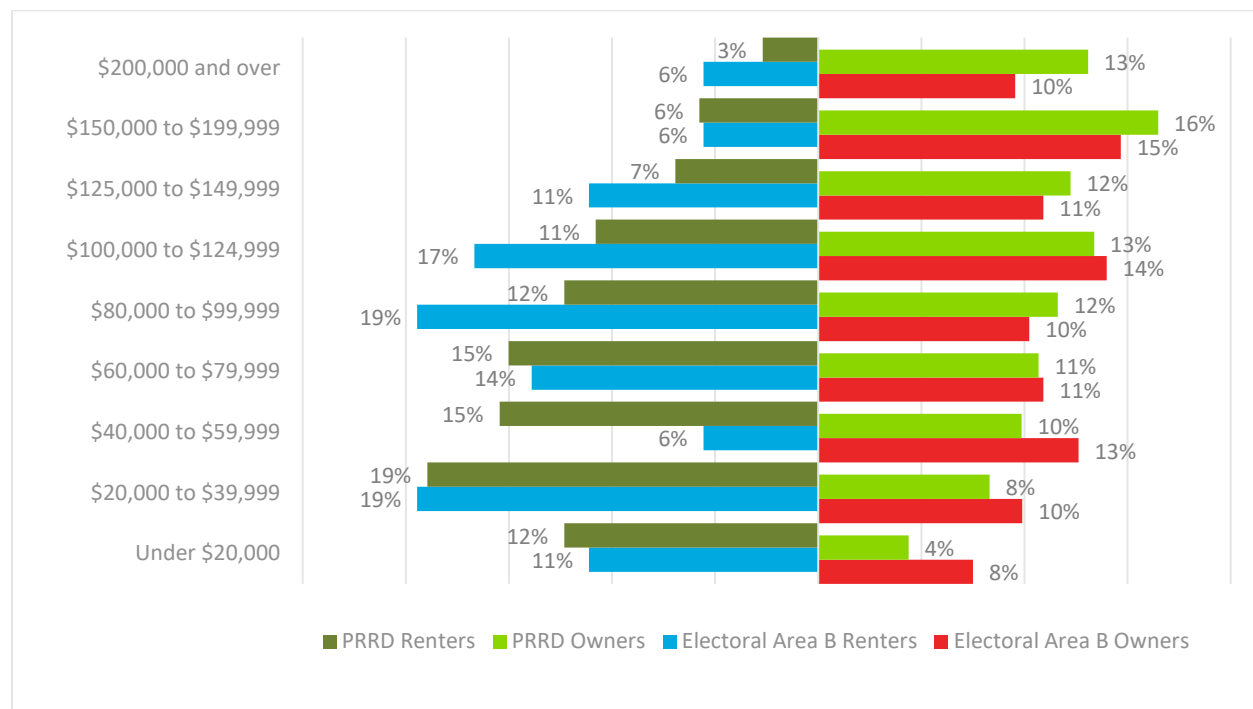
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15— Median Income by Tenure in Electoral Area B and PRRD 2006—2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16— Income Brackets by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

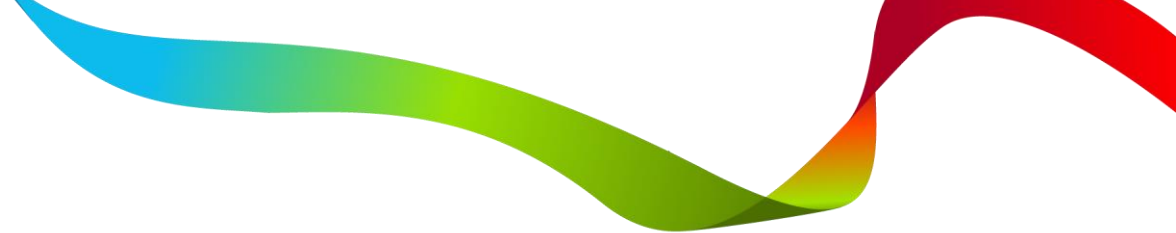
3.7 Summary

Between 2006 and 2016, Electoral Area B population increased only slightly and reached 5,628 in 2016. However, it is estimated that the population began to grow after 2017, and in 2020 it is project to be 5,464 (see Section 5.1). The median age of Electoral Area B residents was 30.1 in 2016, which was comparable to the median age of the total PRRD population of 34.1, indicating a younger population. There are 175 individuals who identify as Indigenous in Electoral Area B (60% First Nation, 43% as Métis) who make up 3% of the Electoral Area B population in private households.

In 2016, Electoral Area B experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 25 new Electoral Area B residents that year relocated to the area from another province.

The number of households in Electoral Area B increased by 0.6% between 2006 and 2016 and the average household size remained steady. The majority of households in Electoral Area B are occupied by 1 or 2 persons. Compared to the PRRD, Electoral Area B had more family households with and without children and a lower percentage of one-person non-census family households.

In Electoral Area B, 89% of households are owned and 11% are rented, and the median income of both owner and renter households increased from 2006 to 2016. The median income of owner households in 2016 was 15% higher than renter households, who saw a significant increase in median incomes between 2006 and 2016.



Between 2006 and 2016, the unemployment rate in Electoral Area B increased from 4.6% to 10.1% and the participation rate also decreased from 74% to 70%. However, the median income of private households in Electoral Area B increased slightly over the same time period. Households with the highest median income in 2016 were other census families.

Although there was a fluctuating unemployment rate in Chetwynd between 2006 and 2016 due to a downturn in the oil and gas industry in 2014 and 2015, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

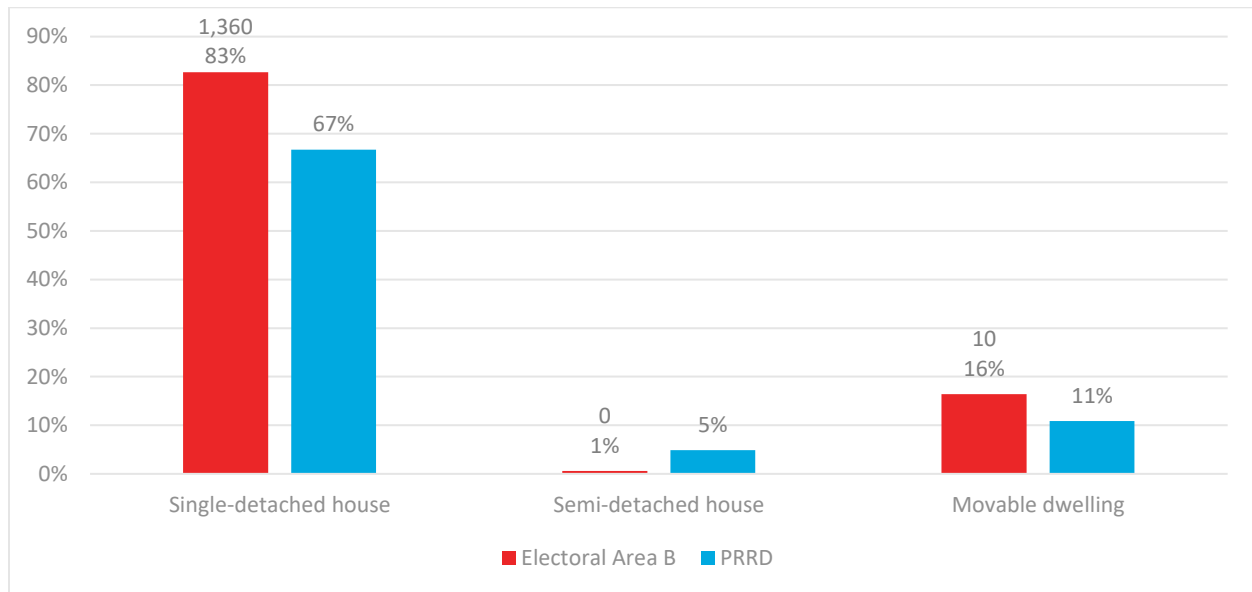
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 HOUSING UNITS

As of 2016, there were 1,645 dwellings in Electoral Area B. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area B are single-detached houses (83%). While this is true of the region, Electoral Area B has a much higher proportion of single-detached houses than the PRRD and few of any other dwelling types (Figure 17). There is also a significant proportion of movable dwellings (16%) in Electoral Area B.

Figure 17— Dwelling by Structure Type in Electoral Area B and PRRD, 2016⁶

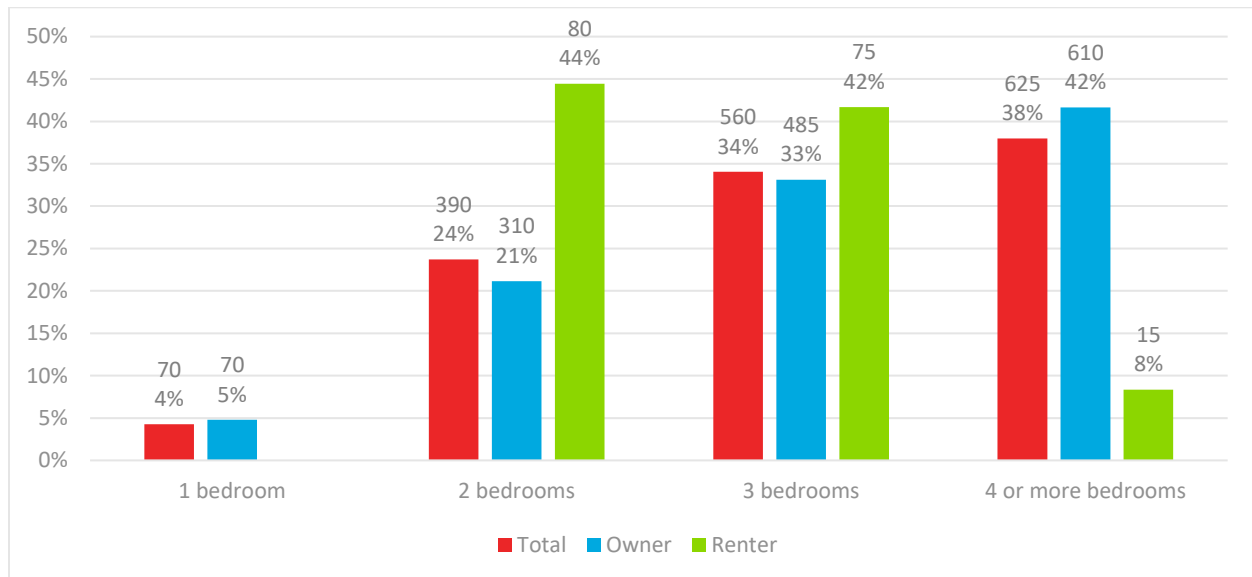


Source: Statistics Canada Census Program, Census Profiles 2016

The most common structural housing type in Electoral Area B occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses and movable dwellings than renter households, of which the remaining proportion occupied other single attached houses. In 2016, 72% of dwellings in Electoral Area B had three or more bedrooms (Figure 18). Of the rented dwellings, 44% had two bedrooms and 42% had three bedrooms. The greatest proportion of owned dwellings had four or more bedrooms (42%).

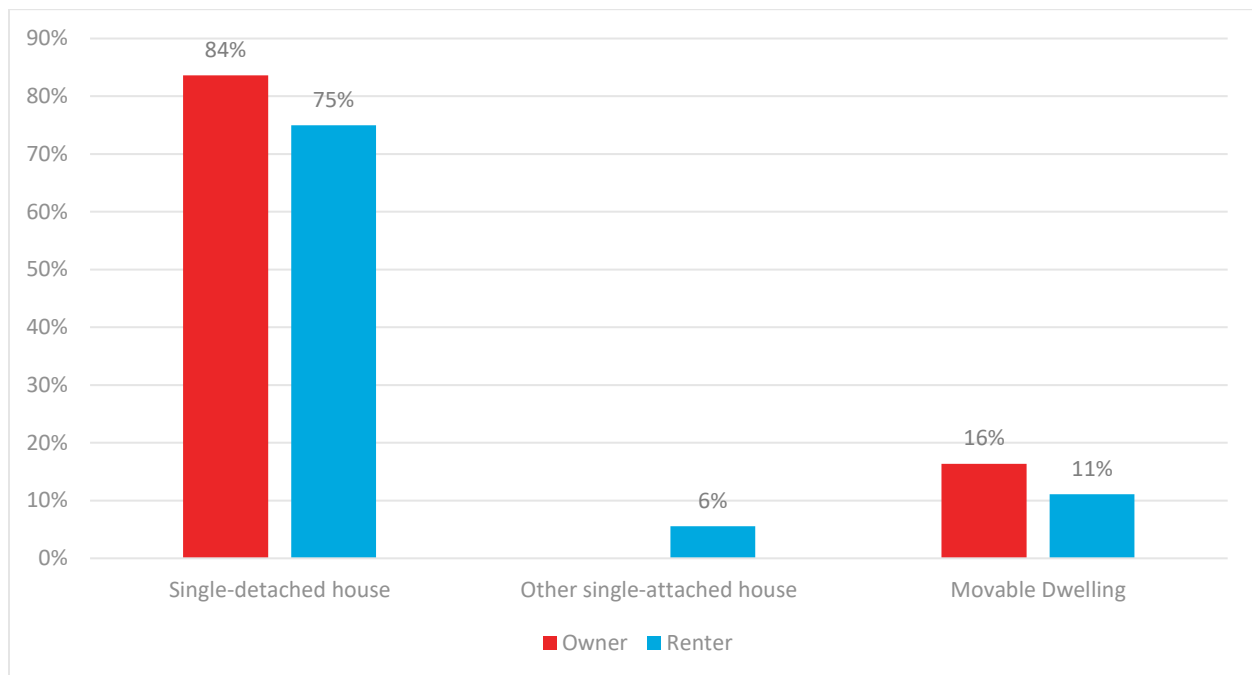
⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

Figure 18— Households by Bedroom Number and Tenure in Electoral Area B, 2016⁷



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X201622

Figure 19— Dwellings by Structure Type and Tenure, 2016



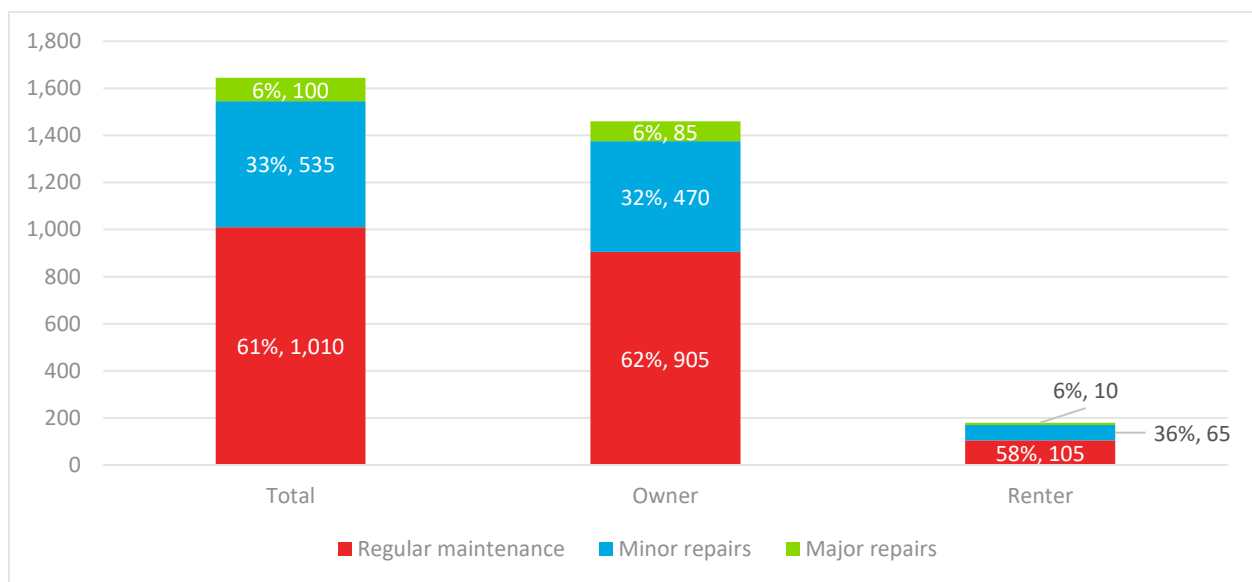
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁷ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

4.1.2 CONDITION OF HOUSING

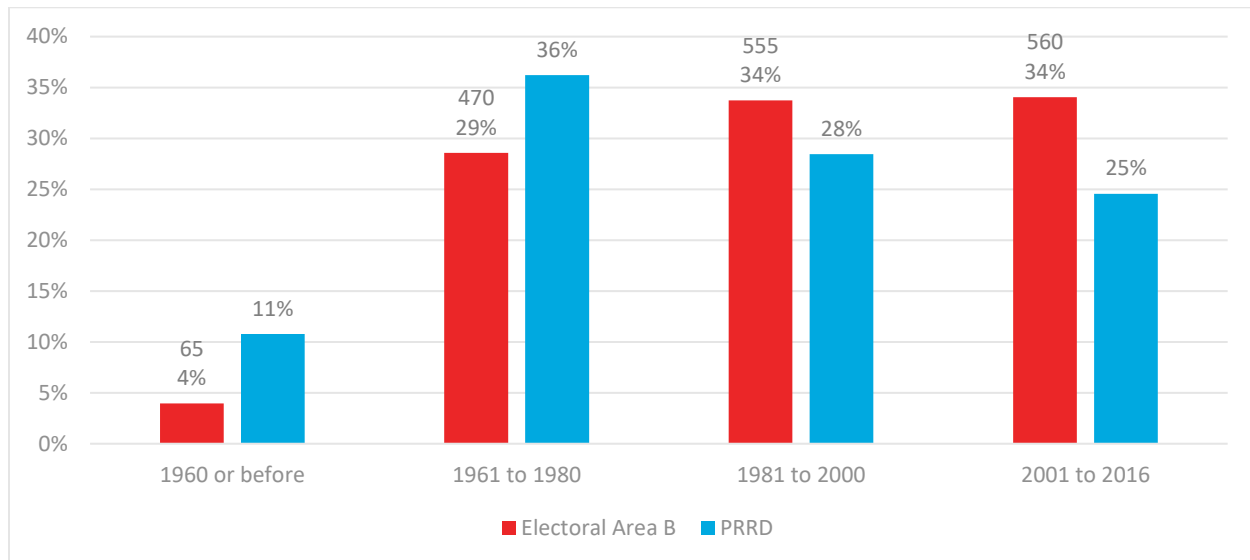
In 2016, dwelling conditions were similar between renter and owner households, with most dwellings requiring regular maintenance only (61% of all dwellings), while 33% require minor repairs and 6% require major repairs. Compared to the PRRD, dwellings in Electoral Area B are newer, with 68% of houses being built after 1981, as compared to 53% of homes being built in the same time period in the PRRD (Figure 20). This corresponds with the relatively high rates of housing requiring minor or major repairs. Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 20— Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 21— Dwellings by Period of Construction in Electoral Area B and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area B, 94% of private dwellings were occupied and 6% (96 units) were unoccupied.

Table 1 — Occupied Private Dwellings, Electoral Area B, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	1,741	100%
Private dwellings occupied by usual residents	1,645	94%
Private dwellings not occupied by usual residents	96	6%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral B were minimal, indicating low demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2— Residential Dwelling Building Permit and Demolition Permits, Electoral Area B, 2016—2019

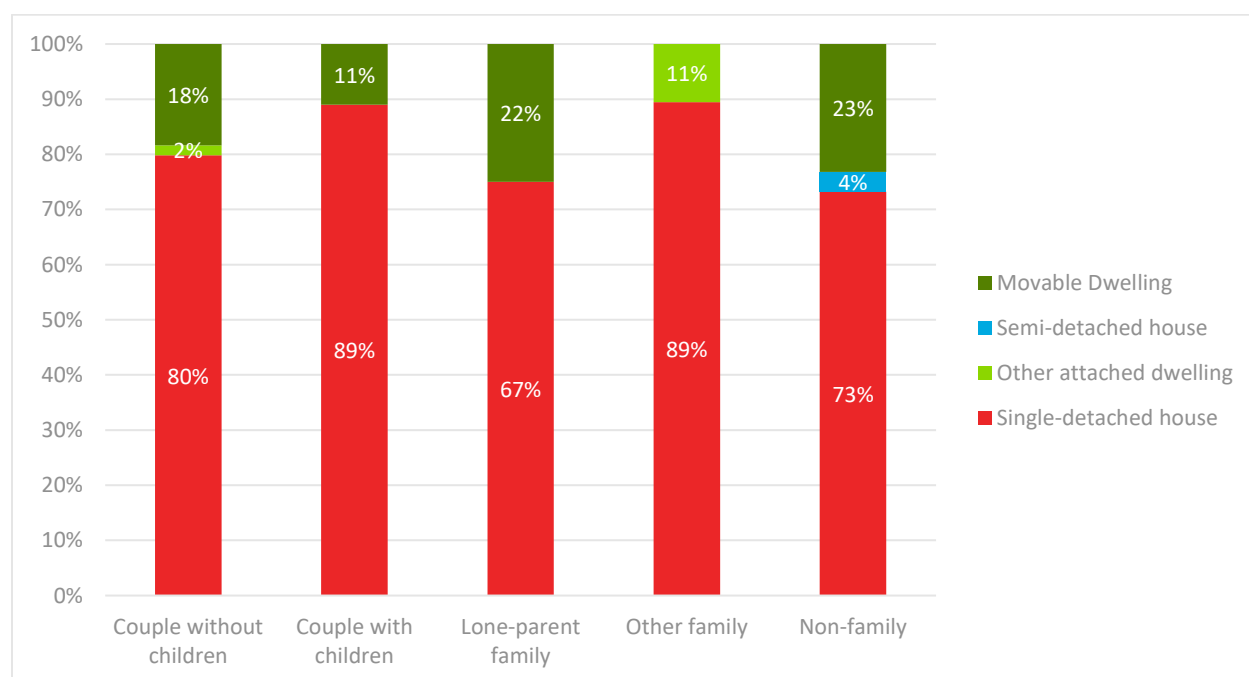
	2016	2017	2018	2019
Residential Dwelling Building Permits	0	1	1	2
Demolition Permits	0	0	0	0

Source: Peace River Regional District, 2020

4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Electoral Area B, the majority of all family types live in a single-detached house. The remaining proportion of households reside either in a movable dwelling, semi detached house or other attached dwelling (Figure 22), indicating that these dwelling types may be affordable options for households who can't afford single family homes in Electoral Area B.

Figure 22— Households by Structure and Family Type in Electoral Area B, 2016

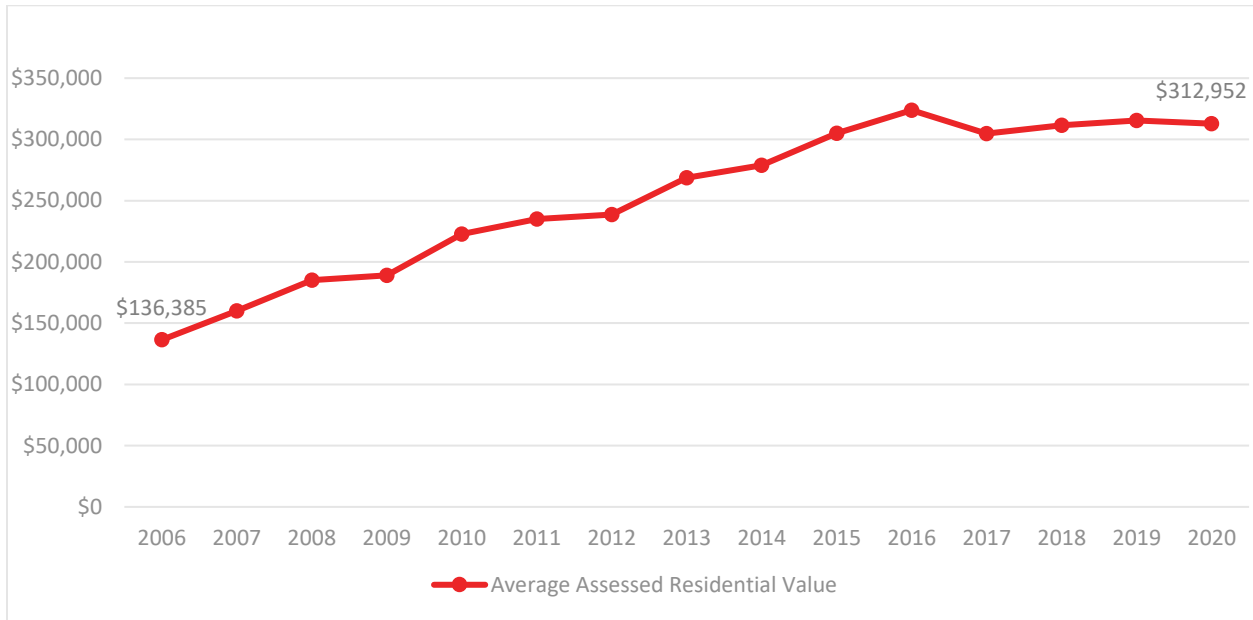


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in Homeownership Market

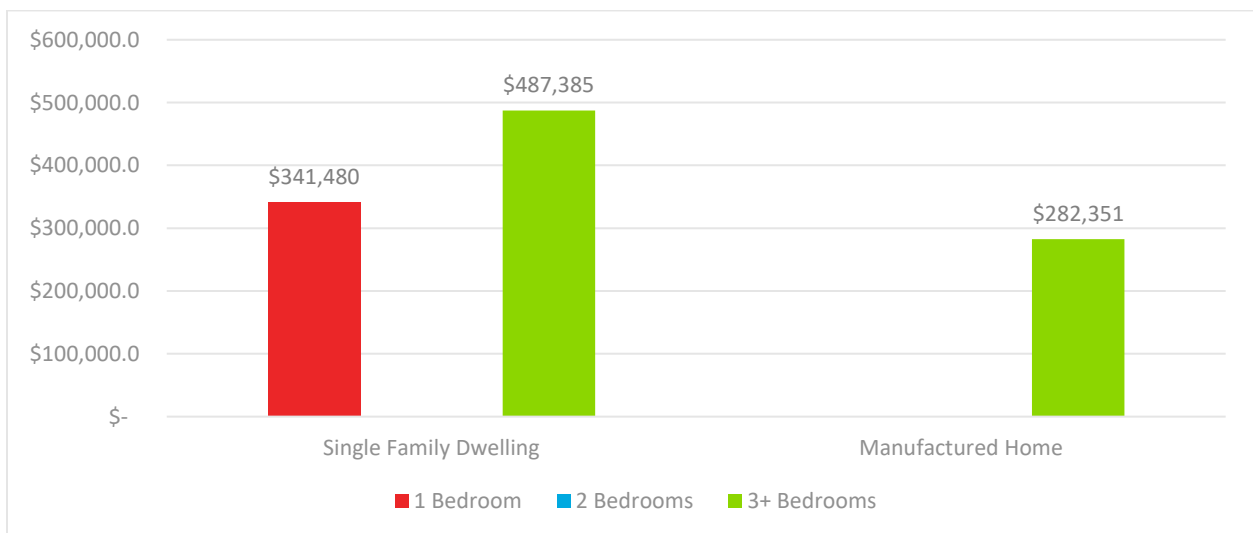
Based on assessment values for residential properties in Electoral Area B, the average house value (includes all housing types) has increased from \$136,385 to \$312,952 over the last 14 years. This is equivalent to an increase of approximately 129% from 2006 to 2020. The upward trend has been relatively consistent in Area B over this time period.

Figure 23 — Average Assessed Residential Values in Electoral Area B, 20016-2019



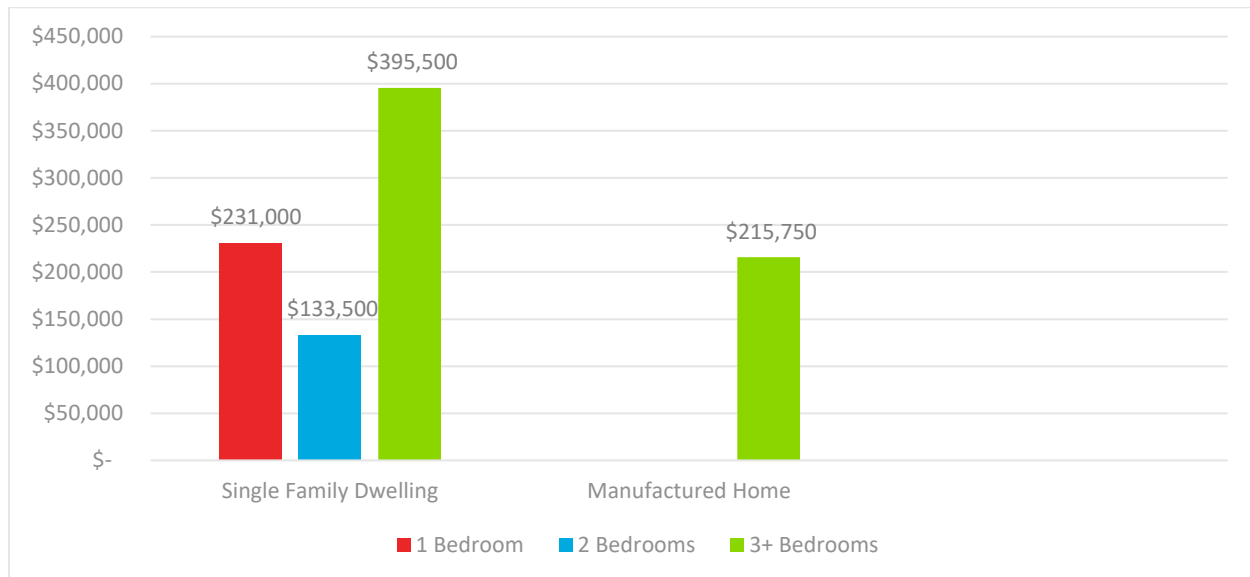
In the Electoral Area B homeownership market, single family dwellings with three or more bedrooms had the highest average conveyance price in 2019 (Figure 24). Single family dwellings with three or more bedrooms also had the highest median residential value, followed by single family dwellings with one bedroom (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24— Average Residential Category by Conveyance Price Type and Bedroom Type in Electoral Area B, 2019



Source: BC Assessment, 2019

Figure 25— Median Residential Category Residential Value by Type and Bedroom Type in Electoral Area B, 2019



Source: BC Assessment, 2019

4.2.1 HOMEOWNERSHIP AFFORDABILITY GAP ANALYSIS

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area B.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁸

The main gaps in affordability are in lone parent and non-census families affording single family (Table 3). Other family types have considerably higher median household incomes than these family types because they typically can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

⁸ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

Table 3— Affordability Gap Analysis for Owners in Electoral Area B⁹

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap	
			Single Family Home (\$414,000)	Movable Dwelling (\$282,000)
Couples without children	\$122,030	\$3,051	\$844	\$1,654
Couples with children	\$145,299	\$3,632	\$1,426	\$2,236
Lone parent families	\$87,731	\$2,193	-\$14	\$797
Non-census families	\$64,979	\$1,624	-\$582	\$228
Other census families	\$195,800	\$4,895	\$2,688	\$3,499

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% down payment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area B. Additionally, data for short-term rental market is unavailable for Electoral Area B. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and core housing need (sections 3.7 and 3.8) provide an indication of the challenge's renters currently.

4.4 Non-Market Housing

As of March 31, 2020, there were a total of 7 reported non-market units where BC Housing has a financial relationship, in Electoral Area B, all of which are rent assisted units in the private market.

⁹ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Homelessness was identified as an issue in Electoral Area B through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

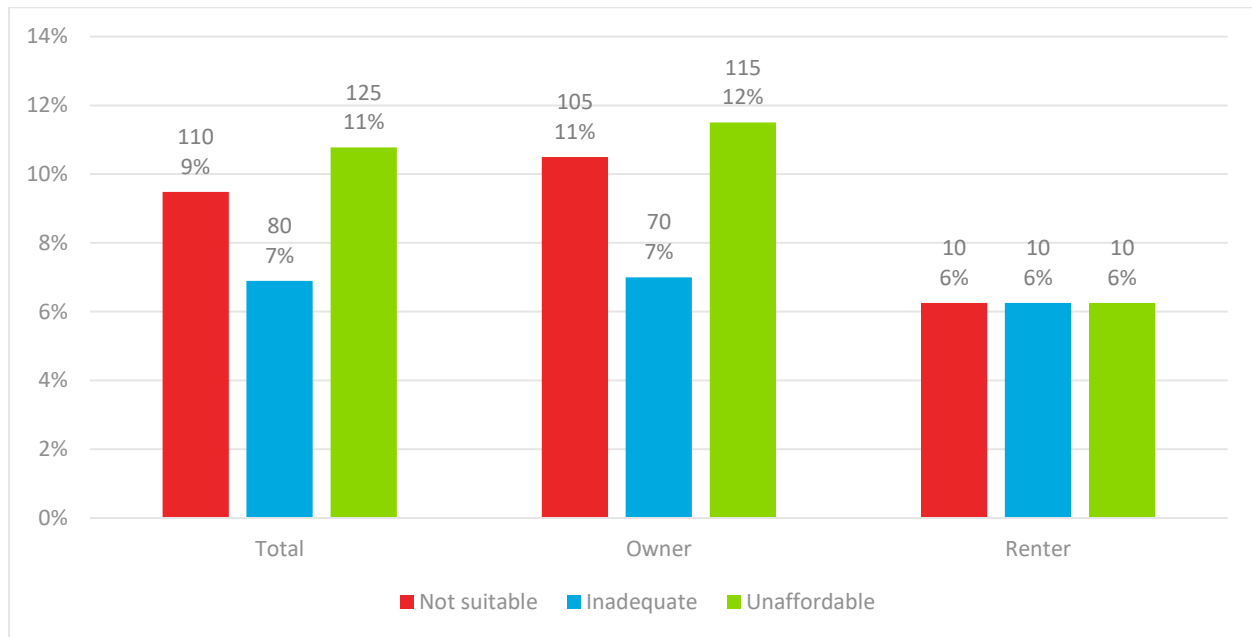
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area B as of 2016, 7% of households were living in inadequate housing, and 9% were living in unsuitable housing (Figure 26). Eleven Percent (11%) of all households in 2016 spent 30% or more of their income on shelter costs, including 12% of owner households and 6% of renter households. A higher proportion of owners than renters also experienced issues with suitability and adequacy. Although there are higher numbers of owner households not meeting adequacy and affordability standards, it is important to remember there were 1,465 owner households in Electoral Area B in 2016, compared to 180 renter households.

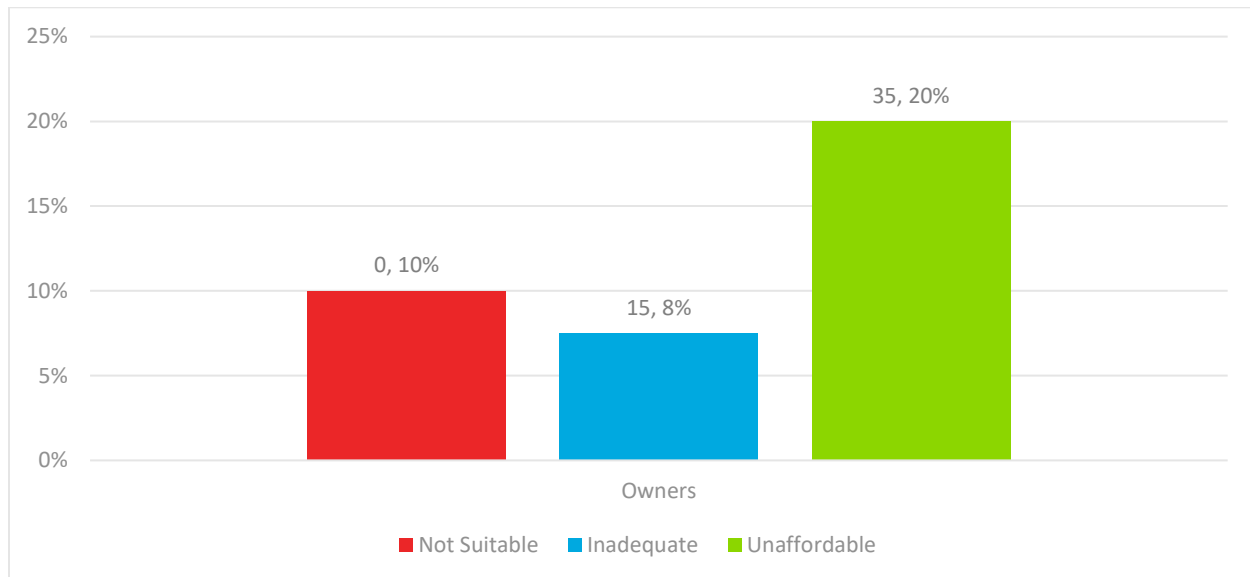
Figure 26— Unsuitable Housing by Tenure for Private Households in Electoral Area B, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area B (aged 65 and over), only owner households experienced issues with core housing need (Figure 27). Twenty percent (20%) of seniors who own are paying more than 30% of their income toward shelter costs. Seniors who own are also more likely to experience issues with suitability and adequacy than owners as a whole (Figure 26 and Figure 27); however, they also represent a relatively small portion of overall households. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area B.

Figure 27— Housing Indicators of Senior Households, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016231

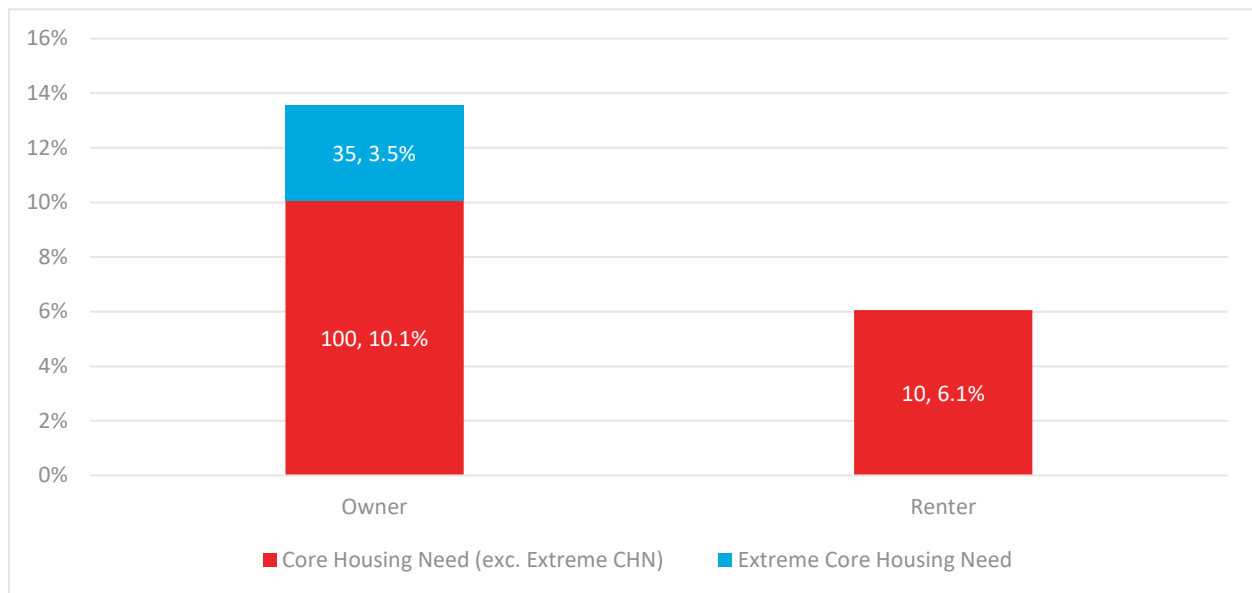
4.8 Core Housing Needs

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area B had a much higher proportion of owners than renters experiencing Core Housing Need (13.6% vs. 6.1%) (Figure 28), indicating an economic ability to own property among Electoral Area B residents, but a prevalence of issues with affordability, suitability, and adequacy. Of owner households experiencing core housing need, 3.5% were experiencing extreme core housing need (no renter households met the definition of extreme core housing need).

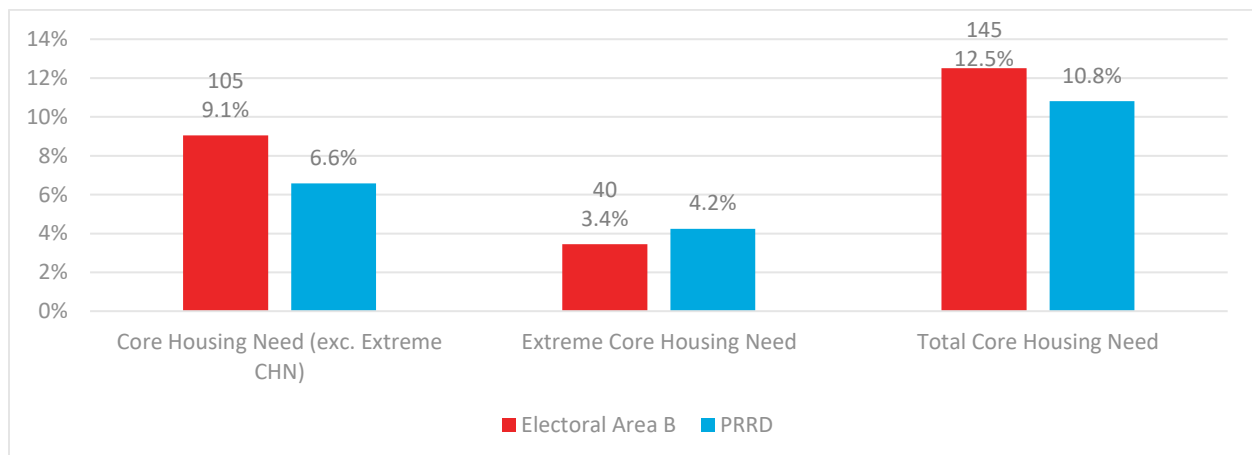
As compared to the PRRD, Electoral Area B has a higher proportion of households living in Core Housing Need, and a comparable proportion of households in Extreme Core Housing Need (Figure 29). This reflects the difference in median incomes and resulting ability to afford residential property in Electoral Area B and issues of affordability, suitability and adequacy being more prevalent in owner households.

Figure 28— Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 29— Private Households in Core Housing Needs in Electoral Area B and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



4.9 Summary

As of 2016, there were 1,645 dwellings in Electoral Area B, 83% of which were single-detached dwellings. The remaining units were movable dwellings and a small proportion of semi-detached houses. Of all dwellings, 72% had three or more bedrooms, while 52% of all households had 1 or 2 occupants, suggesting some of the population may be living in larger homes than they need. Seventy-five percent (75%) of owned dwellings had three or more bedrooms and 44% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 84% single-detached houses and 16% movable dwellings. Rented dwellings consisted of 75% single-detached houses, 11% movable dwellings, and 6% other single-attached houses. There may be a lack of options within Electoral Area B for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.

Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types. However, non-census family household only make up 18% (280 households) of all households in Electoral Area B so the actual need is quite limited as the region is dominated by family households. Additionally, the median renter income is comparable to median owner income in Electoral Area B indicating that affordability may be less of an issue among renters.

Of all Electoral Area B dwellings, 61% require only regular maintenance and 33% require minor repairs, leaving only a small proportion needing major repairs. The need for repairs also corresponds with the fact that 68% of dwellings in the District were built after 1980. In 2019 the average sales price for a single-family dwelling (3 bedrooms) was \$487,385.

Of all households in Electoral Area B in 2016, 7% were living in inadequate dwelling units, 9% were living in unsuitable conditions, and 11% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced core housing need (13.6% vs. 6.1%). Of senior households, 7% of households experiencing housing need had issues with adequacy of their unit, 16% had affordability issues, and 26% were experiencing more than one housing need indicator. This suggests there may be a lack of affordable rental options within Electoral Area B that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

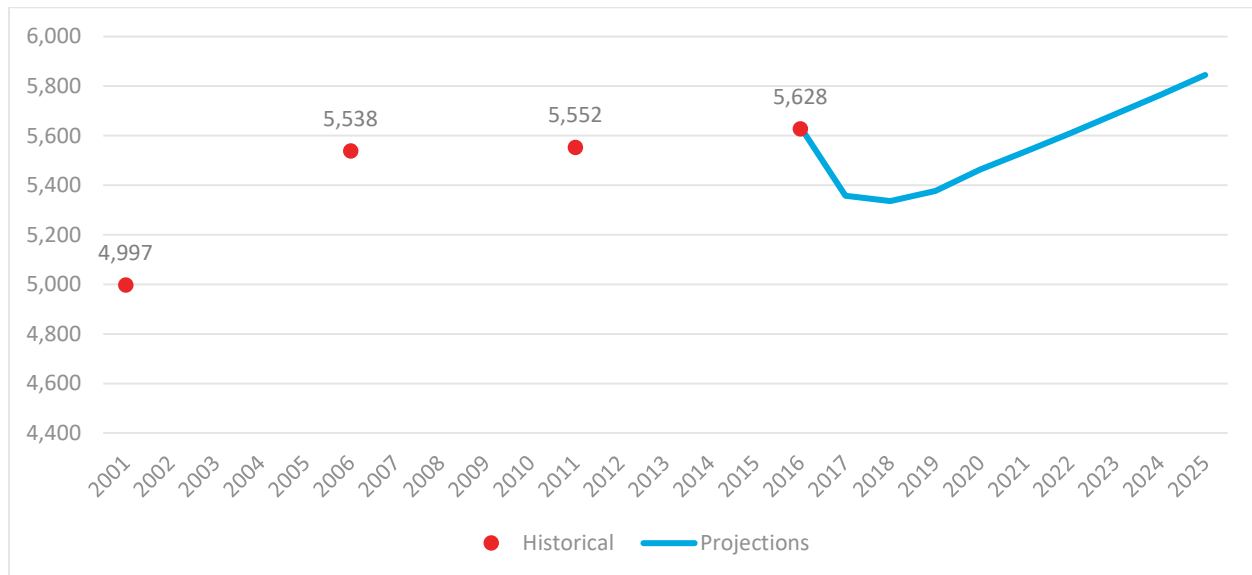
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River North Rural for Electoral Area B. While the service area's boundaries encompass a smaller area than Electoral Area B, the projections provide insight as to how population growth may occur in Electoral Area B if it were to follow sub-regional trends. Appendix C provides a summary of the population projection methodology used in this report.

5.1 Population and Household Growth

Traditionally, Electoral Area B has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

Between 2001 and 2016, the Electoral Area B population increased from 4,997 to 5,635. From 2016 to 2025, the population is expected to increase to approximately 5,845. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River North Rural area which is reflected in Electoral Area B's population projection trend for that time period. This decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area B population is expected to started is projected to have started growing since 2017 to reach a population of approximately 5,845 in 2020 (an increase of 211 residents from 2016) (Figure 30). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 30— Historical and Projected Population, 2001—2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4— Projected Population and Population Growth, 2016—2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	5,635	5,464	5,845	-171	381

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

5.2 Age Projections

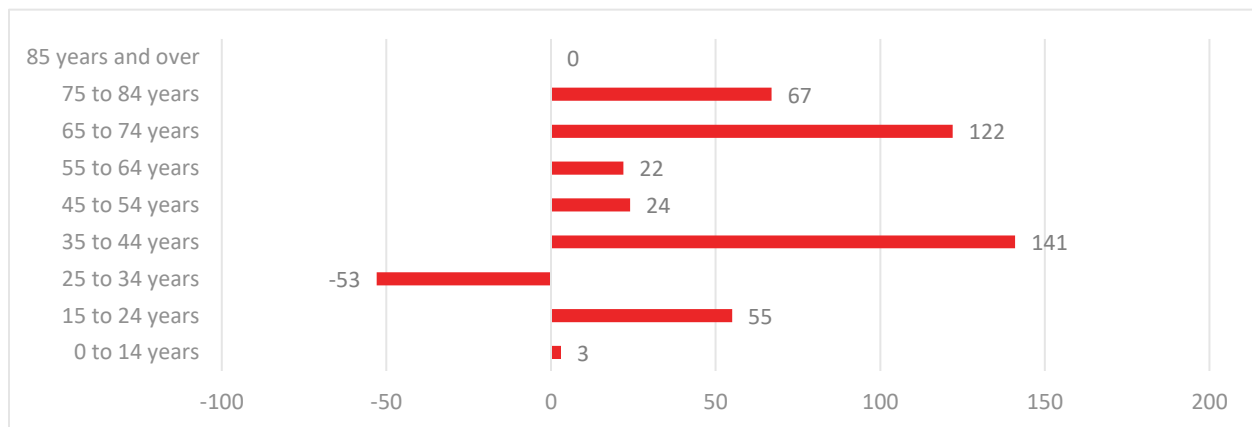
Between 2016 and 2020 the 25 to 34 and 45 to 54 year age categories is project to have experienced a decline in population. It is projected that between 2020 and 2025 the most significant increase will be in the 35 to 44 and 65 to 74 years age categories. The median age in Electoral Area B is expected to increase from 29.2 to 33.1 between 2016 and 2025, indicating an aging population (Table 6).

Table 5— Projected Population Change by Age, 2016—2025

	2016 to 2020	2020 to 2025
0 to 14 years	-25	3
15 to 24 years	-60	55
25 to 34 years	-87	-53
35 to 44 years	20	141
45 to 54 years	-80	24
55 to 64 years	4	22
65 to 74 years	34	122
75 to 84 years	16	67
85 years and over	7	0
Total	-171	381

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

Figure 31— Projected Population Change by Age, 2020—2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

Table 6— Median and Average Age, 2016— 2025

	2016 Actual	2016 Estimate	2020	2025
Median	29.2	29.1	30.0	33.1
Average	32.3	32.3	32.9	34.5

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

5.3 Household Projections

Household projections in Electoral Area B anticipate that households will decrease by 28 between 2016 and 2020 and increase by 204 between 2020 and 2025 (Table 7).

Table 7— Projected Households Growth, 2016—2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	1,650	1,617	1,821	-33	204

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

The number of households only increased in households with couples without children and lone parents between 2016 and 2020. It is expected that between 2020 and 2025, all households will increase across all family types, most significantly in the couple without children category. This is likely related to the aging population trend, which is typically accompanied by an increase in households comprised of individuals living alone and couples without children, as adult children age and move out.

Table 8— Household Change Projections by Census Family Type 2016—2025

	2016 to 2020	2020 to 2025
Couple without Children	4	90
Couple with Children	-34	59
Lone-Parent	1	3
Other-Census-Family	-2	7
Non-Census-Family	-2	45
Total	-33	204

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will required 2-bedroom dwellings.

Table 9— Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections



Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10— Projected Additional Dwelling Needs by Bedroom Type 2016—2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-33	204	171
Anticipated Housing Units	0	204	204
Bachelor/ 1 Bedroom	0	72	72
2 Bedroom	0	82	82
3+ Bedroom	0	51	51

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to increase to 5,845. Accordingly, the number of households is expected to increase to 1,821 by 2025. Most growth is expected to be driven by growth in the 35 to 44 years and 65 to 74 years age category, indicating an increasingly senior led population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples without children. As a result, most new housing units needed to meet these households' needs are expected to be small units.



6.0 Shadow Population Implications

With mining, hydro, electric power generation, forestry, and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future¹⁰.

6.1 Community and Industry Benefits

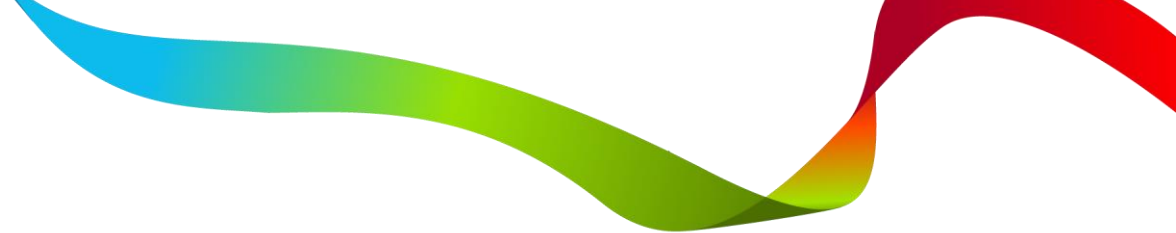
Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps

¹⁰ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle- or low-income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹¹

The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;
- Providing financial incentives such as tax breaks on multi unit developments;
- Encouraging the establishment of long term lease agreements to mitigate constant turnover;
- Encouraging the development of additional hotels, apartments, and condo units; and
- Developing additional social housing units.

¹¹ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.

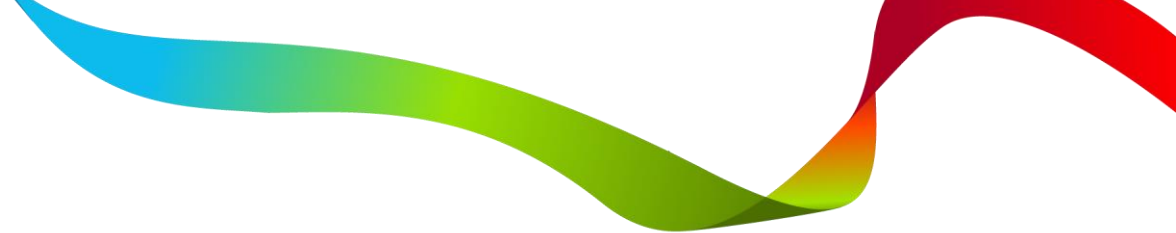
7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹².
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the

¹² Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



unemployment rate across British Columbia reached 11% in July 2020¹³. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹⁴.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁵.

¹³ Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹⁴ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁵ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area B based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area B can also be considered to accommodate any future increases in population.

Table 11— Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-33	204	171
Anticipated Housing Units	0	204	204
Bachelor/ 1 Bedroom	0	72	72
2 Bedroom	0	82	82
3+ Bedroom	0	51	51

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of core housing need is one of the most pressing housing issues facing residents in Electoral Area B. Eleven percent (11%) of all Electoral B households in 2016 spent 30% or more of their income on shelter costs, including 6% of renter households (10 households) and 12% of owner households (115 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households decreased, from 13% to 11% representing a decrease of 25 renter households in the community. Renter households predominantly reside in single-detached dwellings (75%), with the remaining renter households occupying movable dwellings (11%) or other single attached dwellings (6%).

In 2016, Electoral Area B had a lower proportion of renters (6.1% or 10 households) than owners (13.6% or 135 households) experiencing Core Housing Need.



8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require. Stakeholders identified the lack of supportive housing with mental health challenges to be one of the top issues in the Electoral Area.

8.2.4 HOUSING FOR SENIORS

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family. Stakeholders identified the lack of affordable senior housing options to be one of the top housing issues in the Electoral Area.

Of senior households in Electoral Area B (aged 65 and over) 16% of households experiencing housing need had issues with affordability (35 households) and 7% had issues with adequacy (15 households).

8.2.5 HOUSING FOR FAMILIES

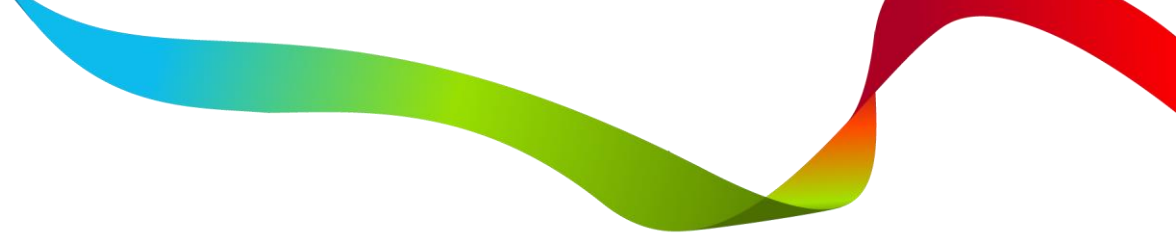
Families in Electoral Area B are generally well served by the housing choices available to them. Over 80% of couples with children, couples without children, and other families live in a single-detached house, while 67% of lone-parent families and 73% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy other single attached dwellings.

8.2.6 HOMELESSNESS

Homelessness was identified as an issue in Electoral Area B through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

8.2.7 CONCLUSION

- The households in Electoral Area B with the lowest household incomes included female lone parent households and non-census family households.
- Median incomes of renter households were 37% less than owner households in Electoral Area B in 2016.
- In 2016, Electoral Area B had a higher proportion of owners than renters experiencing Core Housing Need (13.6% vs. 6.1%). Of those households in Core Housing Need. Owners experienced Extreme Core Housing Need (3.5%). Overall, Electoral Area B has 10 renter households and 100 owner households in Core Housing Need.

- 
- Across Electoral Area B, 6% of renter households had issues with adequacy, 6% with affordability, and 6% with suitability.
 - Of Senior Households in Electoral B, 20% (35 households) had issues with affordability.
 - Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
 - Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
 - In Electoral Area B, the most apparent housing need for seniors, either in downsizing options, or in-home care.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

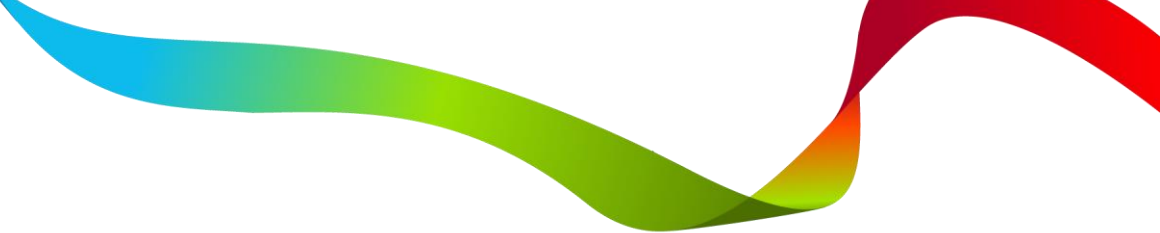
Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax



income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).”
Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

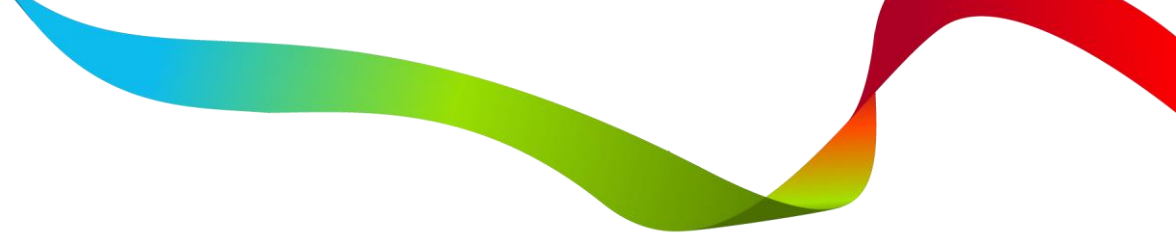
Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>



Multiple Census Families: A household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

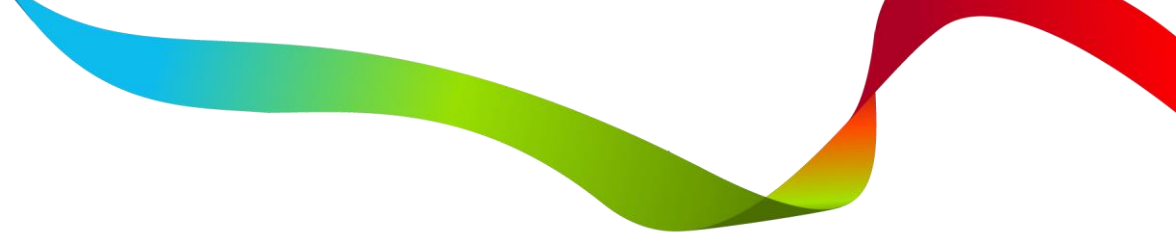
Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.



Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>

Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013	2014
Average	\$136,385	\$160,131	\$185,090	\$188,967	\$222,614	\$235,095	\$238,526	\$268,601	\$279,005
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2015	2016	2017	2018	2019	2020
Average	\$305,118	\$323,819	\$304,831	\$311,541	\$315,507	\$312,952
Median	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$101,507	\$117,568	\$130,136	\$139,197	\$130,558
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$40,207	\$39,421	\$45,052	\$47,346	\$53,194
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$150,595	\$147,247	\$164,679	\$188,795	\$205,752
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$54,155	\$54,473	\$55,420	\$63,585	\$58,725
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$197,233	\$214,162	\$198,048	\$187,486	\$189,086
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$52,120	\$54,846	\$56,635	\$53,900	\$60,000
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$119,414	\$141,527	\$152,071	\$160,964	\$192,797
2	\$81,405	\$92,393	\$108,311	\$110,599	\$128,106
3+	\$178,683	\$208,993	\$234,904	\$236,942	\$277,170
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$152,071	\$160,964	\$192,797
2	N/A	N/A	\$108,311	\$110,599	\$128,106
3+	N/A	N/A	\$234,904	\$236,942	\$277,170

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$209,361	\$203,553	\$227,510	\$230,946	\$244,102
2	\$130,513	\$128,945	\$148,747	\$153,676	\$171,857
3+	\$291,113	\$295,044	\$329,758	\$340,936	\$368,665
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$209,361	\$203,553	\$227,510	\$230,946	\$244,102
2	\$130,513	\$128,945	\$148,747	\$153,676	\$171,857
3+	\$291,113	\$295,044	\$329,758	\$340,936	\$368,665

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$277,124	\$271,455	\$257,537	\$261,254	\$252,898
2	\$185,564	\$169,675	\$173,645	\$181,899	\$187,104
3+	\$387,593	\$362,674	\$370,467	\$370,990	\$363,479
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$277,124	\$271,455	\$257,537	\$261,254	\$252,898
2	\$185,564	\$169,675	\$173,645	\$181,899	\$187,104
3+	\$387,593	\$362,674	\$370,467	\$370,990	\$363,479

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$129,271	\$147,554	\$153,518	\$241,908	\$316,706	\$230,149	\$272,038	\$337,310
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$340,887	\$328,425	\$342,143	\$295,056	\$417,980	\$317,155	\$313,893
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$140,000	\$108,750	\$180,000	\$250,500	N/A
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$67,124	\$39,848	\$89,527	\$83,034	\$109,136
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$93,000	\$175,000	\$125,500	N/A	\$160,000
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$61,050	\$81,020	\$22,500	\$53,000	\$17,000
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	N/A	\$150,000	N/A	N/A	\$146,000
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$66,000	\$120,130	#DIV/0!	\$79,125	\$77,241
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	\$97,500	\$85,000	\$60,000	N/A	N/A
1	\$74,336	\$90,526	\$75,300	\$198,702	\$154,257
2	\$167,308	\$198,670	\$202,240	\$256,807	\$375,778
3+	\$97,500	\$85,000	\$60,000	N/A	N/A
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$200,000	\$175,670	\$255,667	\$85,000	\$460,525
2	\$202,143	\$147,360	\$256,396	\$290,357	\$188,033
3+	\$252,372	\$306,988	\$395,210	\$376,565	\$361,463
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$379,167	\$285,333	N/A	\$341,480	\$200,000
2	\$274,889	\$140,327	\$311,929	\$128,250	\$268,367
3+	\$366,290	N/A	\$459,223	\$384,953	\$333,931
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	2,705	2,710	2,635

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,615	100%	2,690	99%	2,690	99%
All Categories	620	24%	495	18%	655	24%
11 Agriculture, forestry, fishing and hunting	320	12%	465	17%	310	11%
21 Mining, quarrying, and oil and gas extraction	10	0%	15	1%	15	1%
22 Utilities	290	11%	360	13%	290	11%
23 Construction	115	4%	35	1%	60	2%
31-33 Manufacturing	85	3%	35	1%	60	2%
41 Wholesale trade	185	7%	125	5%	290	11%
44-45 Retail trade	180	7%	290	11%	255	9%
48-49 Transportation and warehousing	15	1%	0	0%	0	0%
51 Information and cultural industries	25	1%	20	1%	25	1%
52 Finance and insurance	45	2%	50	2%	35	1%
53 Real estate and rental and leasing	135	5%	140	5%	105	4%
54 Professional, scientific and technical services	0	0%	0	0%	0	0%
55 Management of companies and enterprises	2,615	100%	2,690	99%	2,690	99%
56 Administrative and support, waste management and remediation services	620	24%	495	18%	655	24%
61 Educational services	320	12%	465	17%	310	11%
62 Health care and social assistance	10	0%	15	1%	15	1%
71 Arts, entertainment and recreation	290	11%	360	13%	290	11%
72 Accommodation and food services	115	4%	35	1%	60	2%
81 Other services (except public administration)	85	3%	35	1%	60	2%
91 Public administration	185	7%	125	5%	290	11%
Not Applicable	2,615	100%	2,690	99%	2,690	99%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	285	100%
Commute within census subdivision (CSD) of residence	250	23%
Commute to a different census subdivision (CSD) within census division (CD) of residence	765	71%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	45	4%
Commute to a different province or territory	10	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$93,411	\$106,813	\$109,579
Owner	\$100,563	\$110,235	\$111,913
Renter	\$54,856	\$69,197	\$90,505

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	5,090	5,010	5,185
Mover	365	360	325
Migrant	170	195	90
Non-migrant	195	165	235
Non-mover	4,725	4,650	4,865

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$93,411	\$106,813	\$109,579

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,635	100%	1,600	100%	1,645	100%
\$0-\$4,999	10	1%	35	2%	30	2%
\$5,000-\$9,999	20	1%	0	0%	25	2%
\$10,000-\$14,999	55	3%	0	0%	15	1%
\$15,000-\$19,999	70	4%	0	0%	55	3%
\$20,000-\$24,999	105	6%	20	1%	45	3%
\$25,000-\$29,999	55	3%	55	3%	60	4%
\$30,000-\$34,999	60	4%	25	2%	40	2%
\$35,000-\$39,999	55	3%	30	2%	30	2%
\$40,000-\$44,999	60	4%	30	2%	50	3%
\$45,000-\$49,999	65	4%	35	2%	40	2%
\$50,000-\$59,999	155	9%	110	7%	90	5%
\$60,000-\$69,999	155	9%	180	11%	100	6%
\$70,000-\$79,999	135	8%	165	10%	90	5%
\$80,000-\$89,999	90	6%	70	4%	100	6%
\$90,000-\$99,999	70	4%	60	4%	80	5%
\$100,000-\$124,999	135	8%	270	17%	230	14%
\$125,000-\$149,999	110	7%	230	14%	175	11%
\$150,000-\$199,999	155	9%	150	9%	220	13%
\$200,000 and over	85	5%	140	9%	150	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	195	100%	130	100%	165	100%
Renter households in subsidized housing	N/A	N/A	0	0%	15	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

As part of the PRRD Housing Needs Reports project, a community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area B are presented here.

A total of 10 respondents from Electoral Area B responded to the survey. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

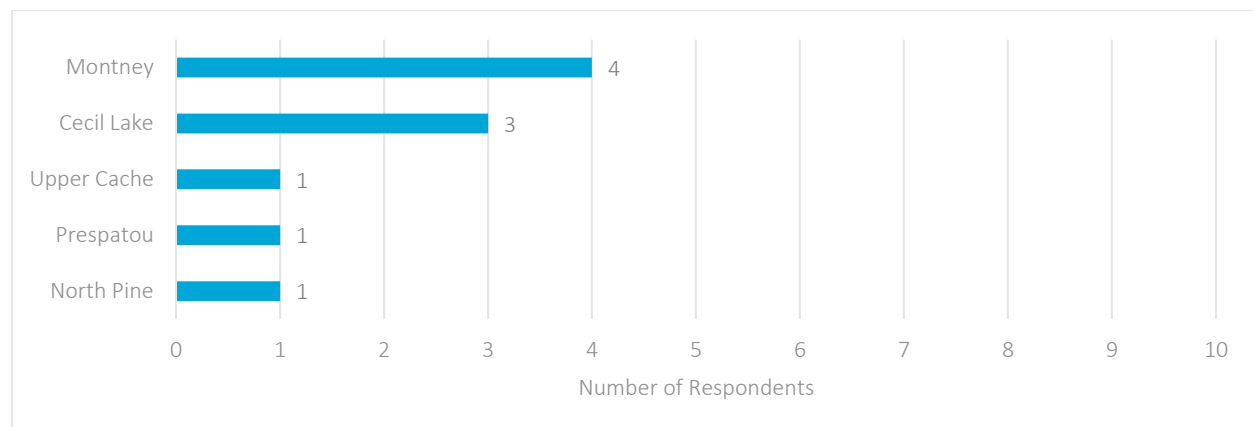
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 COMMUNITY

Figure 32 shows where survey respondents live in Electoral Area B. Survey respondents ranged in age from 25 to 54.

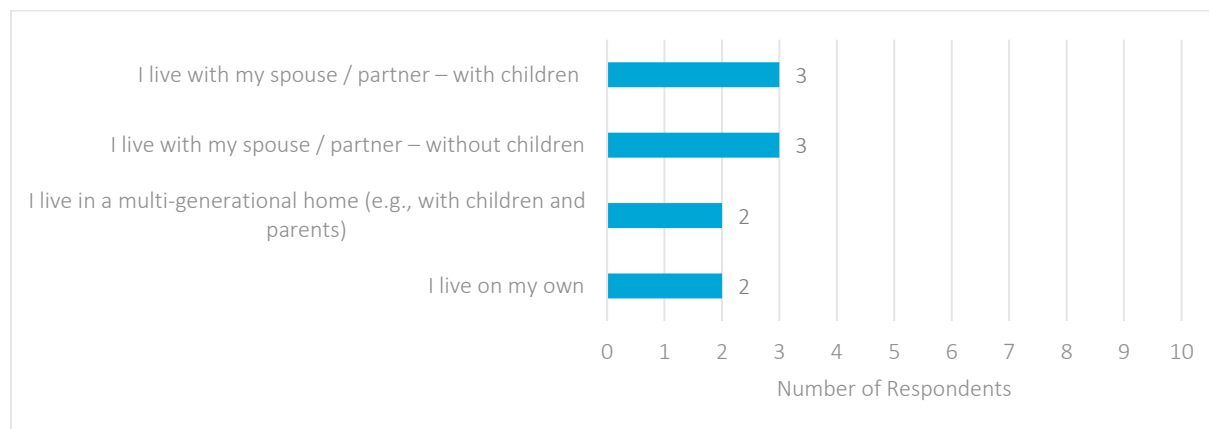
Figure 32. Communities Where Respondents Live (N=10)



1.2.2 HOUSEHOLD TYPE AND SIZE

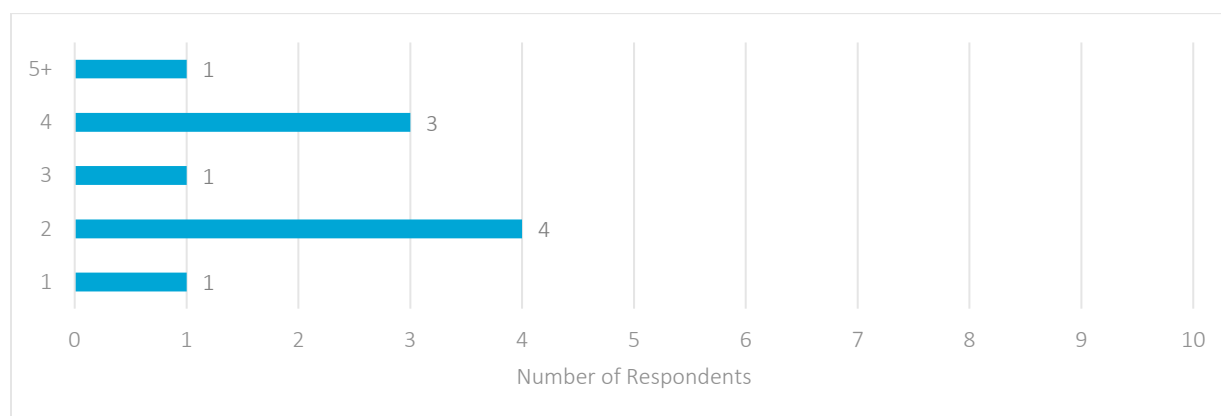
Survey respondents were asked to describe their household (Figure 33). Most respondents live in households with a spouse or partner with (3 respondents) or without (3 respondents) children.

Figure 33. Household Types (N=10)



Respondents were also asked about the size of their household (Figure 34). The survey received the most responses from two-person (4 respondents) and four-person households (3 respondents).

Figure 34. Number of People in Households (N=10)



1.2.3 HOUSEHOLD INCOME

Six respondents shared their annual household income, ranging between \$20,000 to \$100,000. Because of the small number of responses, further details are not provided here to protect privacy. Four respondents preferred not to disclose their annual household income information.

1.3 Housing Experiences

Survey respondents were asked a number of questions about their recent housing experiences.

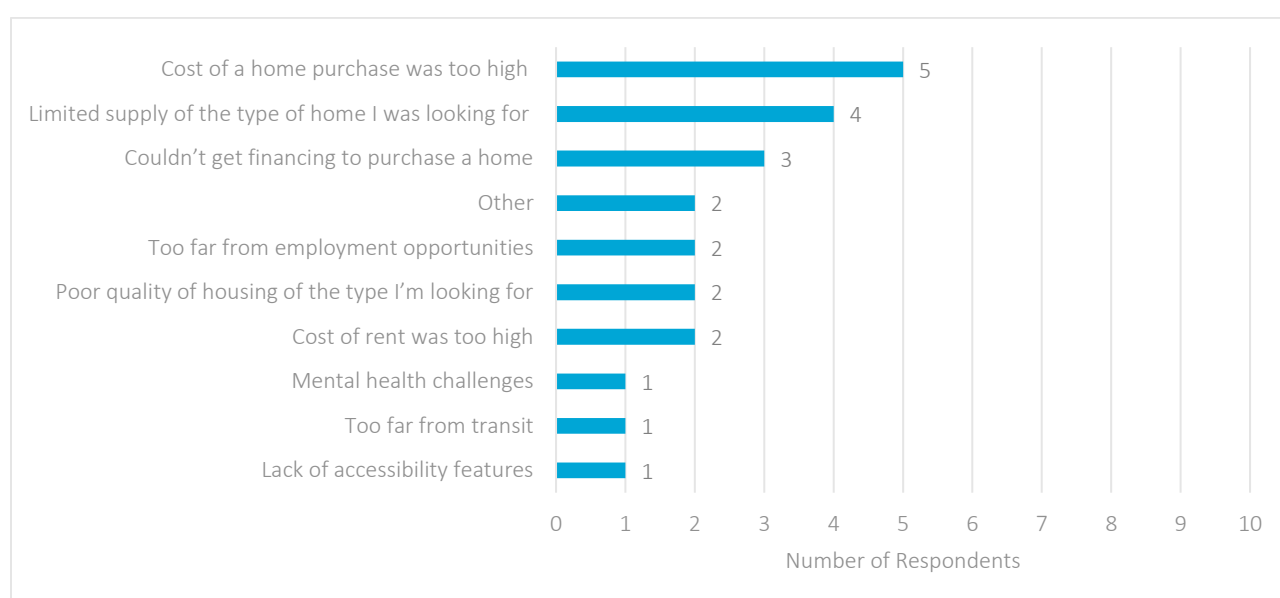
1.3.1 CURRENT HOME

Respondents were asked about their tenure type. Nine respondents reported that they owned their home and one reported that they rented.

Respondents were asked about the size of their home. Eight respondents selected three bedrooms, one selected four or more bedrooms, and one selected one bedroom.

Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (4 respondents).

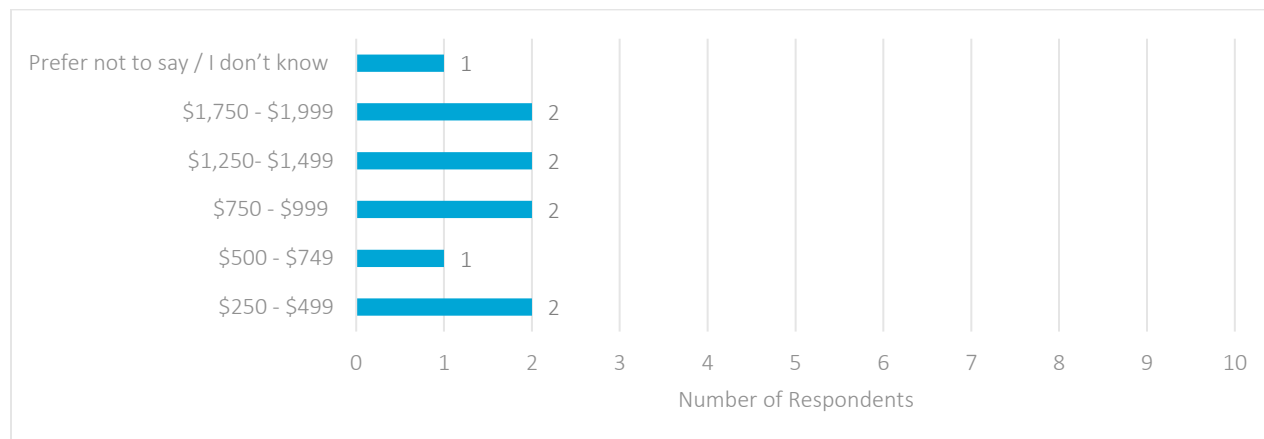
Figure 35. Barriers During Search of Current Home (N=7)



1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 36.

Figure 36. Housing Costs (N=10)



Respondents were asked if they believed their housing costs were affordable to them. Five respondents said yes that their housing costs were affordable, four said no, and one said they were not sure.

1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 37 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. The most common issue respondents are currently facing is that their home is not well served by public transit (6 respondents), followed by homes lacking inadequate storage space (5 respondents).

Figure 37. Top Current Housing Issues (N=6)

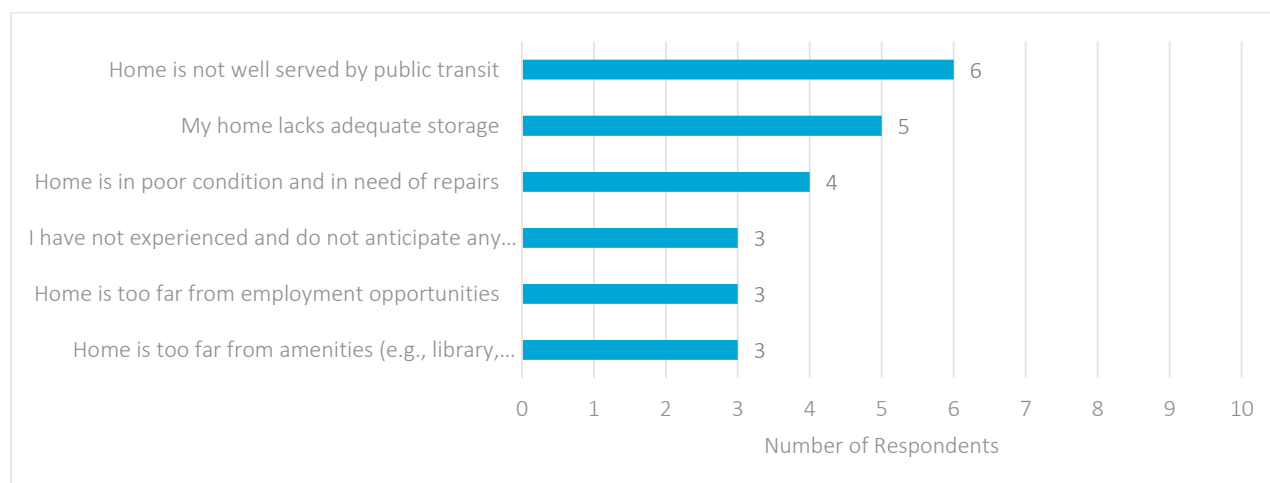


Figure 38 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. The most commonly anticipated issue was the uncertainty of being able to purchase a home (4 respondents) or afford mortgage payments (4 respondents), followed by homes needing repairs (4 respondents).

Figure 38. Top Housing Issues Anticipated in the Next 5 Years (N=4)



1.4 Community Issues

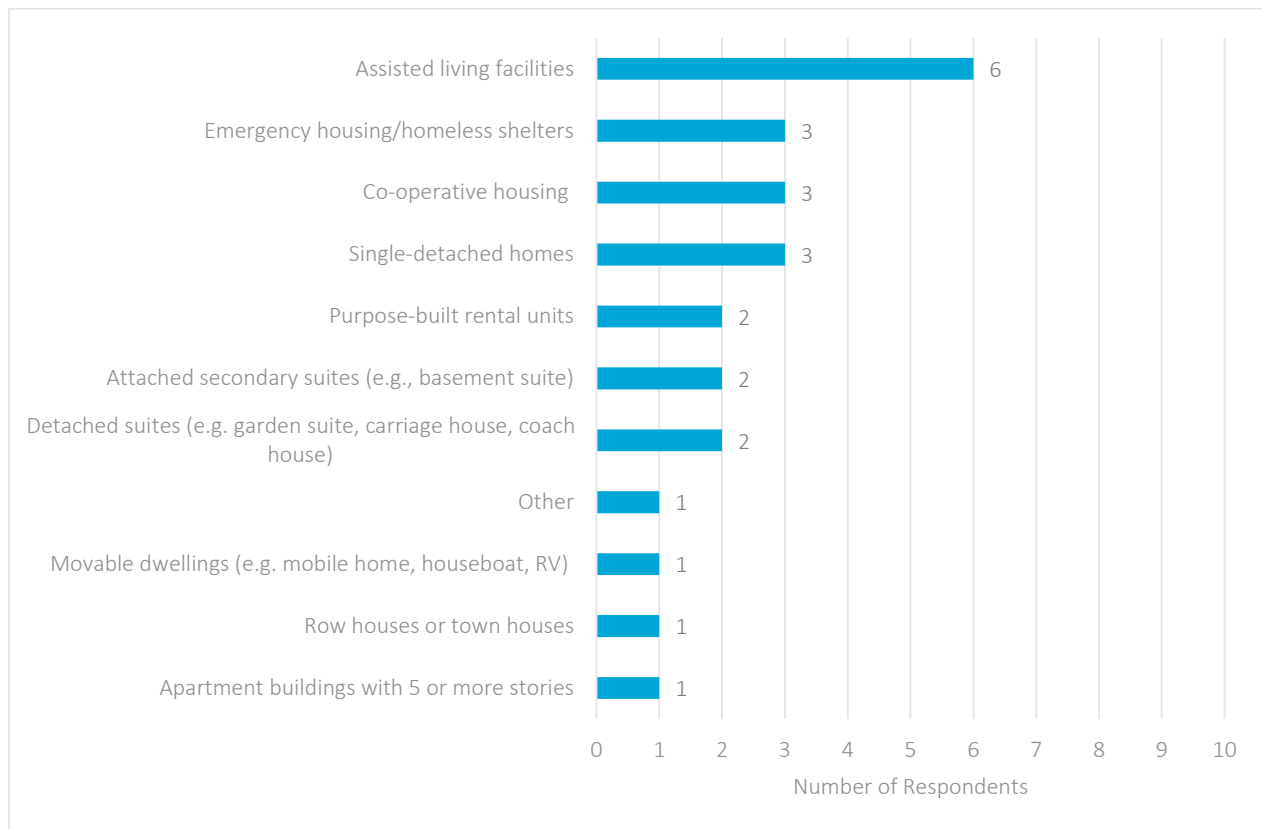
Figure 39 shows the community issues reported by respondents in Electoral Area B. Respondents suggested that there is a lack of housing options for seniors, including downsizing options (5 respondents), adequate at-home care (5 respondents) or supportive housing for people with mental health issues (4 respondents). One respondent commented that there is no available land for new development.

Figure 39. Community Housing Issues (N=9)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area B are assisted living facilities (6 respondents). Respondents also mentioned that farmhouses with yards and smaller lots that are affordable for families are missing. One respondent also mentioned that it is difficult to judge long terms needs of the rural area.

Figure 40. Forms of Housing Needed (N=8)



Respondents were asked if they had any additional comments. One respondent commented that lots of families are needing to move out to Fort St. John or out of province due to lack of available acreage lots and regulatory issues. One respondent commented that while they are living in a rural home currently, they are concerned that they may have to move in the future due to affordability.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell*	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

*Focus group participants

Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Filler	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

*Focus group participants

Hudson's Hope		
Name	Organization	Description
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.

Electoral Area B		
Name	Organization	Description
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single-detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a strong economic period and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Sauleau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS

Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. During strong economic periods, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least ten percent of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a NPHS housing (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for NPHS. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on income assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.
- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.
- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).
- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for hosing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.

2.3 Electoral Area B

There are limited housing-related stakeholders in Electoral Area B. A number of community organizations were invited to participate in an interview or focus group. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 CHALLENGES / NEEDS

In recent years, demographic shifts and economic conditions have led to changes in housing needs in Electoral Area B. The community has a strong presence of intergenerational housing—children who grow up in the community tend to stay living at home into adulthood (1). Families pass their property through the generations, resulting in little market or rental activity for land and housing (1). The senior population is growing and faces challenges for aging in place. Infrastructure maintenance is an expensive challenge, due to the dispersed nature of development in the area. The economic decline since 2015 has led to lower supply and higher prices of housing. Since 2015, housing prices have increased by 15 percent.

Interviewees identified the following needs:

Family Housing

- Younger families want to buy close to a municipality to have access to services, while living in the country. There is not much interest in buying larger acreages—younger generations are less interested in farming.
 - There is an increased demand for small acreages (2-5 acres) and estate lots (3/4 to 1 acre).
- Reasonably priced housing is hard to find in the area, due to relatively high demand (1).
- Housing is needed for young people and families (2).

Regulations

- Regulation around quarter sections (160 acres) has become more restrictive, which has caused controversy in the community. Many landowners want to use the land for recreational purposes, but are restricted to using it for agricultural purposes.
- Development policies are so strict that no one wants to go through the process of developing new residential areas (dealing with the Agricultural Land Commission, rezoning, etc.) Many people own large parcels of farmland—a small portion could be used to develop new residential areas, but there are many hoops. (1)

Services

- The upkeep of gravel roads, water and sewer services is an ongoing cost to the district (1).
- Bus routes are limited. The strain on the limited transit system increases as residential development continues to sprawl outwards (1).
- Some people who need care have no choice but to leave the area due to the lack of support services (1)
 - Programs are needed to assist people with disabilities, mental health issues, or health concerns (such as MS) to stay home (1).
- Social isolation is an increasing concern in housing, especially due to COVID-19. Support services are needed to provide companionship (1).
- Need for senior services to allow seniors to age in place (1).

Worker Housing

- Difficult to attract and retain employees, including teachers, to the community (2). Many teachers live in other communities and commute to work (2)
 - For the Wonowon Elementary School, the School District put housing on site for all staff (four teachers) (1).
 - At Prespatou School, there are six teacherage units on the school site, but they are always full, resulting in teachers having no choice but to commute (from Fort St. John). Every year at Prespatou School, there is a turnover of 5-6 staff members (1).
- There is a need to provide proper housing for those working minimum wage, not only the ones working in higher-paying positions (1).

2.3.2 PROJECTS

Two projects or initiatives were mentioned during interviews:

- In Prespatou, there is one ten-unit seniors home (1).
- The Peace River Regional District Board has a senior advocacy office with many groups who are willing and able to speak to different levels of government (1).

2.3.3 OPPORTUNITIES

The interviewees discussed the following opportunities:

- Update bylaws, including the zoning bylaws, to make development easier (2).
- PRRD should become more independent from the province.
- To provide more housing, land could be developed from the agricultural land reserve.
- Rental units near Prespatou school would allow students independence while completing their studies (1).
- Affordable housing for young people would allow for more community growth (1).
- Build a mix of housing, including apartments and townhouses to benefit different family sizes (2).
- Land is available that could be developed to provide more housing choices (2).
- Provide training to rural residents to serve as support workers to increase service capacity (1)
- Support existing housing societies through grants (1).
- Build awareness for existing initiatives, such as Better at Home (1).
- Subdivide and develop small acreages (5 acre serviced lots) — there would be high demand (1).



Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on simple trends over the last four census periods (2001, 2006, 2011, and 2016). The projection represents a simple approximation of the trend with the expectation we that the trend will level out fairly rapidly over time (converge to a steady population level).

The household projections presented within this report are the result of combining the population projections presented above with a simplified headship based approach. The headship rates are by the age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area B are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 25 and 64, and the headship rates in 2016 suggested that 58% of individuals aged between 45 and 54 led households, then we would project that there would be an additional 58 households led by someone between the ages 25 and 64.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by the age of the primary household maintainer.

Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁶ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area B) certainly will impact the formation of households and the development of housing in Electoral Area B, in an attractive and growing region, the provision of housing may determine

¹⁶ Or will continue to change in the same manner as they have been changing in the past.

household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

Due to the relatively small population of Electoral Area B (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary input.



PEACE RIVER REGIONAL DISTRICT

Housing Needs Report Electoral Area C

2021

This report was prepared for
Electoral Area C through a joint
project with the Peace River
Regional District.

February 26, 2021

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area C. The purpose of this report is to establish an understanding of housing needs in the District prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area C were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were housing affordability and the need for senior housing and supportive housing.

Population and Age

Since 2006, the population of Electoral Area C increased slightly from 6,350 to 6,772 in 2016. The median age of residents was 35 in 2016, indicating a younger population overall in the community.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

Households

The number of households increased by 6.4% over the same time period, and the average household size remained steady. Fifty-seven percent (57%) of Electoral Area C households are occupied by 1 or 2 persons and 78% of households consist of families with or without children. The majority of Electoral Area C households are owned (86%).

Income

The median income of owner households increased from 2006 to 2016, and the median income of owner households was 73% more than the median income of renter households.

Current Housing Stock

As of 2016, there were 2,470 dwellings in Electoral Area C, 82% of which were single-detached dwellings. The majority of all dwelling types had three or more bedrooms. Fifty-seven percent (57%) of housing units in Electoral Area C were built after 1980, and the majority only require regular maintenance (64%) or minor repairs (29%). In 2019, the average sales price for a single-family dwelling (3 bedrooms) was \$574,600.

Housing Indicators

Of all Electoral Area C households in 2016, 7% lived in inadequate dwelling units, 2% lived in unsuitable conditions, and 12% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 7% of households experiencing housing need had issues with adequacy of their unit and 12% had affordability issues. Additionally, a much higher proportion of renters than owners experienced Core Housing Need¹ (11.3% vs. 2.9%).

Key Areas of Local Need

Affordable Housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area C. Through engagement, service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Rental Housing

Between 2006 and 2016, both the number and proportion of renter households increased, from 7% to 13% representing an increase of 175 renter households in the community. In 2016, Electoral Area C had a higher proportion of renters (8% or 25 households) than owners (1.7% or 35 households) experiencing Core Housing Need.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities and/or mental health issues in the community, there is still a need for

more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need.

Housing for Seniors

Stakeholders indicated that there are long waitlists for seniors housing and in some cases individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available.

Housing for Families

Families in Electoral Area C are generally well served by the housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.

Homelessness

Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in

Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area C in the smallest electoral area in terms of land mass. Electoral Area C is located centrally within the PRRD and is bordered by Electoral Area B to the North, Electoral Area D to the Southeast, and Electoral Area E to the Southwest. As of the 2016 Census, Electoral Area C had the highest population among the electoral areas with 6,772 residents.

Electoral Area C residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to help better understand current and future housing needs and incorporate these into local plans and policies. Each local government must complete their first report by 2022 with updates every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens.

The purpose of the PRRD Housing Needs Report Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area C and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavor.

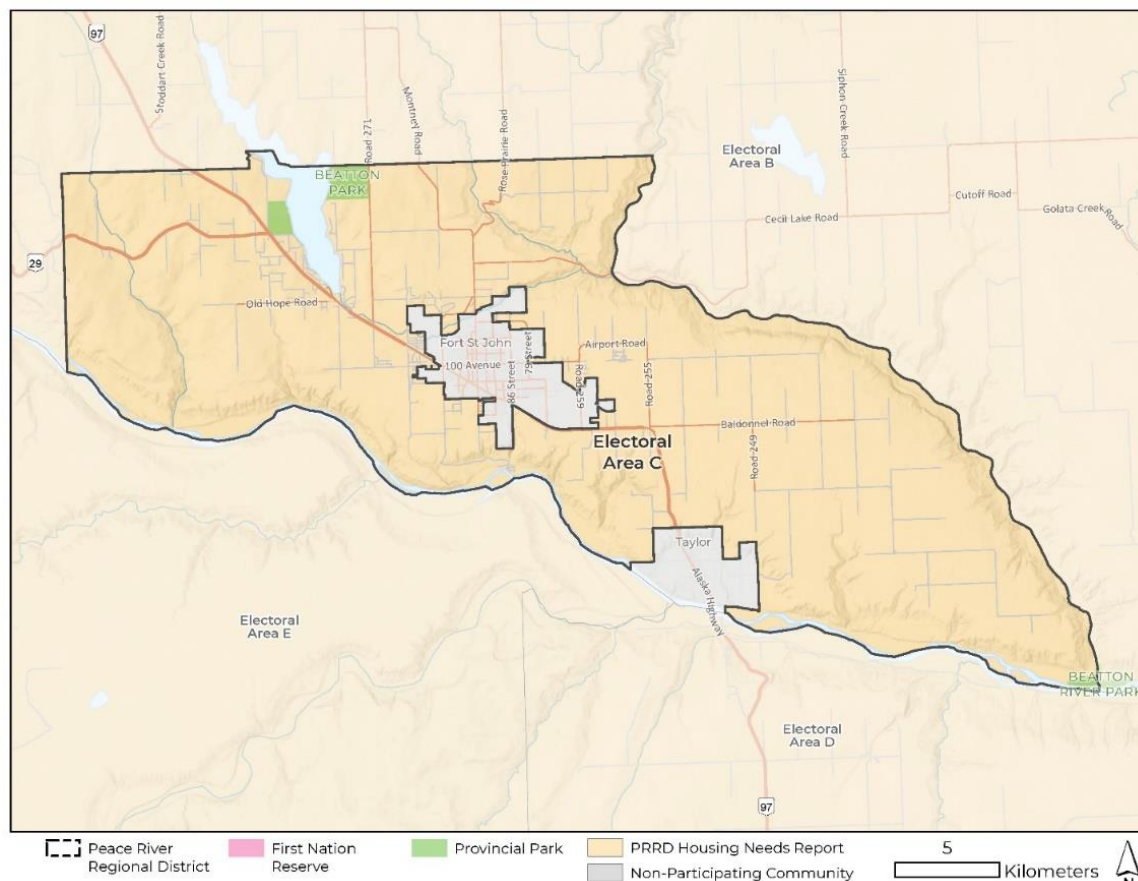
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

1.1 Overview


Electoral Area C is located centrally in the PRRD and surrounds the City of Fort St. John and borders the District of Taylor. As of 2016, Electoral Area C had a population of 6,772 residents, which is approximately 11% of the total PRRD population.

Census data labelled as Electoral Area C refers only to the population within the municipality's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, 82% of dwellings within Electoral Area C were single-detached dwellings. Across the rural areas of the PRRD, including Electoral Area C, housing related challenges can be attributed to a relatively stagnant and aging population, resulting in a shift in housing needs to support changing demographics and development trends. Due to its locality surrounding the major service centre of Fort St. John, Electoral Area C has a high demand for rural residential properties to accommodate residents who wish to live outside the city but remain within commuting distance.



Electoral Area C falls within the PRRD North Peace Fringe Area Official Community Plan (OCP) Bylaw 1870, 2009. This OCP includes policies to recognize the varied housing needs and to provide for a range of locations, types, tenures, and densities to ensure there is housing suitable to meet the needs of residents. The OCP supports special needs and affordable housing opportunities within the plan area. Furthermore, the OCP accommodates Home Based Businesses within certain zoning designations and includes policies to accommodate secondary studies, special needs housing, rental units, and housing for seniors.

1.2 Housing Needs Report Requirements

Housing Needs Reports regulations require the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available can be found in the Data Appendix (Appendix A).

This document fulfills Housing Need Report requirements for Electoral Area C, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

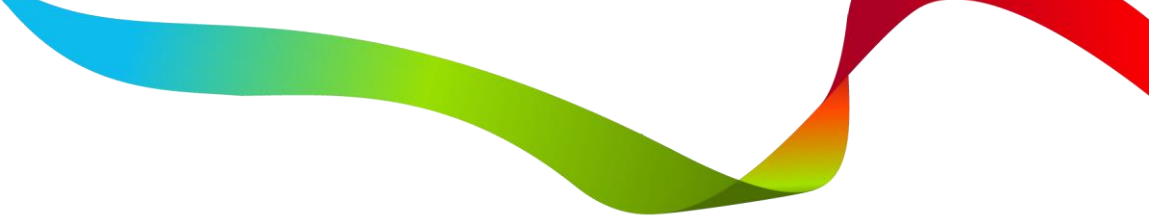
1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area C, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. In order to address this limitation, the future needs projections and engagement sections are intended to ensure that a more current snapshot of needs and issues is captured. Over time, as future Housing Needs Reports are produced, this tool and approach

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



will be important to be able to track trends in the Census data and qualitative data collected through engagement. This report is intended to provide a baseline against which to assess changes.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years.

The statistical data included in this report was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 – COVID-19 Implications of this report. The findings in the concluding sections consider both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in Electoral Area C.



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral C residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey was available from July 15 to August 13, 2020. It was available through the PRRD website as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents.

A total of 14 respondents from Electoral Area C responded to the survey, including one individual that identified as Inuit and one individual that identified as Metis. All respondents identified as homeowners between the ages of 25 to 84 with a wide range of household incomes.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area C were invited to participate in an interview or focus group, including service providers, housing providers, and other community organizations. The following stakeholders in Electoral Area C participated: Director Brad Sperling, Upper Pine School, Fort St. John Women's Resource Society, Fort St. John Association for Community Living.

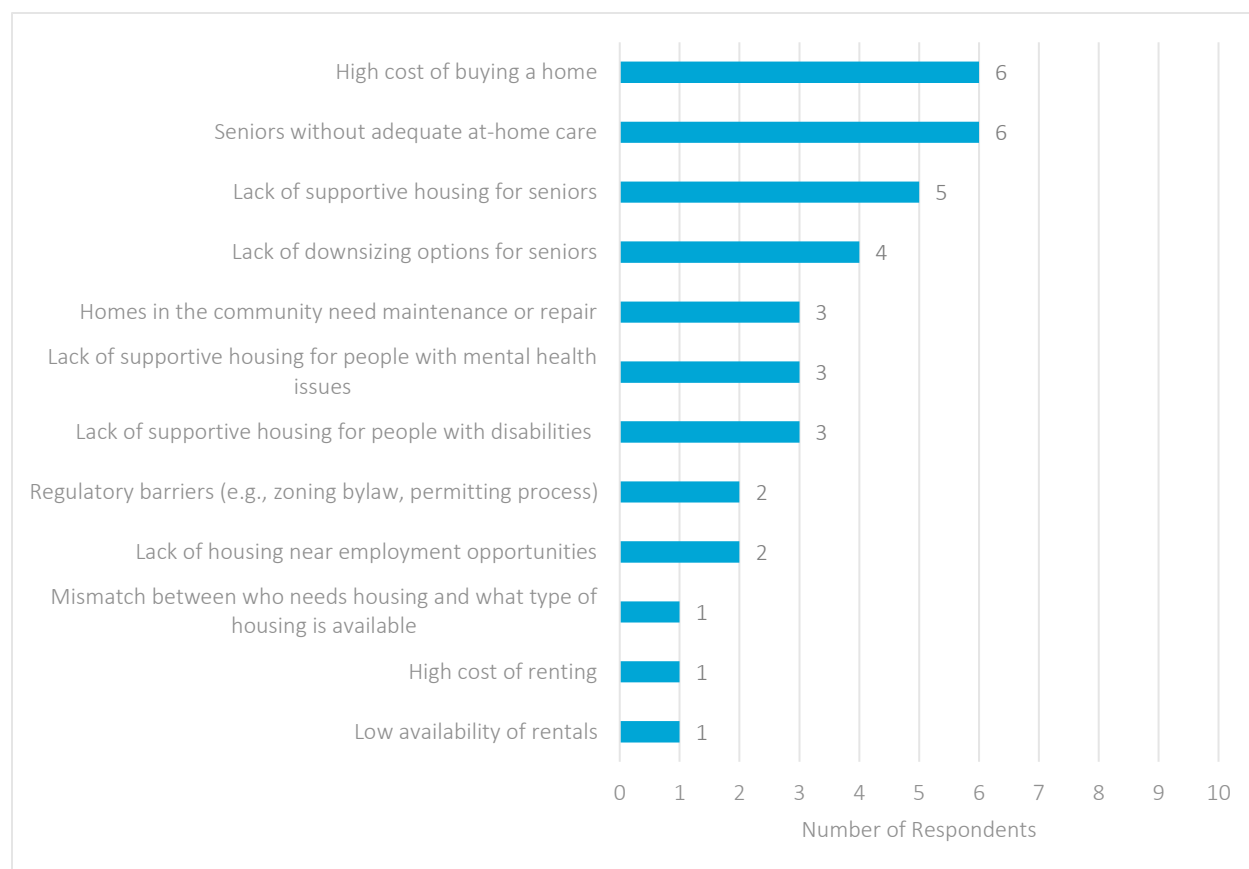
The full results of the survey and focus groups and interviews can be found in Appendix B.

2.2 Findings for Electoral Area C

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area C. **Error! Reference source not found.** illustrates the top housing challenges that survey participants identified for Electoral Area C. The high cost of buying a home in Electoral Area C was the most common concern (6 respondents), followed by lack of housing options for seniors. Some respondents were concerned with the lack of supportive housing for individuals with mental health issues or disabilities (3 respondents). Three out of 14 respondents were also concerned about homes in the community needing repair or maintenance. The following sections summarize the challenges shown in **Error! Reference source not found.** Figure 2 **Error! Reference source not found.** and other challenges mentioned by survey participants.

Figure 2 – Top Community Issues in Electoral Area C



2.2.2 Affordability

Three out of five participants that identified barriers when finding their current home said that the cost was too high and there is limited supply of the type of home they were looking for.

Survey participants were also asked to identify any housing challenges that they anticipate in the next five years. Two out of three participants that answered the question said that they were unsure whether they would be able to afford future mortgage payments.

2.2.3 Senior Housing

As shown in (**Error! Reference source not found.**), survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (6 respondents), supportive housing (5 respondents), and downsizing options (4 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (6 respondents).



2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, all five survey participants that responded to the question said that their home is not well serviced by public transit. Survey participants also anticipate that in the next five years, their homes will not be serviced by public transit and will be too far away from amenities.

2.2.5 Homes Needing Repairs

Two out of three respondents that identified their current housing issues said that their home is poor condition and need repair while three respondents felt that homes needing repairs or maintenance was one of the community's overall issue.

2.3 Housing Opportunities

Survey participants were invited to identify opportunities to build new housing or support groups in need. The following are their suggestions:

- Build additional suites or carriage houses for extended members to live together
- Provide additional government support for housing in the region

2.4 Regional Findings

The following section provides a summary of housing challenges and opportunities stakeholder interviewees mentioned that were relevant across all PRRD communities.

2.4.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during industry cycles which increases the availability of housing. However, these industry cycles were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.4.2 Senior Housing

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.4.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.



Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.


2.44 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.4.5 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.



Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.5 Opportunity Areas

2.5.1 Collaborations and Partnerships

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing.

Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.5.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.5.3 Continued Support for Senior Housing and Affordable Housing Options

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.5.4 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
- Provide mental health housing that allow independence for tenants
- Provide private assisted living facilities to increase options and availability for seniors
- Provide housing options for individuals living in hospital care
- Increase funding for the Homeless Prevention Program
- Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

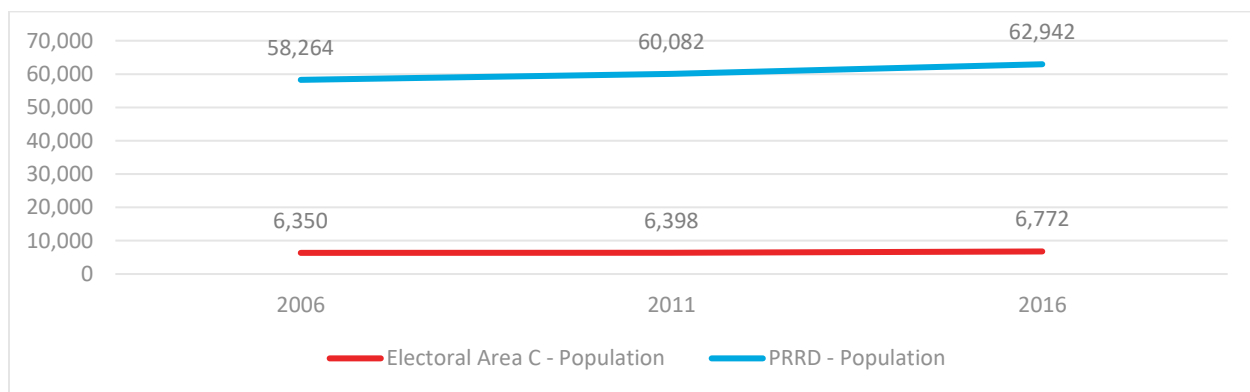
3.0 Electoral Area C Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

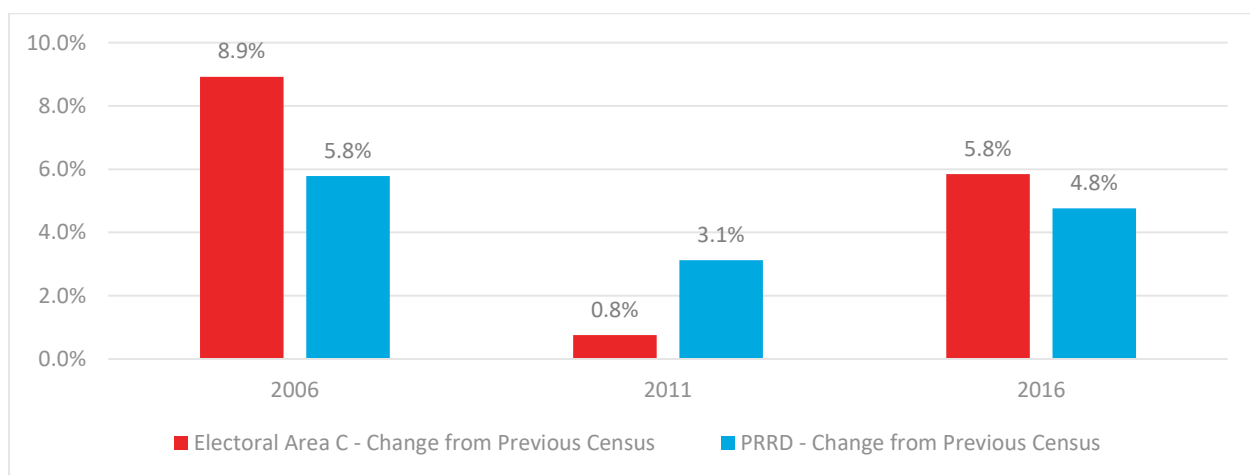
Between 2006 and 2016, Electoral Area C grew by 6.4% from 6,350 to 6,772 residents, an increase of 422 residents. Over the same time period the PRRD grew by 6.4% from 58,264 to 62,942 residents, an increase of 4,678 residents. The population in Electoral Area C grew at a slight rate between 2006 and 2011, before experiencing an increase over the last two census periods (2011 and 2016) (Figure 3).

Figure 3 – Population Changes in Electoral Area C and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

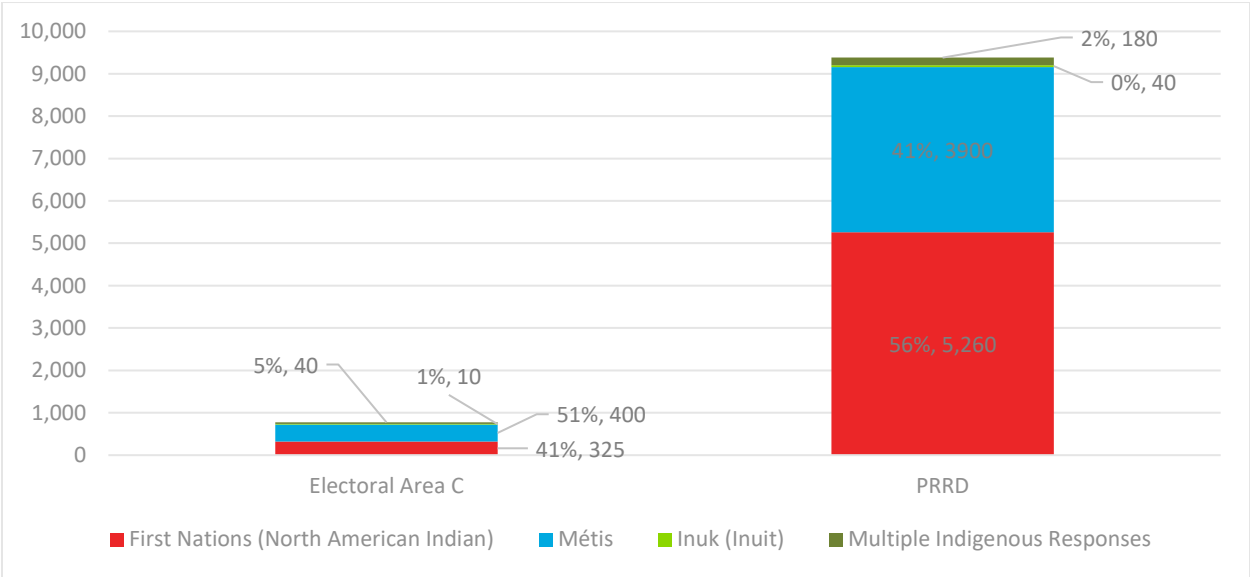
Figure 4 – Population Changes in Electoral Area C and PRRD, 2005-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Electoral Area C has a total of 785 individuals or 11.7% of the population in private households (6,710 individuals) who identify as Indigenous as of the 2016 Census (Figure 55). Of this group, 41% identify as First Nations, 51% as Métis, 5% as multiple indigenous identities, and 1% as Inuk. The Indigenous population in Electoral Area C make up approximately 8% of the overall Indigenous population in the PRRD.

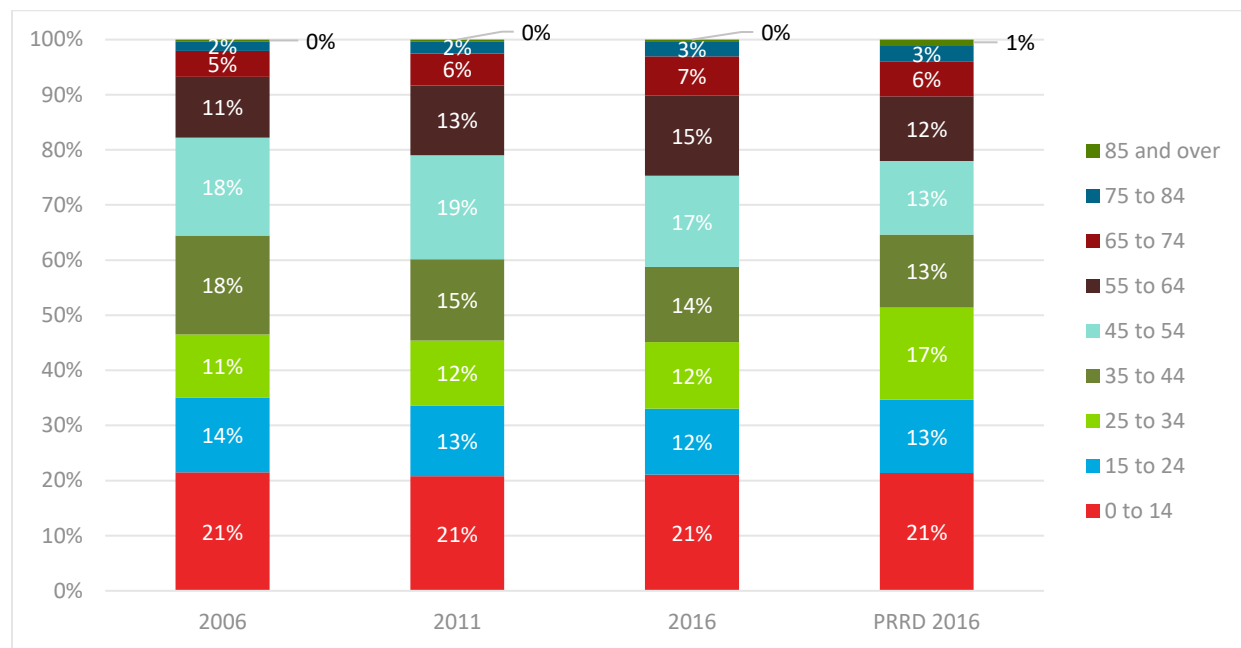
Figure 5 – Indigenous Identity for Populations in Private Households, 2016



3.2 Age

From 2006 to 2016, the median age in Electoral Area C increased from 37 to 38, indicating a trend of older residents in the area, and an older population than the PRRD overall. During the same time period, the median age in the PRRD remained relatively consistent, decreasing from 34.2 to 34.1. The age group distribution in Electoral Area C has a greater proportion of residents in the 45 to 54 age category and fewer residents in the 25 to 34 age category as compared to the PRRD in 2016.

Figure 6 – Age Distribution in Electoral Area C, 2006-2016

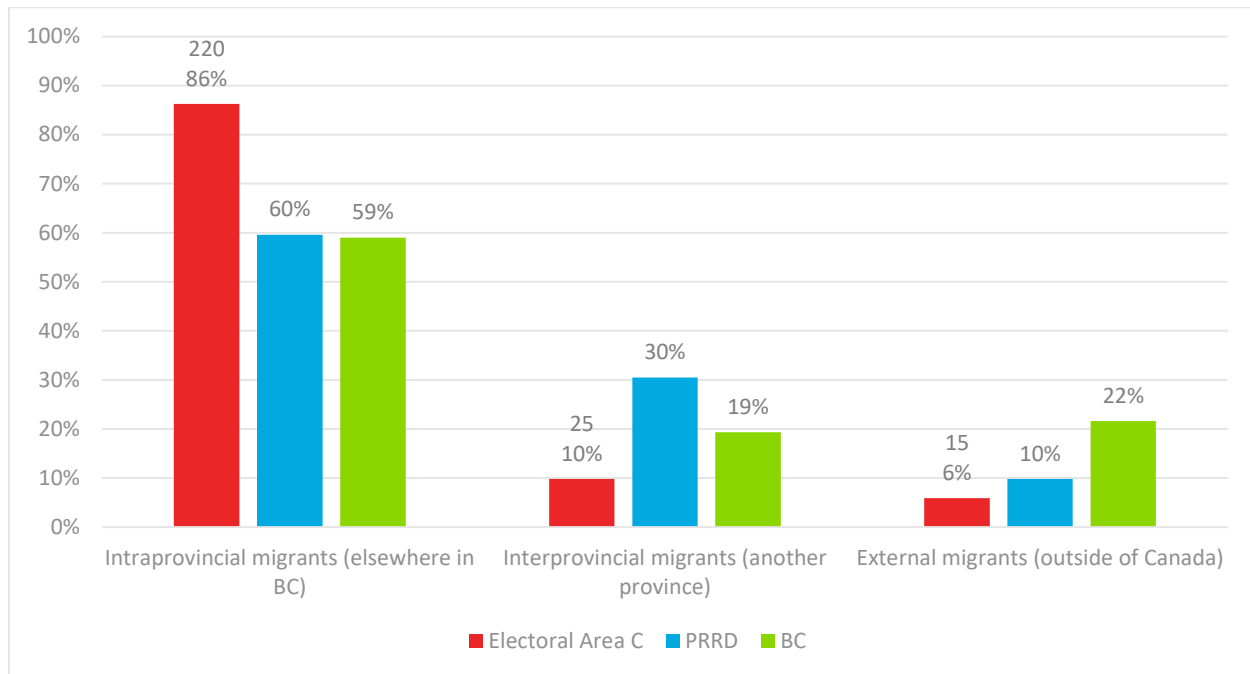


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area C, 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Electoral Area C, 86% were intra-provincial migrants (people who moved from elsewhere in BC), 10% were inter-provincial migrants (people who moved from another province), and 6% were external migrants (people who moved from outside Canada). Compared to the PRRD, Electoral Area C has a lower proportion of individuals who moved intra-provincially. This means the large majority of new residents were from within Canada, with only a small number from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area C, PRRD and BC⁴



Source: Statistics Canada Census Program, Census Profiles 2016

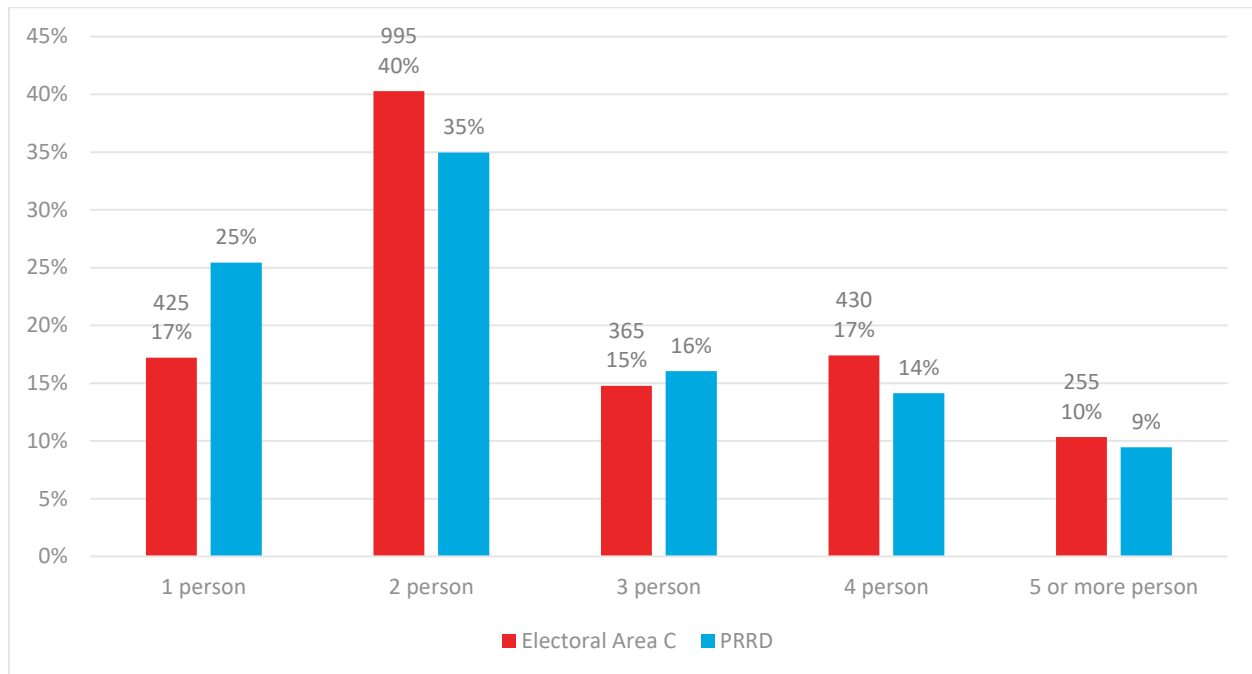
3.4 Households

From 2006 and 2016, the number of households in Electoral Area C grew by 155 households, or 6.4% from 2,315 to 2,470. Compared the average household size for Electoral Area C was 2.7 persons in 2016, compared to the 2.5 persons for the PRRD. The average household size in Electoral Area C did not increased between 2006 and 2016. In 2016, 42% of households in Electoral Area C were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 88). This higher proportion of larger household sizes in Electoral Area C than the PRRD suggests a greater prevalence of families in Electoral Area C than the PRRD, rather than other household types. This correlates to the relatively young median age, and the fact that it decline between 2006 and 2016.

Electoral Area C has a higher proportion of family households with and without children (28%) than the PRRD (and corresponds with the demographic data shown in (Figure 9), and lower proportion of one-person non-census-family households (17%). These figures suggest that families are more likely to live in the Electoral Area than the region, as a whole as family households make up the majority of households in the community (78%).

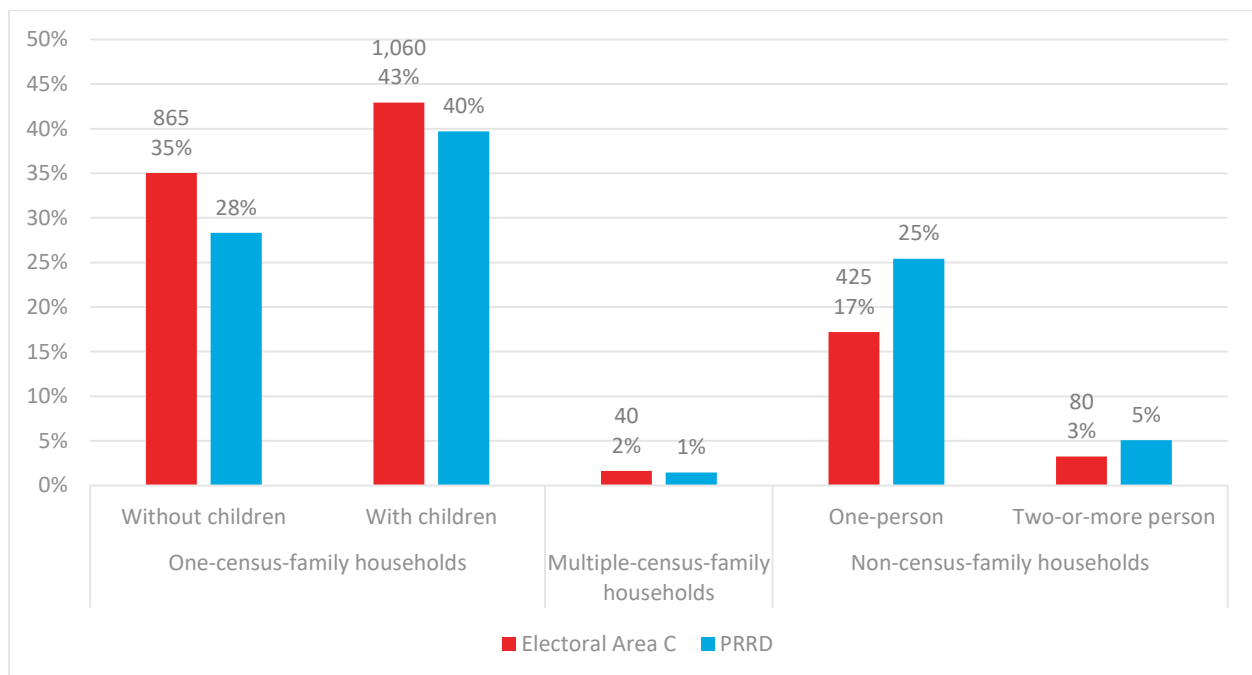
⁴ Due to randomized rounding implemented by Statistics Canada, there are some cases where proportions do not add up to 100%.

Figure 8 – Household by Size in Electoral Area C, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

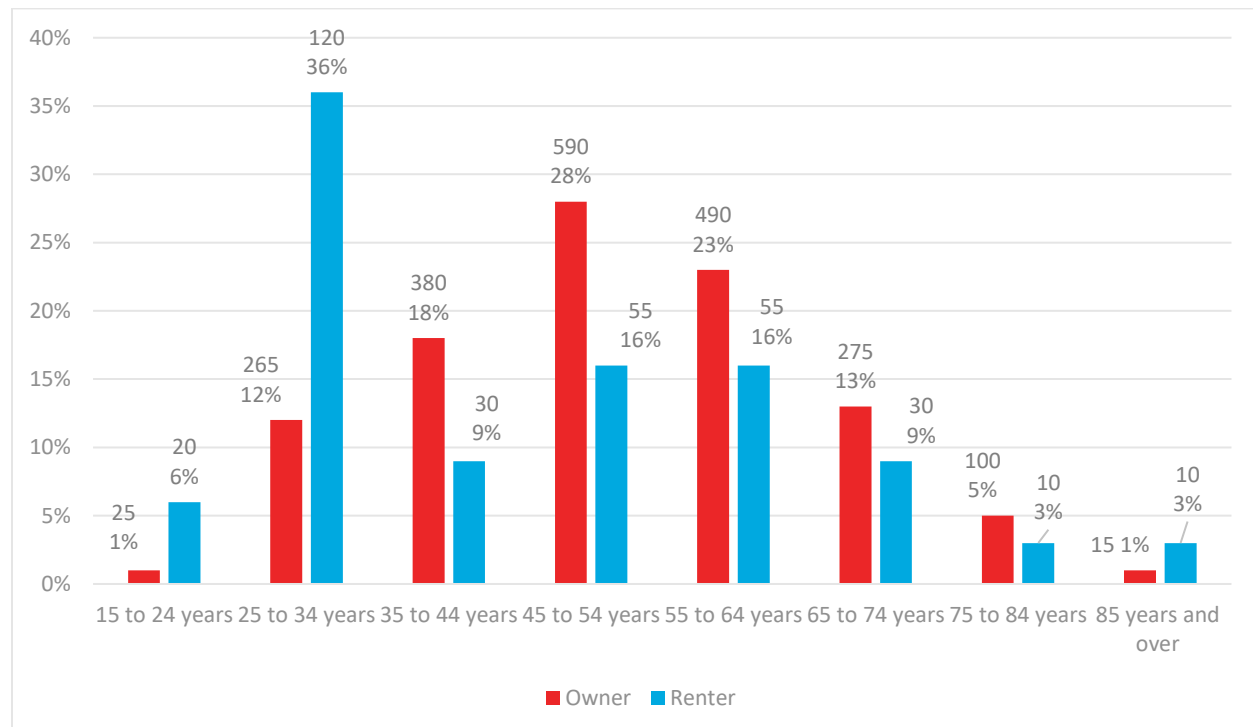
Figure 9 – Households by Household Type in Electoral Area C and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The census allows two to be identified per household and the data is based on the first entry. In Electoral Area C, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (67% of renters were under the age of 55, and 42% were under 35), while 31% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016

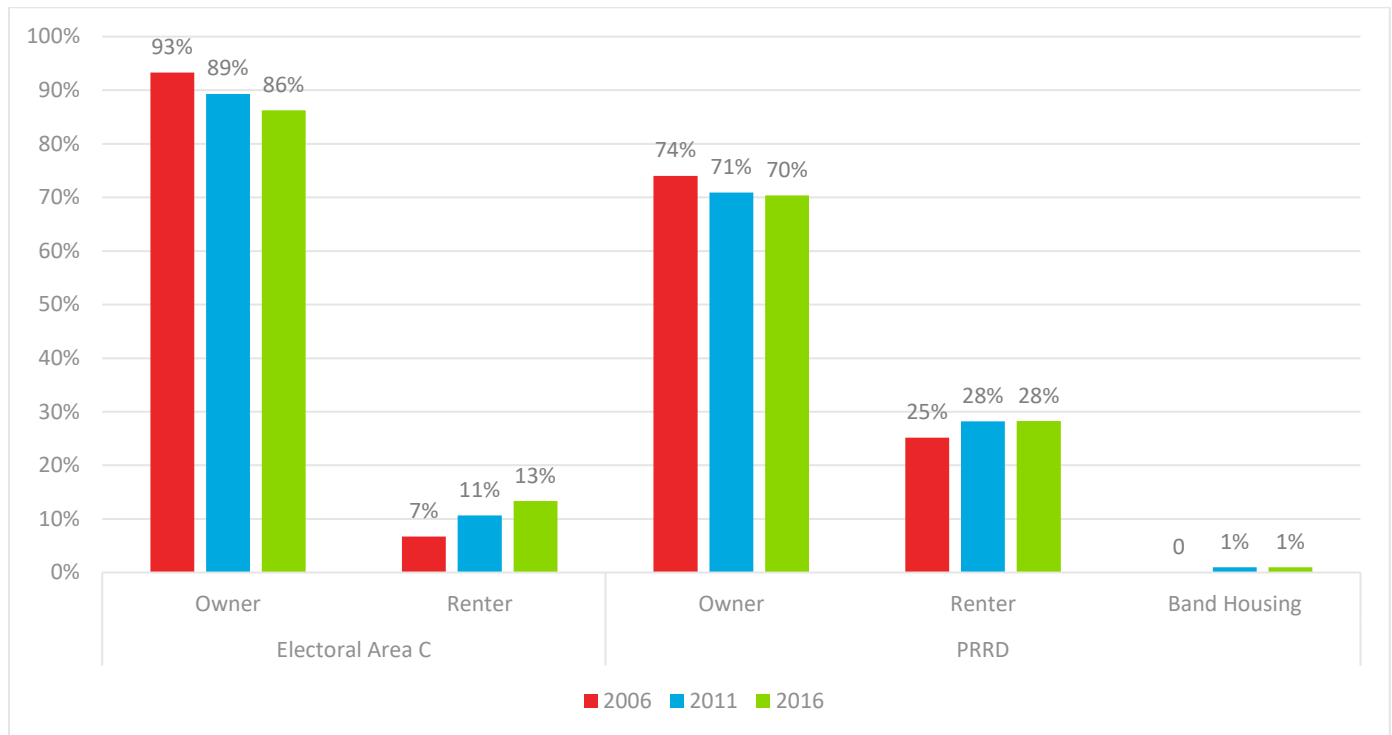


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 TENURE

Electoral Area C has seen the proportion of owner households decline over the past three census periods, from 93% in 2006 to 89% in 2011, and 86% in 2016, leading to a corresponding increase in renter households, from 7% in 2006, 11% in 2011, and 13% in 2016. For comparison, in 2016, 70% of PRRD residents were homeowners and 28% were renters. In part, this tenure breakdown can be attributed to affordable housing prices and high household incomes and a lack of available rental properties within the Electoral Area, which is fairly typical of rural regions and communities. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

Figure 11 – Households by Tenure in Electoral Area C, 2006-2016⁵



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3.5 Economy

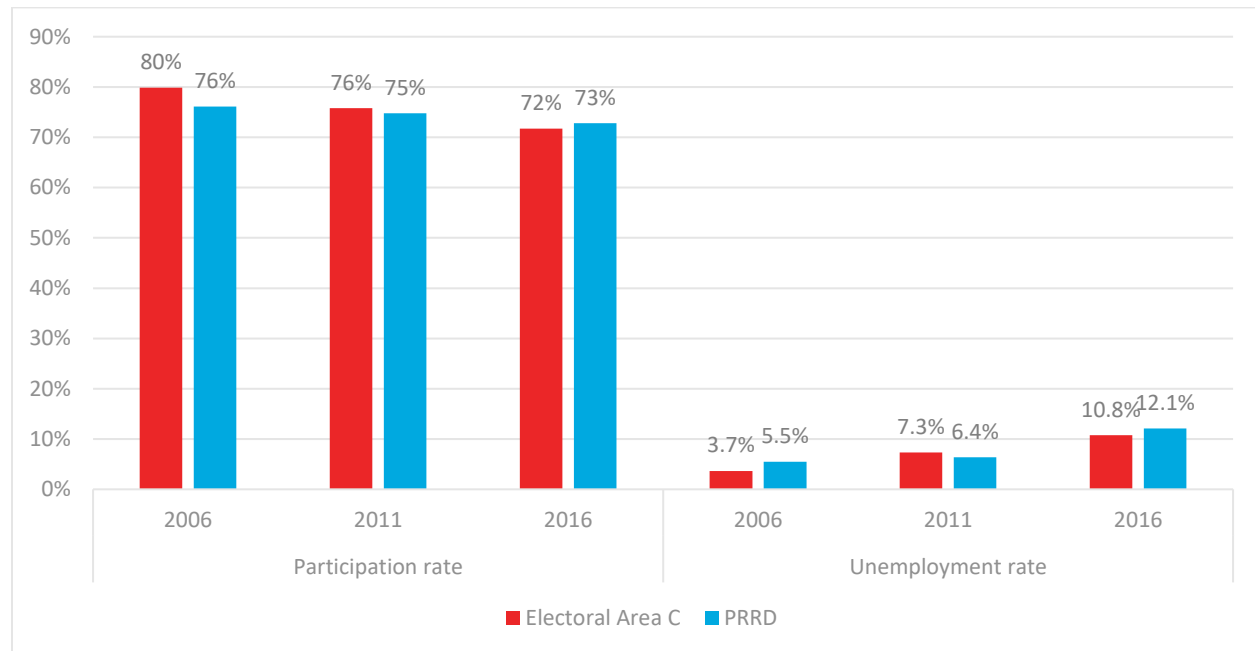
Between 2006 and 2016, the Electoral Area C labour force participation saw a slight decrease in labour participation and an increase in unemployment in 2016. The unemployment rate in Electoral Area C increased from 3.7% to 10.8% over the same time period. This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%, which may be related to the 2014-2015 downturn on the oil and gas industry.

In 2016, the top five industries employing Electoral Area C residents included Mining, quarrying, oil and gas extraction (16%), construction (14%), transportation and warehousing (10%), other services (except public administration) (9%), and retail trade (8%). However, the current distribution of labour force by industry in Electoral Area C is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Electoral

⁵ Where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

Area C and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities such as Fort St. John.

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area C and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

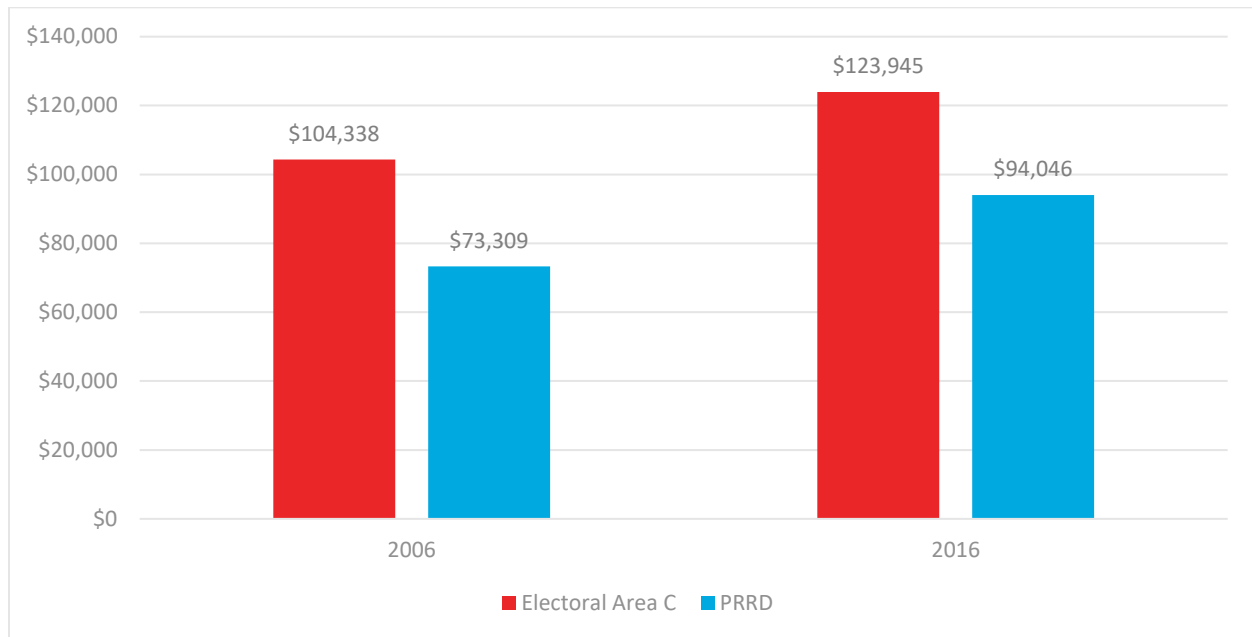
Between 2006 and 2016, median before-tax private household income grew by 17% in Electoral Area C, compared to the 24% across the PRRD. As of 2016, Electoral Area C residents had significantly higher median household incomes than the total PRRD population. In 2016, the median income in Electoral Area C was \$123,945; \$29,046 higher than the PRRD median income of \$94,046 (Figure 1313).

Median household income differs by household type. In Electoral Area C, female lone parents and non-census families (typically individuals living alone) have the lowest median income. Other census families and couples with children had the highest median incomes, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is typically lower than the median owner household income. In Electoral Area C, the median renter household income in 2016 was \$74,836, compared to the median owner household income of \$132,667, meaning median incomes of renter households were about 56% that of owners (Figure 1515). Median renter income also decreased between 2006 and 2011 and rose again between 2011 and 2016. This could be attributed to a larger economic downturn in 2008 and its impacts. Of the renter households,

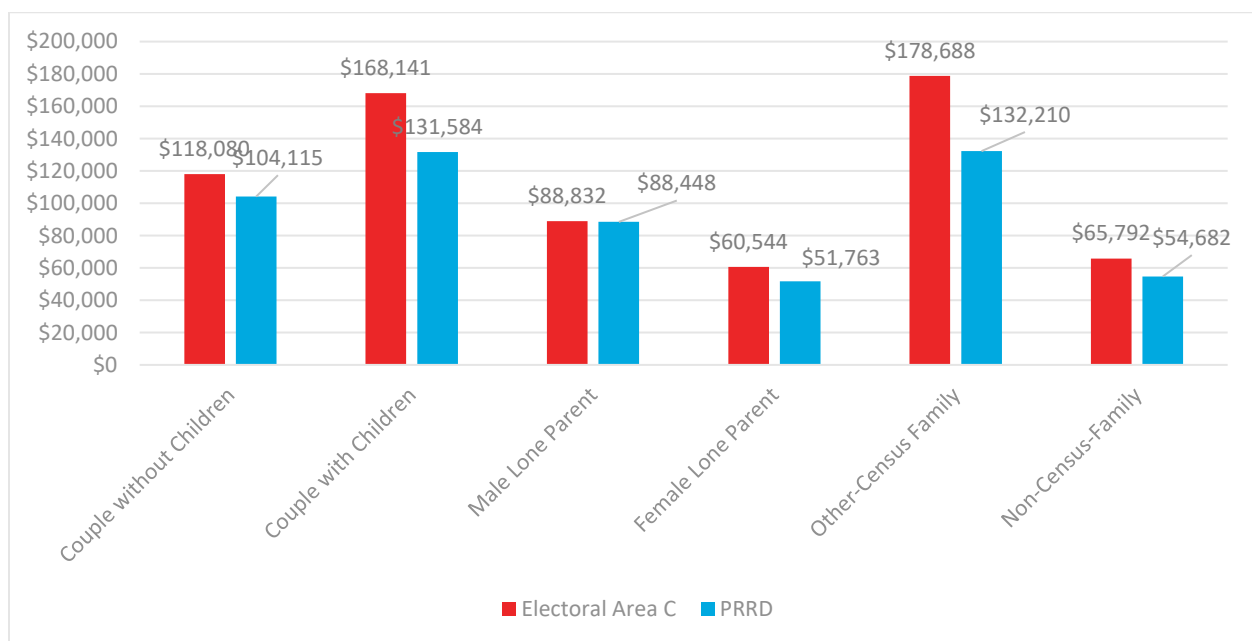
50% earn less than \$80,000 and nearly a third (31%) earn less than \$40,000, while 43% of owner household incomes is \$150,000 and over (Figure 16). This indicates that renters may not necessarily choose this tenure but rent because they are unable to afford ownership as an option.

Figure 13 – Median Before-Tax Private Household Income, 2006-2016



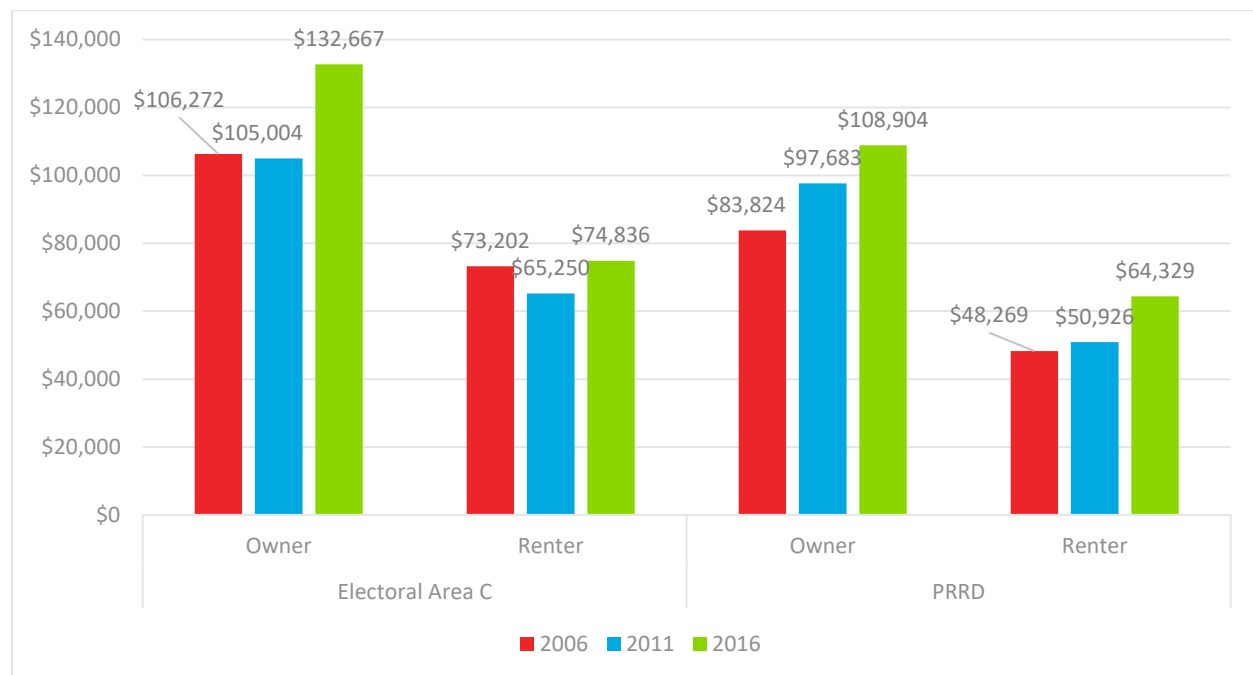
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 14 – Median Total Household Income in Electoral Area C and PRRD, 2016



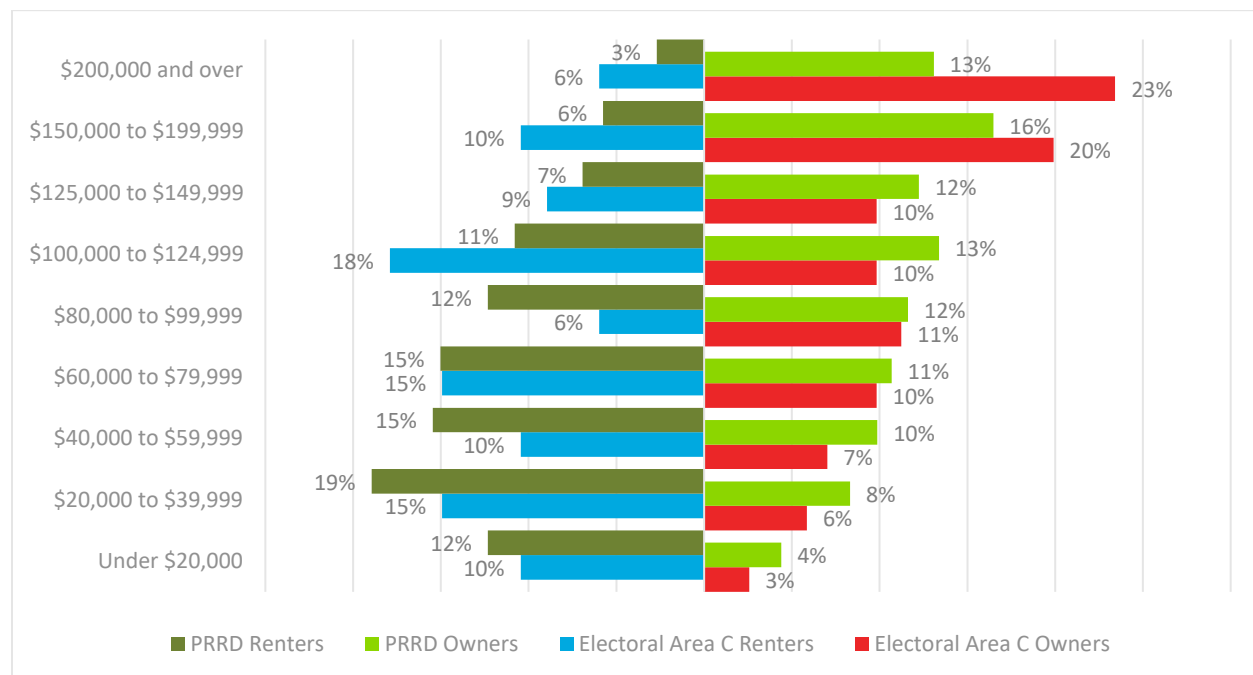
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15 – Median Income by Tenure in Electoral Area C and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16 – Renter and Private Household Income by Income bracket, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



3.7 Summary

Between 2006 and 2016, Electoral Area C population increased only slightly and reached 6,772 in 2016. However, it is estimated that the population began to grow after 2017, and in 2020 is project to be 2,753 (see Section 5.1) The median age of Electoral Area C residents was 35 in 2016, which was comparable to the median age of the total PRRD population of 34.1, indicating a younger population. There are 785 individuals how identify as Indigenous in Electoral Area C (41% First Nations, 51% as Métis, 5% as Multiple Indigenous Responses) who make up 12% of the Electoral C population in private households.

In 2016, Electoral Area C experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 25 new Electoral Area C residents that year relocated to the area from another province and 15 from outside Canada.

The number of households in Electoral Area C increased by 6.4% between 2006 and 2016 and the average household size remained steady. The majority of households in Electoral Area C are occupied by 1 or 2 persons. Compared to the PRRD, Electoral Area C had more family households with and without children and a lower percentage of one-person non-census family households.

In Electoral Area C, 86% of households are owned and 13% are rented, and the median income of both owner and renter households increased from 2006 to 2016. The median income of renter households in 2016 was 56% that of owner households.

Between 2006 and 2016, the unemployment rate in Electoral Area C increased from 3.7% to 10.8% and the participation rate also decreased from 80% to 72%. However, the median income of private households in Electoral Area C increased slightly over the same time period. Households with the highest median income in 2016 were other census families.

Although there was a fluctuating unemployment rate in Electoral Area C between 2006 and 2016 due to a downturn in the oil and gas industry in 2014 and 2015, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

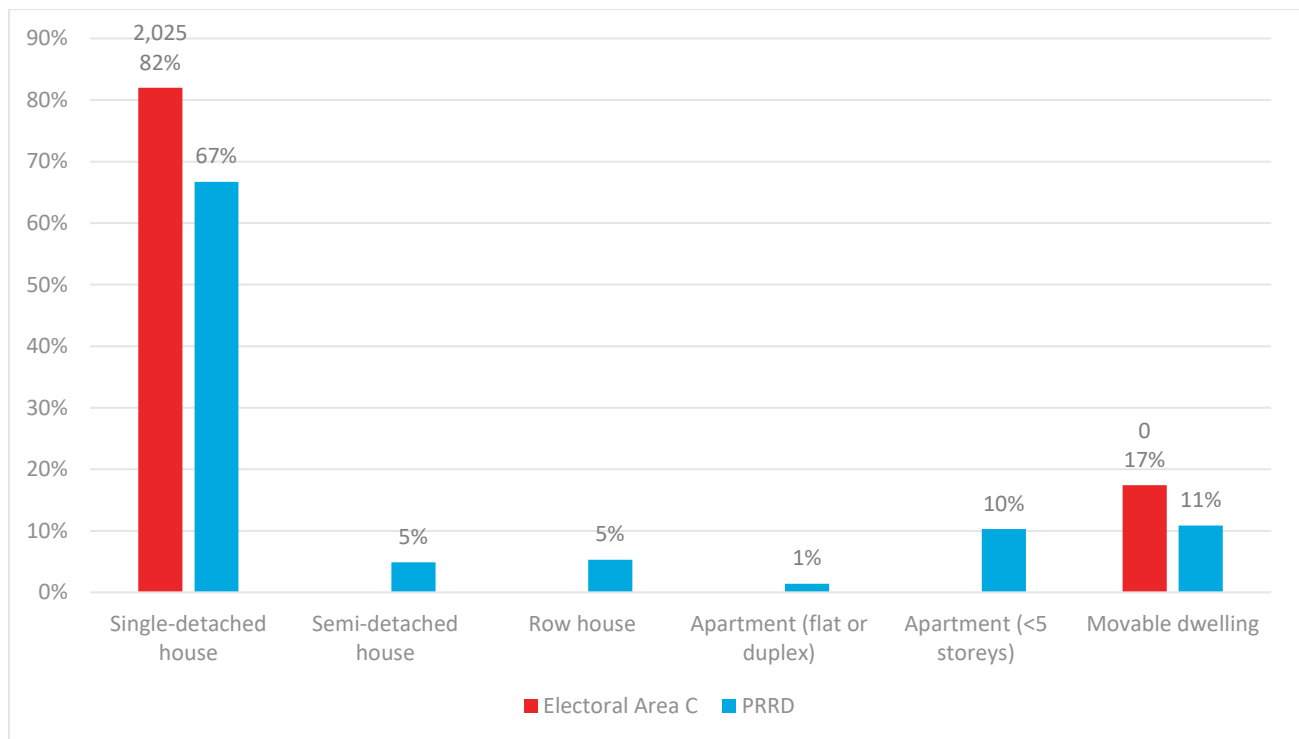
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 HOUSING UNITS

As of 2016, there were 2,470 dwellings in Electoral Area C. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area C are single-detached homes (82%). The other dominant form of housing in Electoral Area C includes movable dwellings, which represent 17% of the housing stock (Figure 177).

Figure 17 – Dwelling by Structure Type in Electoral Area C and PRRD⁶



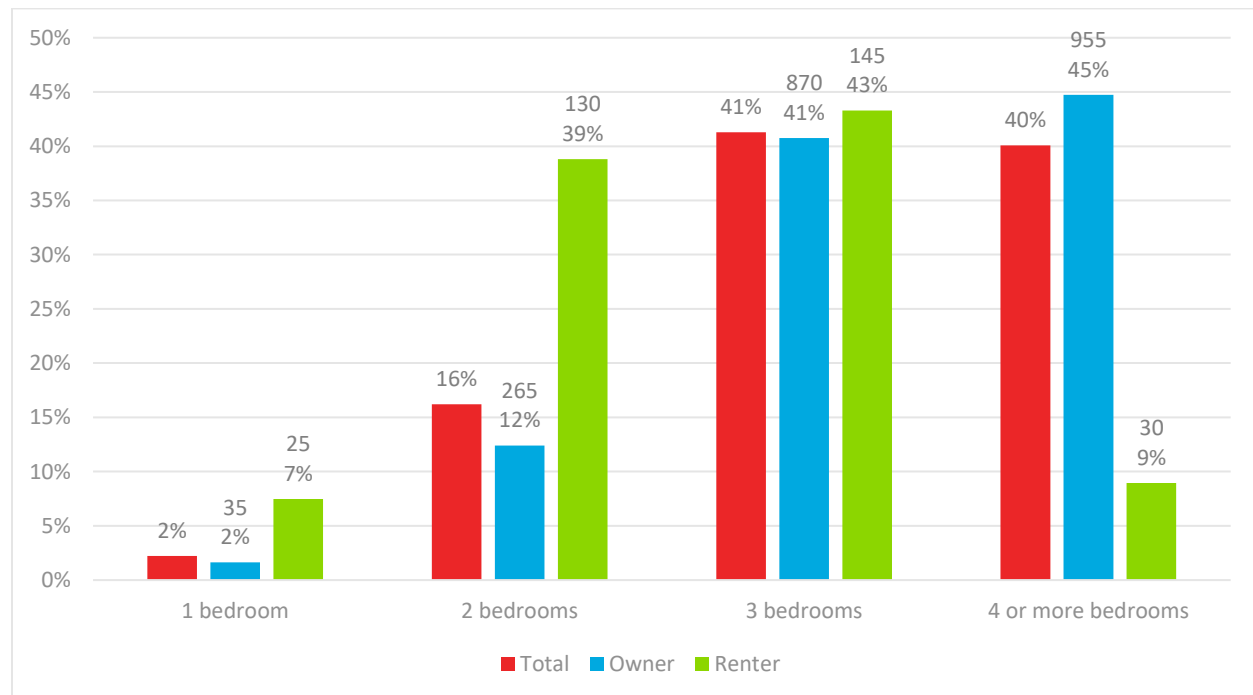
Source: Statistics Canada Census Program, Census Profiles 2016

In 2016, Eighty-one percent (81%) of dwellings in Electoral Area C had three or more bedrooms. Most dwellings with four bedrooms or more were owned (45%), and 9% of the dwellings of that size were rented. Forty-six

⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

percent (46%) of rented dwellings had two bedrooms or fewer. The most common structural housing type in Electoral Area C occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households, while renter households occupied more movable dwellings (30%) compared to owner households (15%). This indicates a strong supply of rented moveable dwellings. There is also a small proportion of renters who occupied an apartment in a flat or duplex.⁷

Figure 18 – Households by Bedroom Number and Tenure in Electoral Area C, 2016⁸

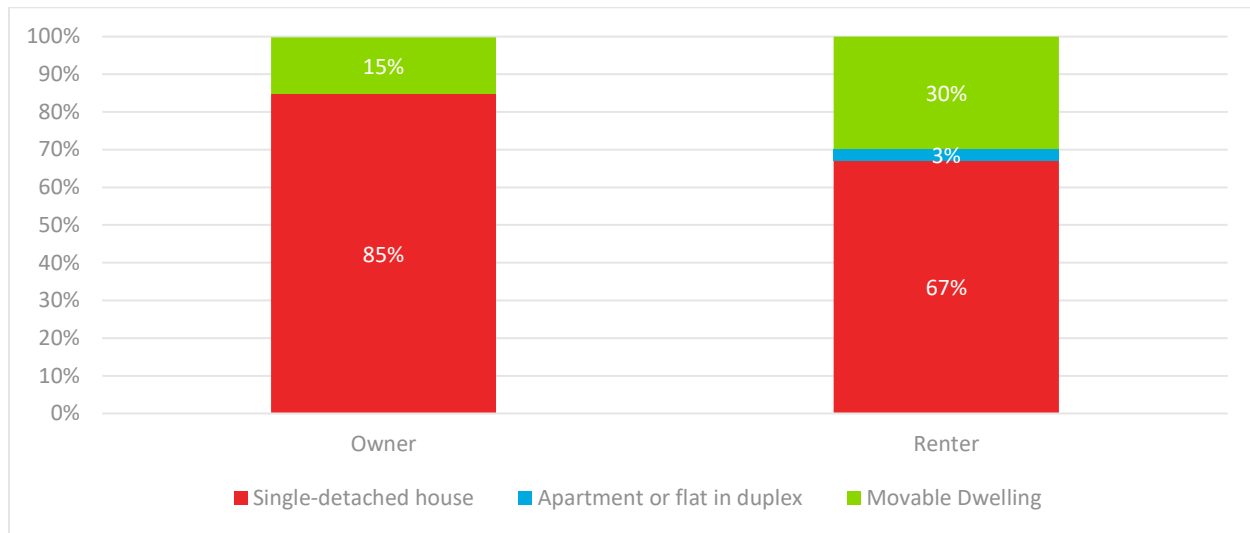


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220

⁷ StatsCan defines a duplex as a single-family dwelling with a secondary suite, not what the public typically identifies as a duplex which is a semi detached dwelling.

⁸ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

Figure 19 – Dwellings by Structure Type and Tenure, 2016

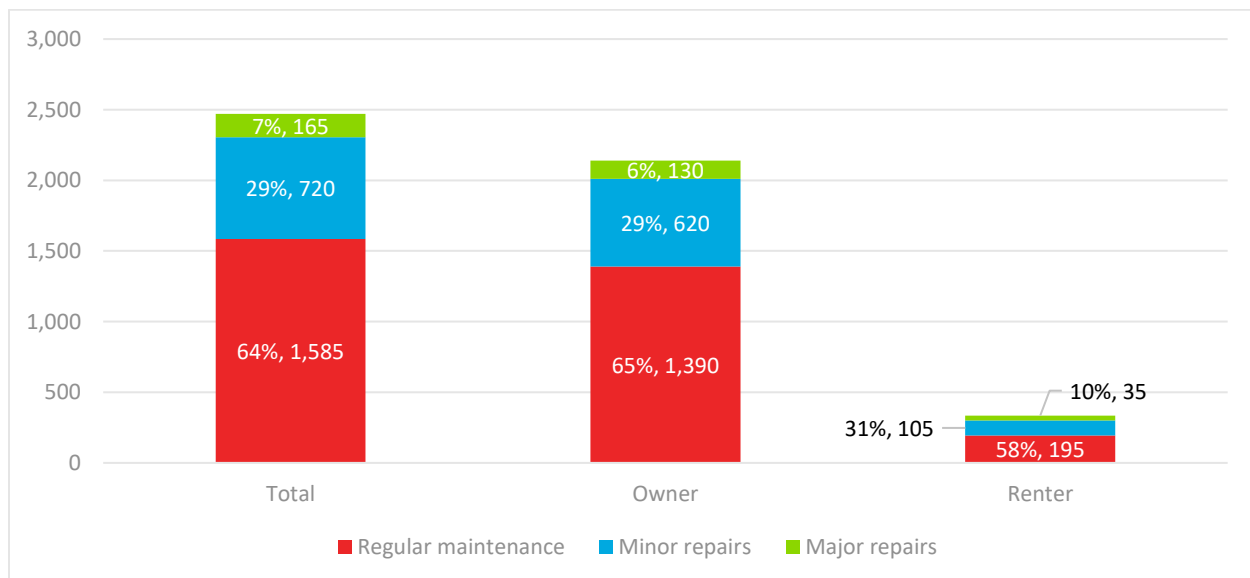


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.2 CONDITION OF HOUSING

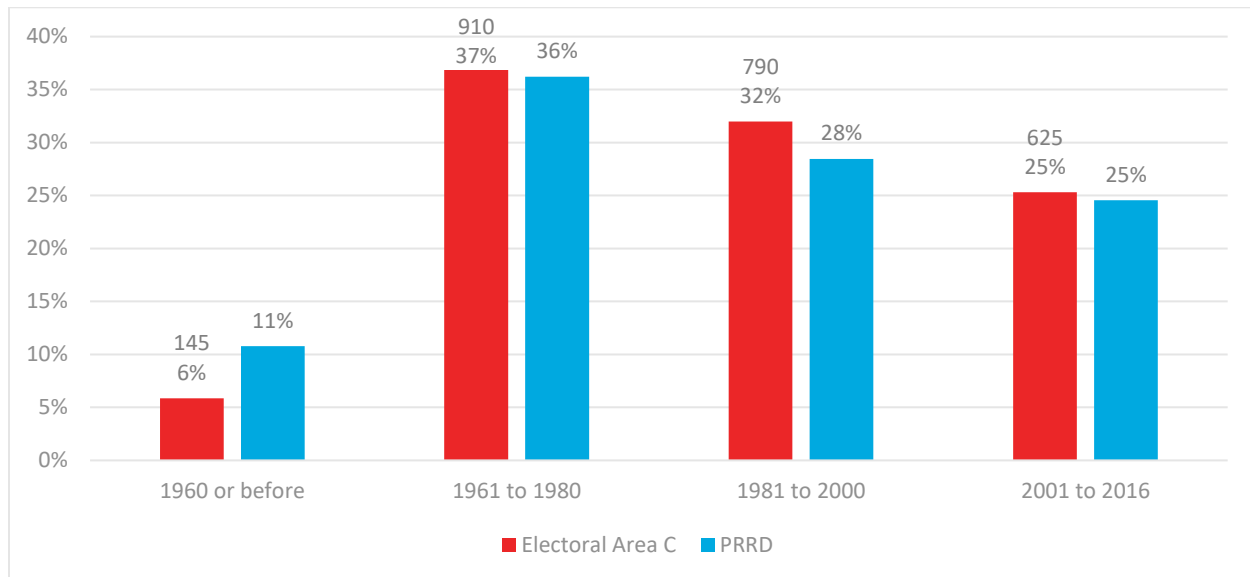
In 2016, dwelling conditions were similar between renter and owner households, with most dwellings requiring regular maintenance only (64% of all dwellings), while 29% required minor repairs and 7% required major repairs (Figure 20). Compared to the PRRD, dwellings in Electoral Area C were slight older, with the highest proportion of houses being built before 1981 (43%) as compared to 47% of homes being built in the same time period in the PRRD (Figure 21).

Figure 20 – Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 21 – Dwellings by Period of Construction in Electoral Area C and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area C, 93% of private dwellings were occupied and 7% (193 units) were unoccupied (Table 1).

Table 1 – Occupied Private Dwellings, Electoral Area C, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	2,664	100%
Private dwellings occupied by usual residents	2,471	93%
Private dwellings not occupied by usual residents	193	7%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral C remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area C, 2016-2019

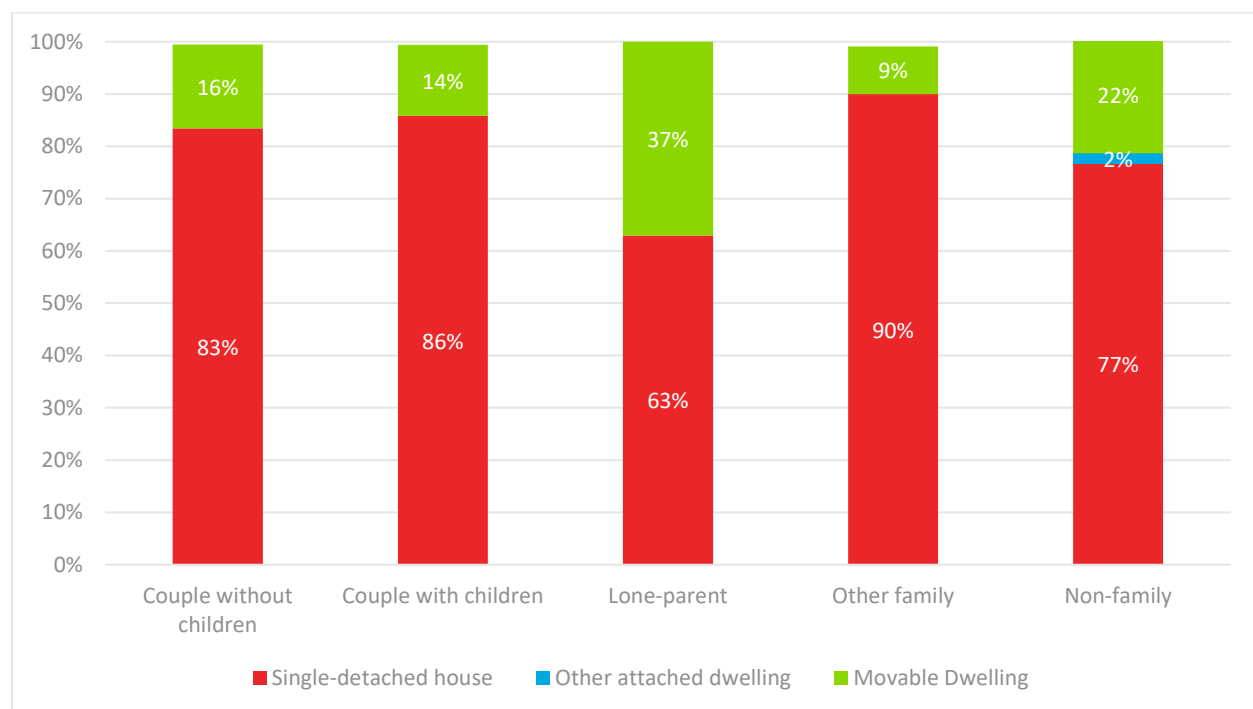
	2016	2017	2018	2019
Residential Dwelling Building Permits	11	13	6	8
Demolition Permits	0	1	1	1

Source: Peace River Regional District, 2020

4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Electoral Area C, the majority of all family types live in a single-detached house. The remaining proportion of households reside either in a movable dwelling and a small proportion occupy other attached dwellings, indicating that these dwelling types may be affordable options for households who can't afford single family homes in Electoral Area C (Figure 22).

Figure 22 – Households by Structure and Family Type in Electoral Area C, 2016⁹



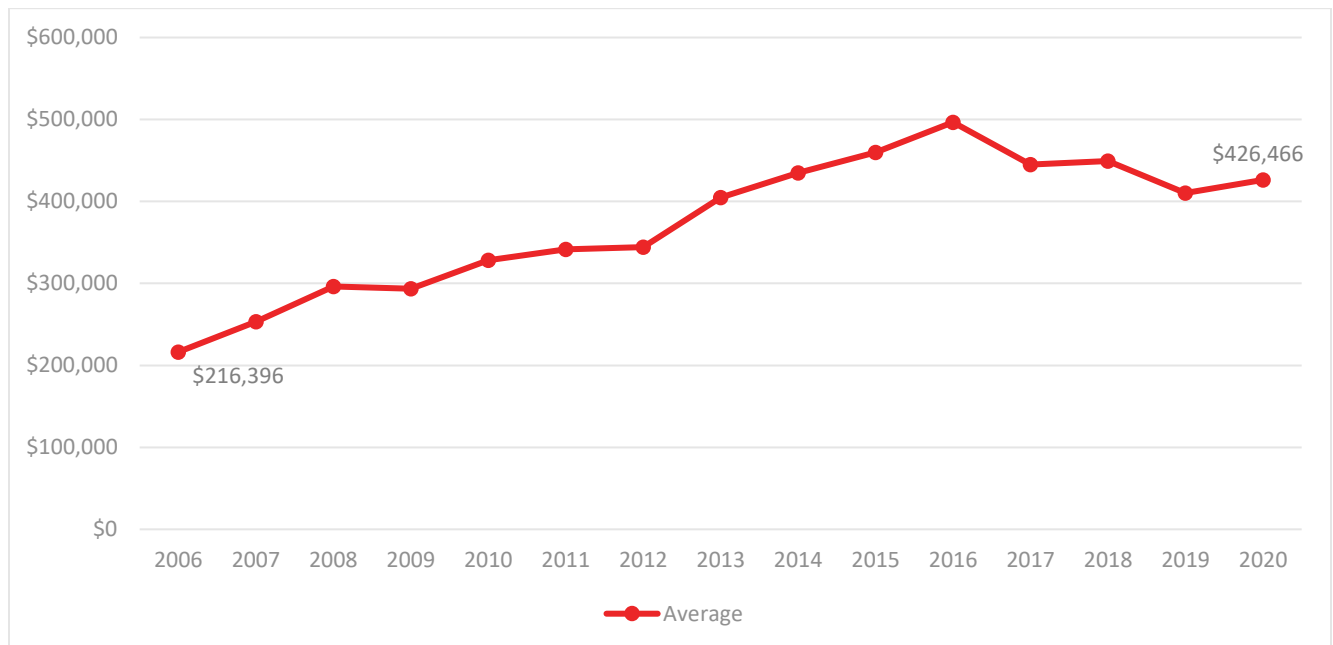
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁹ The graph below includes both owners and renters. “Other attached dwelling” includes apartment or flat in a duplex, row house, semi-detached house.

4.2 Trends in Homeownership Market

Based on assessment values for residential properties in Electoral Area C, the average house value (e.g. includes all housing types), has increased from \$216,396 to \$426,466 over the last 14 years (Figure 23). This equivalent to an increase of approximately 97% from 2006 to 2020. The upward trend has been steady for Electoral Area C over this time period.

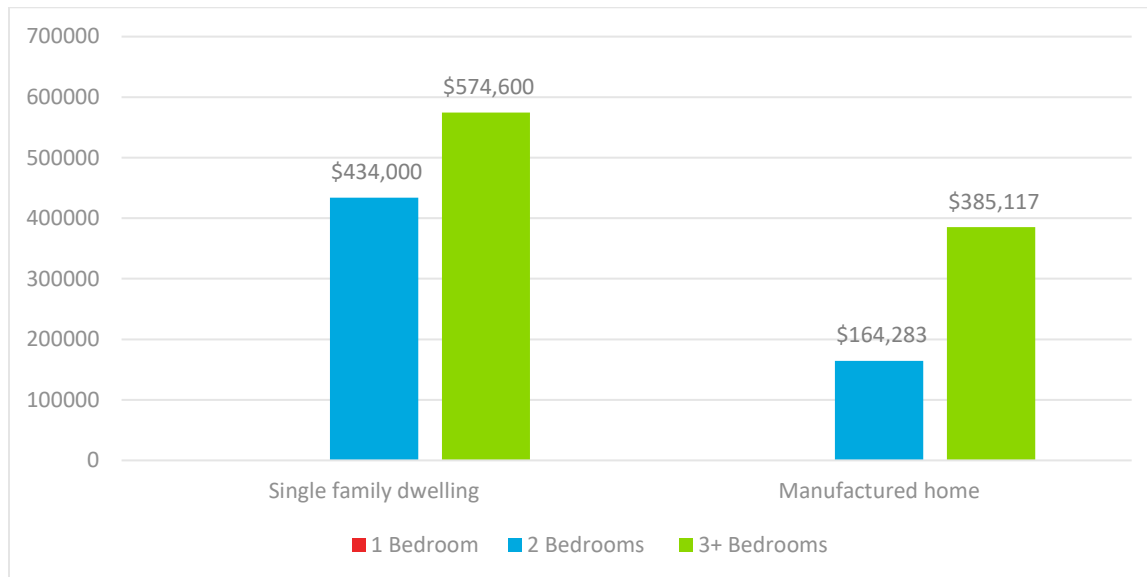
Figure 23 – Average Assessed Residential Values in Electoral Area C, 2006-2020



Source: BC Assessment, 2019

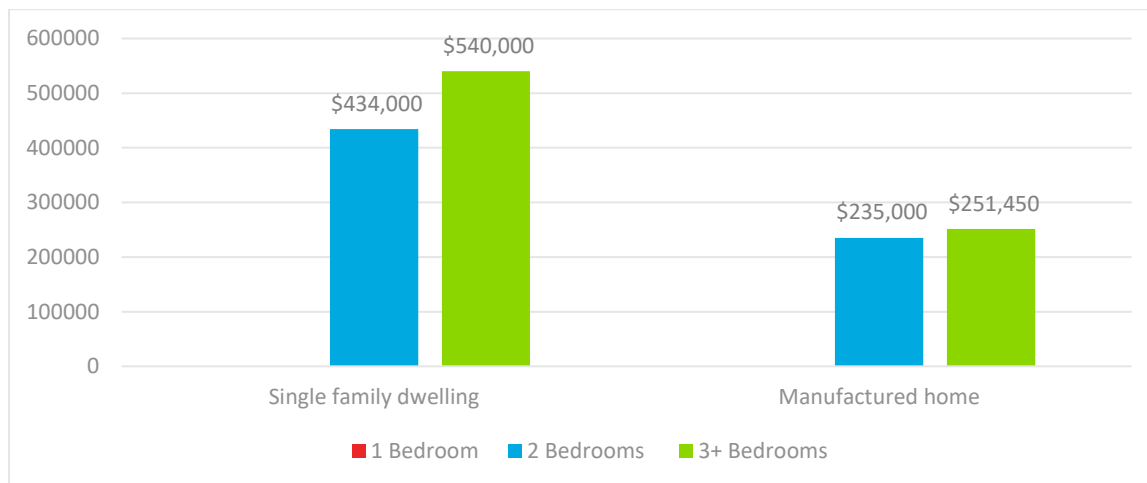
In the Electoral Area C homeownership market, single family dwellings with three or more bedrooms had the highest average conveyance price in 2019. Two-bedroom single family dwellings were comparable on average to manufactured homes with three or more bedrooms (Figure 24). Duplexes with three or more bedrooms had the highest median residential value, followed by single family dwellings also with three or more bedrooms (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24 – Average Residential Category by Conveyance Price Type and Bedroom Type in Electoral Area C, 2019



Source: BC Assessment, 2019

Figure 25 – Median Residential Category Residential Value by Type and Bedroom Type in Electoral Area C, 2019



Source: BC Assessment, 2019



4.2.1 HOMEOWNERSHIP AFFORDABILITY GAP ANALYSIS

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area C.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.¹⁰

The main gaps in affordability are in non-census families affording single family dwellings as well as lone parent families and non-census families in affording a row house style dwelling (Table 3). Other family types have considerably higher median household incomes than these family types because they typically can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

¹⁰ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area C¹¹

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single Family Home (\$299,202)
Couples without children	\$89,224	\$2,231	-\$879
Couples with children	\$127,052	\$3,176	\$67
Lone parent families	\$51,262	\$1,282	-\$1,828
Non-census families	\$49,714	\$1,243	-\$1,867
Other census families	\$135,021	\$3,376	\$266

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

Sources: Statistics Canada, 2016, BC Assessment, 2019.

4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area C. Additionally, data for short-term rental market is unavailable for Electoral Area C. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and core housing need (sections 4.7 and 4.8) provide an indication of the challenges renters currently face in Electoral Area C.

4.4 Non-Market Housing

As of March 31, 2020, there was one reported non-market unit in Electoral Area C where BC Housing had a financial relationship, which was a rental assisted unit in the private market.

¹¹ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

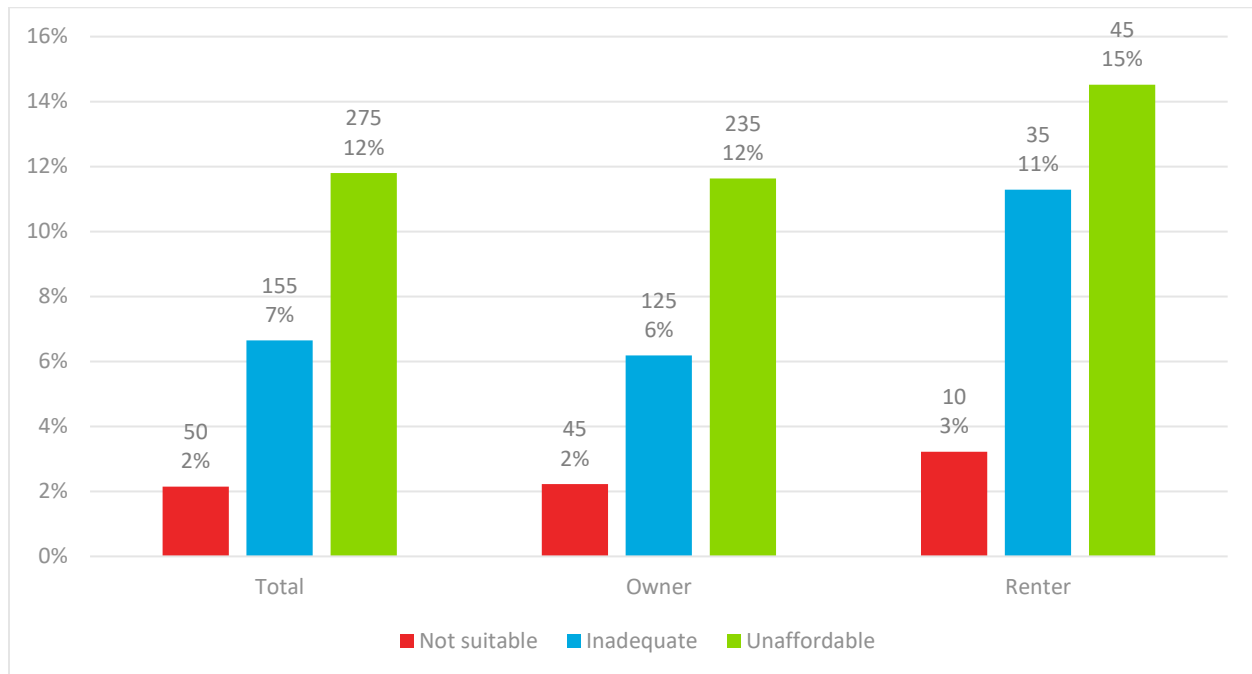
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area C, as of 2016, 7% of households were living in inadequate housing, and 2.1% were living in unsuitable housing (Figure 26). Affordability is the most common housing standard not met in Electoral Area C, typical of the regional and provincial trends. Twelve percent (12%) of all households in 2016 spent 30% or more of their income on shelter costs, including 15% of renter households and 12% of owner households. Renter households were nearly twice as likely to experience adequacy issues, compared to owners; however suitability and affordability issues were relatively comparable. Typically renters experience much higher rates of affordability issues; however, this does not appear to be the case in Electoral Area C. Although there are higher proportions of renter households not meeting suitability, adequacy, and affordability standards, it is important to remember there were 2,135 owner households in Electoral Area C in 2016, compared to 330 renter households.

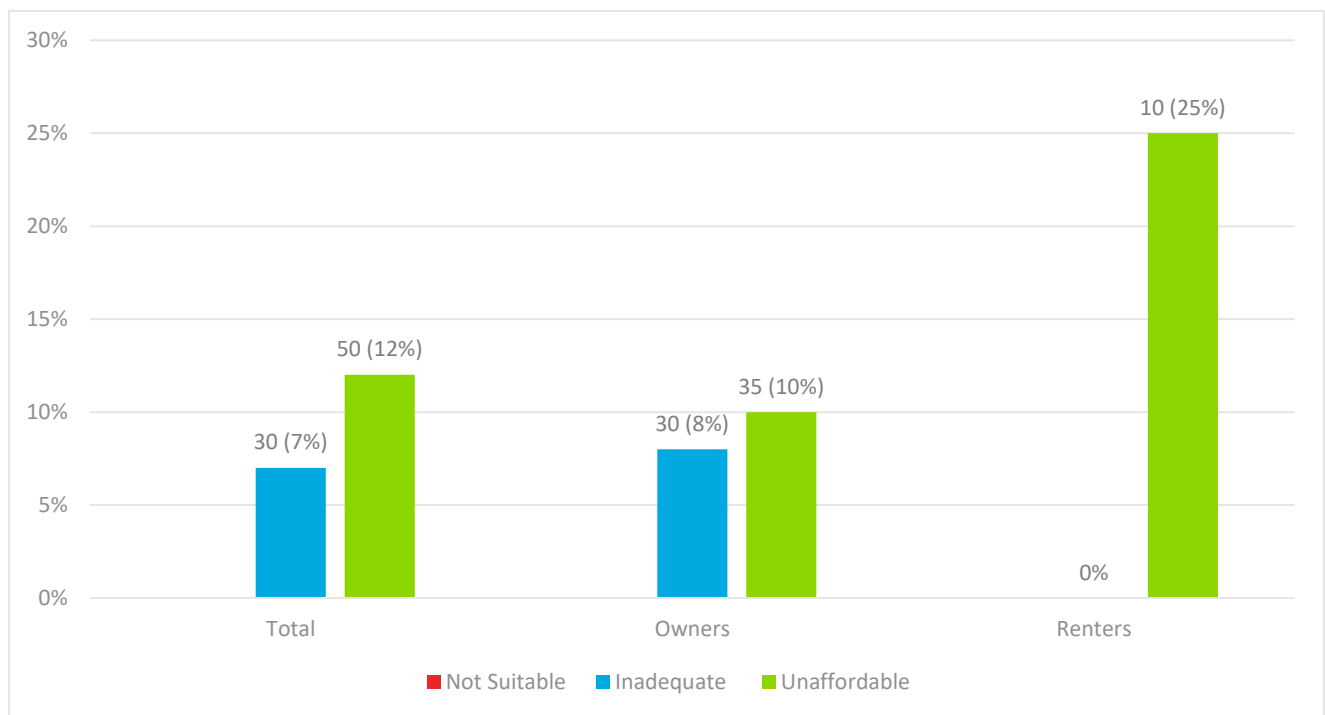
Figure 26 – Unsuitable Housing by Tenure for Private Households in Electoral Area C, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide insight into how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area C (aged 65 and over), 7% of senior households experiencing housing needs had issues with adequacy and 12% had issues with affordability. Seniors who rent are more likely to experience issues with affordability and adequacy, however they also represent a relatively small portion of overall households. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area C.

Figure 27 – Housing Indicators of Senior Households, 2016



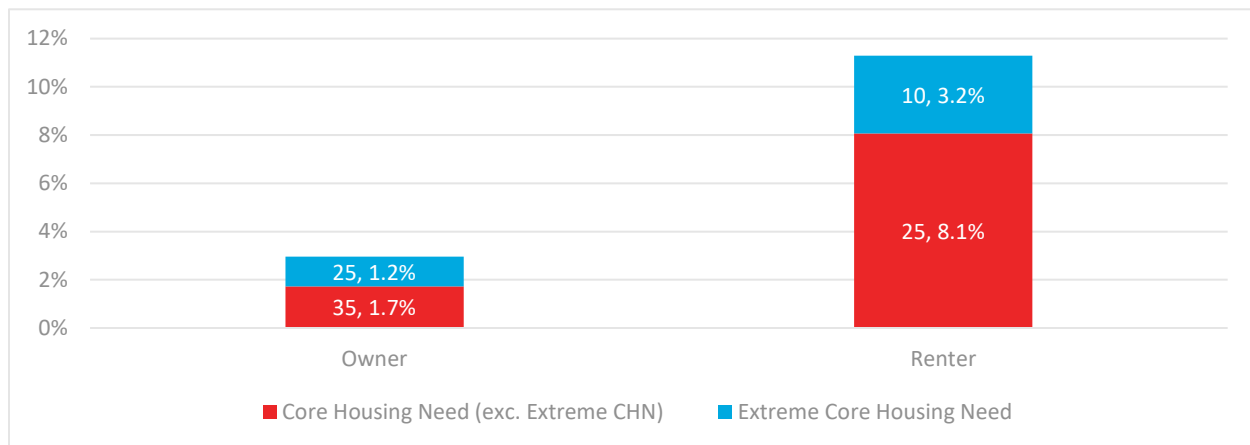
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016231

4.8 Core Housing Needs

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

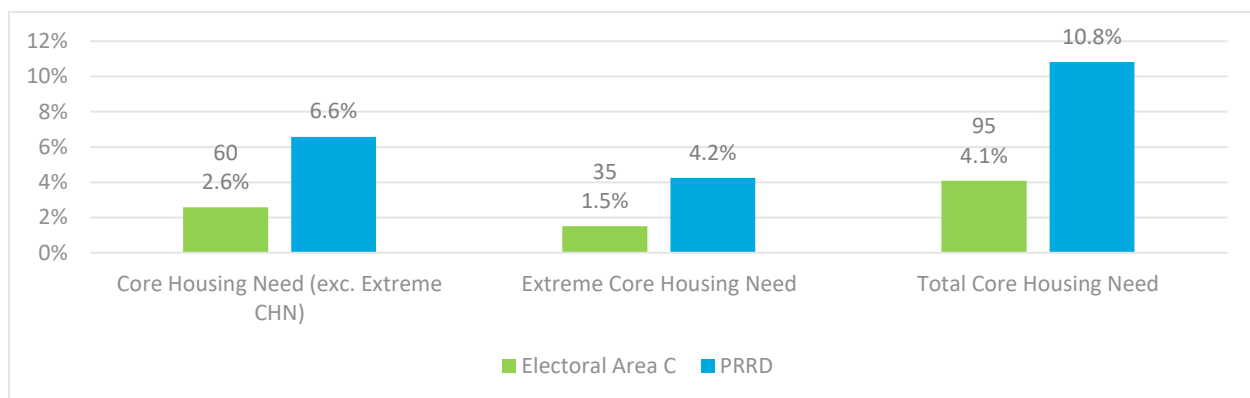
In 2016, Electoral Area C had a much higher proportion of renters than owners experiencing Core Housing Need (11.3% vs. 2.9%) (Figure 28). Of renter households experiencing core housing need, 3.2% were experiencing extreme core housing need as compared to 1.2% of owner households. As compared to the PRRD, Electoral Area C has a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 29).

Figure 28 – Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


Figure 29 – Private Households in Core Housing Needs in Electoral Area C and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4.9 Summary

As of 2016, there were 2,470 dwellings in Electoral Area C, 82% of which were single-detached dwellings. The remaining units were movable dwellings and a small proportion of other dwelling types. Of all dwellings, 81% had three or more bedrooms, while 57% of all households had one or two occupants, suggesting some of the population may be living in larger homes than they need. Eighty-six percent (86%) of owned dwellings had three or more bedrooms and 46% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 85% single-detached houses and 15% movable dwellings. Rented dwellings consisted of 67% single-detached houses, 30% movable dwellings, and 3% apartment or flats in a duplex. There may be a lack of options within Electoral Area C for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.



Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area C dwellings, 64% require only regular maintenance and 29% require minor repairs, leaving only a small proportion needing major repairs. The need for repairs also corresponds with the fact that 57% of dwellings in the District were built after 1980. In 2019 the average sales price for a single-family dwelling (3 bedrooms) was \$574,600.

Of all households in Electoral Area C in 2016, 7% were living in inadequate dwelling units, 2% were living in unsuitable conditions, and 12% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of owners than renters experienced core housing need (11.3% vs. 2.9%). Of senior households, 7% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 17% were experiencing more than one housing need indicator. This suggests there may be a lack of affordable rental options with Electoral Area C that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

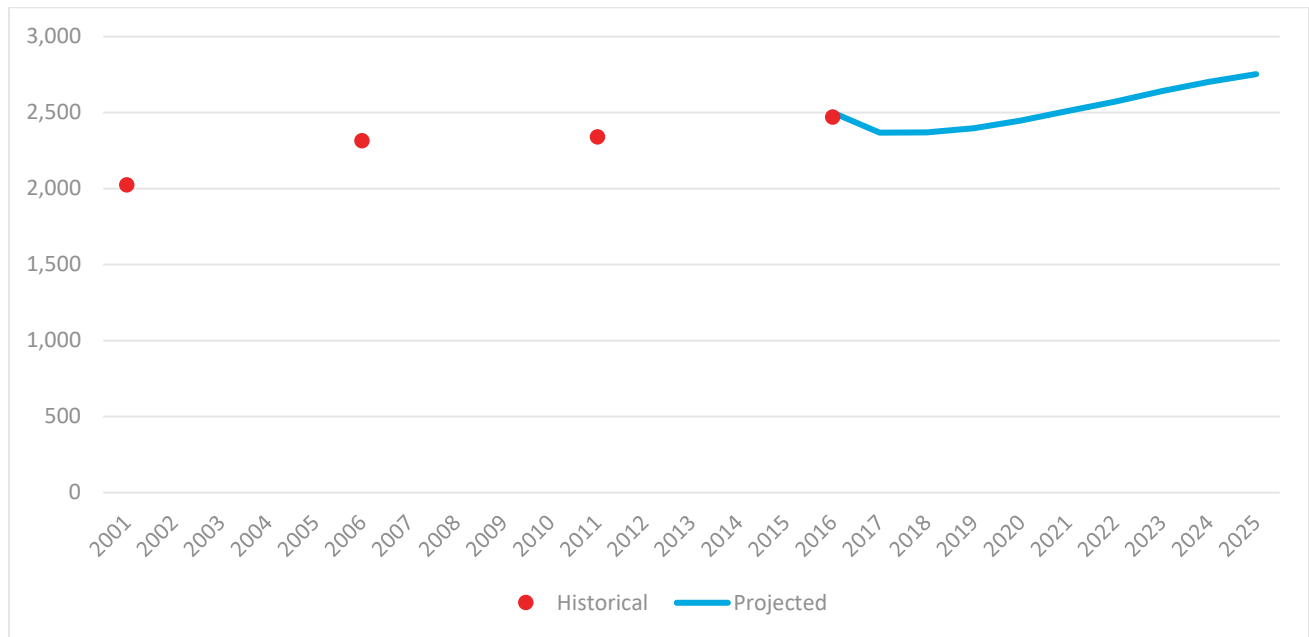
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River North Rural for Electoral Area C. While the service area's boundaries encompass a larger area than Electoral Area C, the projections provide insight as to how population growth may occur in Electoral Area C if it were to follow sub-regional trends. Appendix C provides a summary of the population projection methodology used in this report.

5.1 Population and Household Growth

Traditionally, Electoral Area C has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area C's population projection trend for that time period. The slight decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area C population is expected to start growing again between 2016 and 2025, but only reach a population of approximately 7,195 (Figure 30). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 30 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	2,500	2,448	2,753	52	305

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

5.2 Age Projections

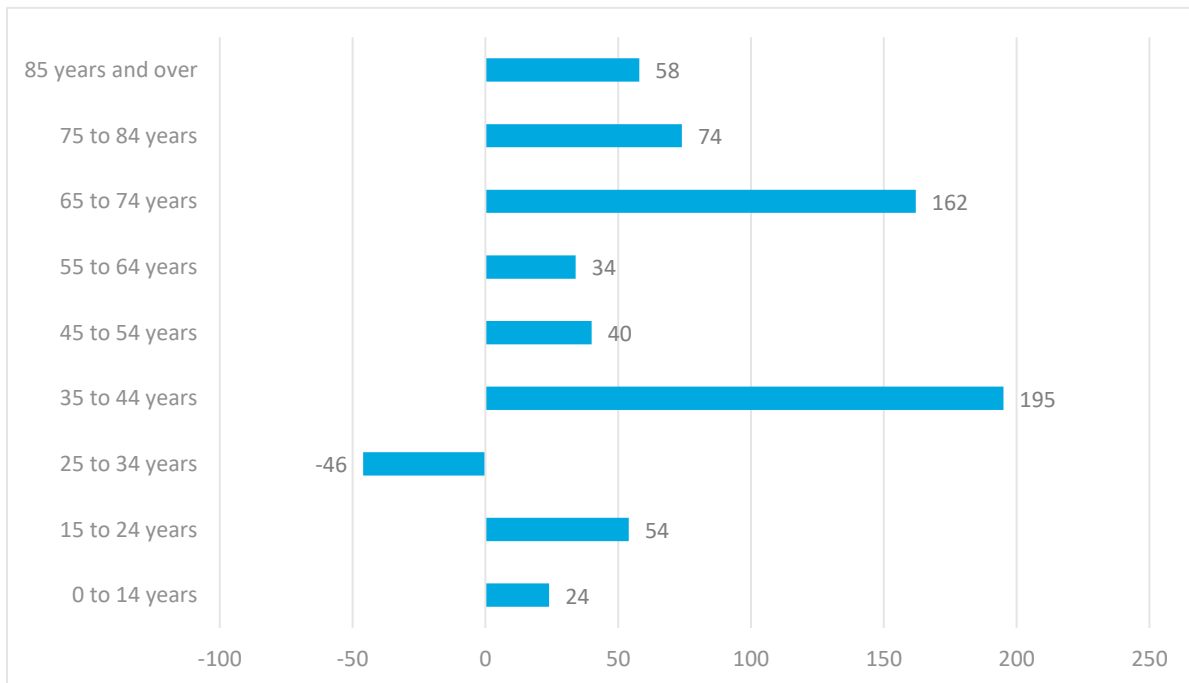
Between 2016 and 2020 the most significant population decline was in the 15 to 24 years age category. It is projected that between 2020 and 2025 the most significant decline will be in the 25-34 years age category (Table 5).

Table 5 – Projected Population Change by Age, 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-13	24
15 to 24 years	-58	54
25 to 34 years	-94	-46
35 to 44 years	27	195
45 to 54 years	-146	40
55 to 64 years	4	34
65 to 74 years	43	162
75 to 84 years	17	74
85 years and over	50	58
Total	-170	595

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

Figure 31 – Projected Population Change by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projection

Table 6 – Median and Average Age, 2016-2025

	2016 Actual	2016 Estimate	2020	2025
Median	38.7	38.6	39.0	40.9
Average	37.5	37.5	38.3	39.9

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

5.3 Household Projections

The number of households in Electoral Area C increased by 52 between 2016 and 2020 and is expected to increase again by 305 households by 2025 (Table 7).

Table 7 – Projected Households Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	2,500	2,448	2,753	52	305

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

The number of households only increased in households with couples without children between 2016 and 2020. It is expected that between 2020 and 2025, all households are expected to increase across all family types, most significantly in the couples without children category. This likely related to the aging population trend, which is typically accompanied by an increase in households comprised of individuals living alone and couples without children, as adult children age and move out.

Table 8 – Household Change Projections by Census Family Type 2016-2025

	2016 to 2020	2020 to 2025
Couple without Children	19	150
Couple with Children	-51	67
Lone-Parent	-6	13
Other-Census-Family	-4	9
Non-Census-Family	-10	66
Total	-52	305

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. The estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will require 2-bedroom dwellings.

Table 9 – Household by Family Types to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-52	305	253
Anticipated Housing Units	0	305	305
Bachelor/ 1 Bedroom	0	115	115
2 Bedroom	0	124	124
3+ Bedroom	0	66	66

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to increase to 7,195. Accordingly, the number of households is expected to increase to 2,753 by 2025. Most growth is expected to be driven by growth in the 35 to 44 years and 65 to 74 years age category, indicating an increasingly senior led population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples without children. As a result, most new housing units needed to meet these households' needs are expected to be small units.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry, and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future¹².

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

¹² Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle- or low-income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹³


The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;

¹³ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandu.ca/jrcd/article/view/837/185>

- 
- Providing financial incentives such as tax breaks on multi unit developments;
 - Encouraging the establishment of long term lease agreements to mitigate constant turnover;
 - Encouraging the development of additional hotels, apartments, and condo units; and
 - Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹⁴.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the

¹⁴ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



unemployment rate across British Columbia reached 11% in July 2020¹⁵. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹⁶.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁷.

¹⁵ Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹⁶ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁷ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback. They will be supported by evidence from the work.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area C based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area C can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-52	305	253
Anticipated Housing Units	0	305	305
Bachelor/ 1 Bedroom	0	115	115
2 Bedroom	0	124	124
3+ Bedroom	0	66	66

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of core housing need is one of the most pressing housing issues facing residents in Electoral Area C. Twelve percent (12%) of all Electoral C households in 2016 spent 30% or more of their income on shelter costs, including 15% of renter households (15 households) and 12% of owner households (235 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.



8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households increased, from 7% to 13% representing an increase of 175 renter households in the community. Renter households predominantly reside in single-detached dwellings (67%), with the remaining renter households occupying movable dwellings (15%) or apartments and duplex dwellings (3%).

In 2016, Electoral Area C had a higher proportion of renters (8% or 25 households) than owners (1.7% or 35 households) experiencing Core Housing Need.

8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require. Stakeholders identified the lack of supportive housing for individuals with mental health challenges to be one of the top issues in the Electoral Area.

8.2.4 HOUSING FOR SENIORS

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family. Stakeholders identified the lack of affordable senior housing options to be one of the top housing issues in the Electoral Area.

Of senior households in Electoral Area C (aged 65 and over) 12% of households experiencing housing need had issues with affordability and 7% had issues with adequacy.

8.2.5 HOUSING FOR FAMILIES

Families in Electoral Area C are generally well served by the housing choices available to them. Over 83% of couples with children, couples without children, and other families live in a single-detached house, while 67% of lone-parent families and 77% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy other single attached dwellings.

8.2.6 HOMELESSNESS

Homelessness was identified as an issue in Electoral Area C through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.



8.2.7 CONCLUSION

- The households in Electoral Area C with the lowest household incomes included female lone parent households and non-census family households.
- Median incomes of renter households were 56% less than owner households in Electoral Area C in 2016.
- In 2016, Electoral Area C had a higher proportion of renters than owners experiencing Core Housing Need (11.3% vs. 2.9%). Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (3.2% vs. 1.2%). Overall, Electoral Area C has 25 renter households and 35 owner households in Core Housing Need.
- Across Electoral Area C, 11% of renter households had issues with adequacy, 15% with affordability, and 3% with suitability.
- Of senior households in Electoral C, 12% (50 households) had issues with affordability.
- Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
- Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
- In Electoral Area C, the most apparent housing need is affordable housing and adequate housing options for seniors.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>


Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax



income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).”
Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>


Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>



Multiple Census Families: A household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>


Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.



Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$216,396	\$253,344	\$296,142	\$293,725	\$328,271	\$341,375	\$344,255	\$404,636
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$434,823	\$459,778	\$496,661	\$445,129	\$449,365	\$410,091	\$426,466
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$225,513	\$264,374	\$307,469	\$301,760	\$322,647
Dwelling with Suite	\$119,900	\$141,200	\$164,200	\$100,900	\$129,700
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$79,440	\$83,762	\$106,028	\$106,584	\$120,015
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$333,719	\$334,366	\$391,450	\$414,851	\$440,733
Dwelling with Suite	\$129,700	\$128,100	\$151,800	\$161,800	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$123,180	\$119,945	\$137,041	\$144,056	\$151,604
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$474,391	\$436,526	\$436,542	\$386,121	\$392,237
Dwelling with Suite	N/A	N/A	\$594,667	\$532,000	\$519,464
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$159,461	\$145,013	\$134,374	\$127,735	\$132,827
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$174,611	\$220,521	\$239,571	\$251,179	\$298,997
2	\$108,304	\$123,804	\$145,110	\$146,843	\$169,083
3+	\$264,360	\$308,346	\$356,483	\$350,181	\$387,248
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$239,571	\$251,179	\$298,997
2	N/A	N/A	\$145,110	\$146,843	\$169,083
3+	N/A	N/A	\$356,483	\$350,181	\$387,248

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$315,324	\$327,748	\$382,038	\$390,070	\$421,983
2	\$172,441	\$172,042	\$199,605	\$220,071	\$227,893
3+	\$401,421	\$404,249	\$475,480	\$507,779	\$535,474
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$315,324	\$327,748	\$382,038	\$390,070	\$421,983
2	\$172,441	\$172,042	\$199,605	\$220,071	\$227,893
3+	\$401,421	\$404,249	\$475,480	\$507,779	\$535,474

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$455,654	\$413,553	\$415,205	\$383,139	\$382,905
2	\$246,648	\$212,154	\$211,256	\$201,729	\$210,989
3+	\$576,860	\$518,251	\$522,858	\$474,712	\$493,318
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$455,654	\$413,553	\$415,205	\$383,139	\$382,905
2	\$246,648	\$212,154	\$211,256	\$201,729	\$210,989
3+	\$576,860	\$518,251	\$522,858	\$474,712	\$493,318

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$155,207	\$200,457	\$264,407	\$264,003	\$250,913	\$312,010	\$313,687	\$397,274
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A


	2014	2015	2016	2017	2018	2019	2020
Average	\$155,207	\$200,457	\$264,407	\$264,003	\$250,913	\$312,010	\$313,687
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$189,635	\$326,168	\$323,577	\$365,102	\$296,656
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$60,820	\$101,464	\$107,401	\$104,294	\$122,395
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$360,212	\$383,590	\$405,942	\$432,891	\$487,433
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$142,369	\$126,254	\$166,271	\$116,432	\$172,252
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A



	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$512,553	\$416,069	\$426,094	\$385,023	\$362,111
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$164,207	\$187,032	\$148,096	\$147,650	\$170,771
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$237,214	\$500,000	\$206,000	#DIV/0!	\$152,500
2	\$64,825	\$111,901	\$139,518	\$141,129	\$118,040
3+	\$218,964	\$256,178	\$322,580	\$330,167	\$332,605
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$355,000	N/A	\$454,000	N/A	\$242,024
2	\$204,729	\$153,341	\$231,660	\$190,627	\$245,313
3+	\$356,202	\$381,526	\$465,979	\$508,389	\$550,669
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$240,000	N/A	\$350,000	N/A	\$146,050
2	\$224,221	\$221,056	\$191,259	\$236,603	\$161,744
3+	N/A	N/A	\$545,432	\$538,510	\$444,999
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	3,965	3,825	3,805

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,965	100%	3,825	100%	3,800	100%
All Categories	3,960	100%	3,800	99%	3,780	99%
11 Agriculture, forestry, fishing and hunting	195	5%	285	7%	175	5%
21 Mining, quarrying, and oil and gas extraction	570	14%	485	13%	615	16%
22 Utilities	75	2%	50	1%	40	1%
23 Construction	475	12%	445	12%	550	14%
31-33 Manufacturing	130	3%	200	5%	175	5%
41 Wholesale trade	170	4%	85	2%	95	3%
44-45 Retail trade	295	7%	420	11%	315	8%
48-49 Transportation and warehousing	425	11%	300	8%	365	10%
51 Information and cultural industries	65	2%	25	1%	15	0%
52 Finance and insurance	125	3%	30	1%	100	3%
53 Real estate and rental and leasing	105	3%	130	3%	70	2%
54 Professional, scientific and technical services	265	7%	215	6%	215	6%
55 Management of companies and enterprises	40	1%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	150	4%	100	3%	100	3%
61 Educational services	135	3%	225	6%	160	4%
62 Health care and social assistance	185	5%	150	4%	175	5%
71 Arts, entertainment and recreation	70	2%	50	1%	40	1%
72 Accommodation and food services	195	5%	180	5%	140	4%
81 Other services (except public administration)	250	6%	265	7%	325	9%
91 Public administration	40	1%	170	4%	100	3%
Not Applicable	0	0%	20	1%	25	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	285	100%
Commute within census subdivision (CSD) of residence	2,100	100%
Commute to a different census subdivision (CSD) within census division (CD) of residence	520	25%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	1,545	74%
Commute to a different province or territory	25	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$126,136	\$120,627	\$149,441
Owner	\$128,985	126,474	\$159,046
Renter	\$86,020	\$71,002	\$87,971

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	6,265	6,310	6,615
Mover	690	955	740
Migrant	375	435	255
Non-migrant	315	520	485
Non-mover	5,570	5,355	5,875

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$126,136	\$120,627	\$149,441

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,310	100%	2,340	100%	2,470	100%
\$0-\$4,999	50	2%	100	4%	25	1%
\$5,000-\$9,999	10	0%	30	1%	20	1%
\$10,000-\$14,999	35	2%	30	1%	20	1%
\$15,000-\$19,999	50	2%	50	2%	30	1%
\$20,000-\$24,999	30	1%	35	1%	50	2%
\$25,000-\$29,999	75	3%	50	2%	60	2%
\$30,000-\$34,999	45	2%	20	1%	75	3%
\$35,000-\$39,999	80	3%	30	1%	10	0%
\$40,000-\$44,999	55	2%	30	1%	45	2%
\$45,000-\$49,999	65	3%	35	1%	60	2%
\$50,000-\$59,999	90	4%	125	5%	65	3%
\$60,000-\$69,999	95	4%	170	7%	120	5%
\$70,000-\$79,999	140	6%	85	4%	145	6%
\$80,000-\$89,999	140	6%	130	6%	155	6%
\$90,000-\$99,999	155	7%	210	9%	115	5%
\$100,000-\$124,999	390	17%	365	16%	270	11%
\$125,000-\$149,999	255	11%	235	10%	240	10%
\$150,000-\$199,999	320	14%	315	13%	455	18%
\$200,000 and over	235	10%	295	13%	515	21%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	155	100%	245	100%	325	100%
Renter households in subsidized housing	N/A	N/A	0	0%	10	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area C are presented here.

A total of 14 respondents from Electoral Area C responded to the survey, including one individual that identified as Inuit and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

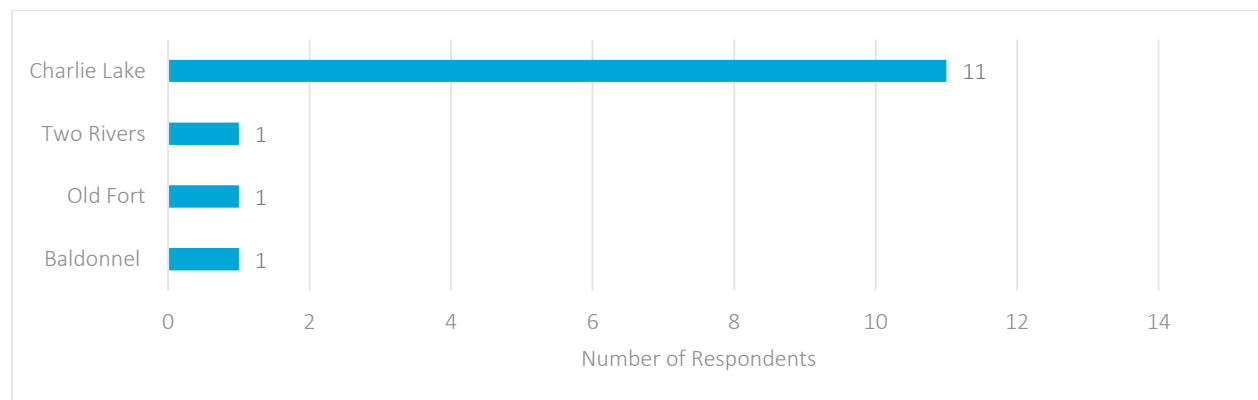
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 COMMUNITY

Figure 32 shows where survey respondents live in Electoral Area C. Most respondents live in Charlie Lake (11 respondents).

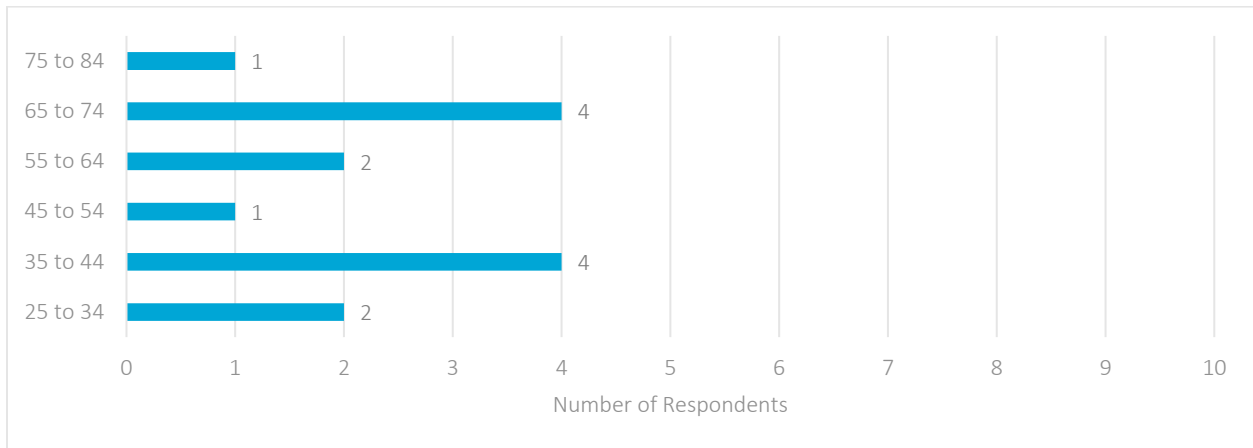
Figure 32 – Communities Where Respondents Live (N=14)



1.2.2 AGE

The survey received responses from individuals between the ages of 25 to 84. The survey did not receive any responses from individuals between the ages of 15 to 24 and 85 and older which is typical for surveys of this kind.

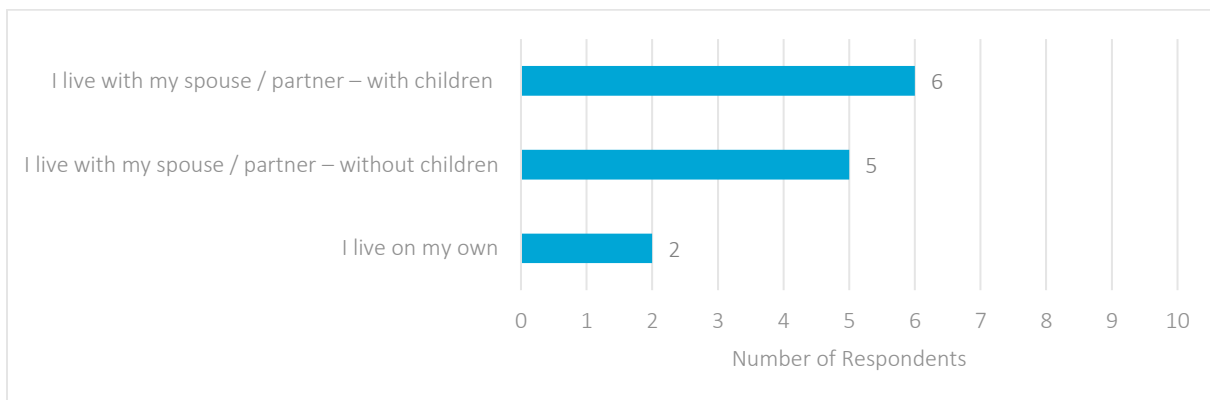
Figure 33 – Age of Respondents (N=10)



1.2.3 HOUSEHOLD TYPE AND SIZE

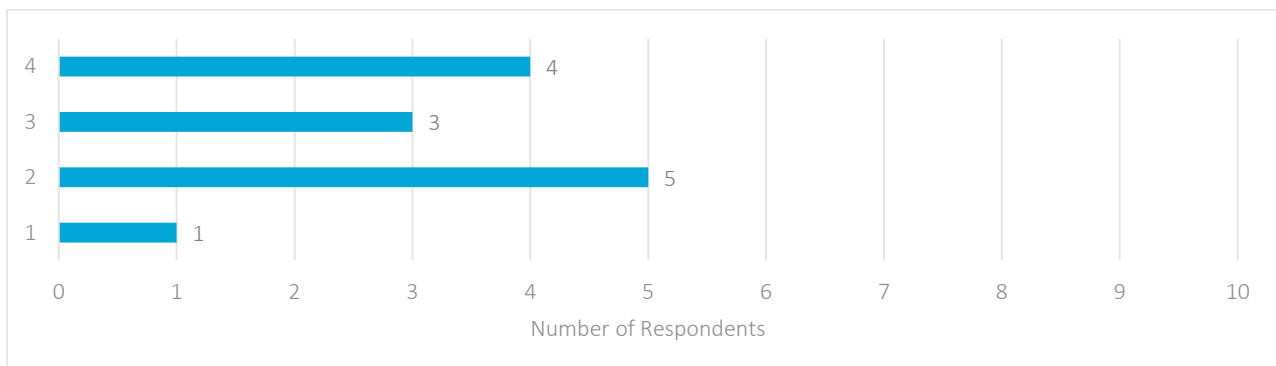
Survey respondents were asked to describe their household (Figure 34). Most respondents live in households with a spouse or partner with (6 respondents) or without children (5 respondents).

Figure 34 – Household Types (N=13)



Respondents were also asked about the size of their household (Figure 35). Almost all respondents live in households with two or more people.

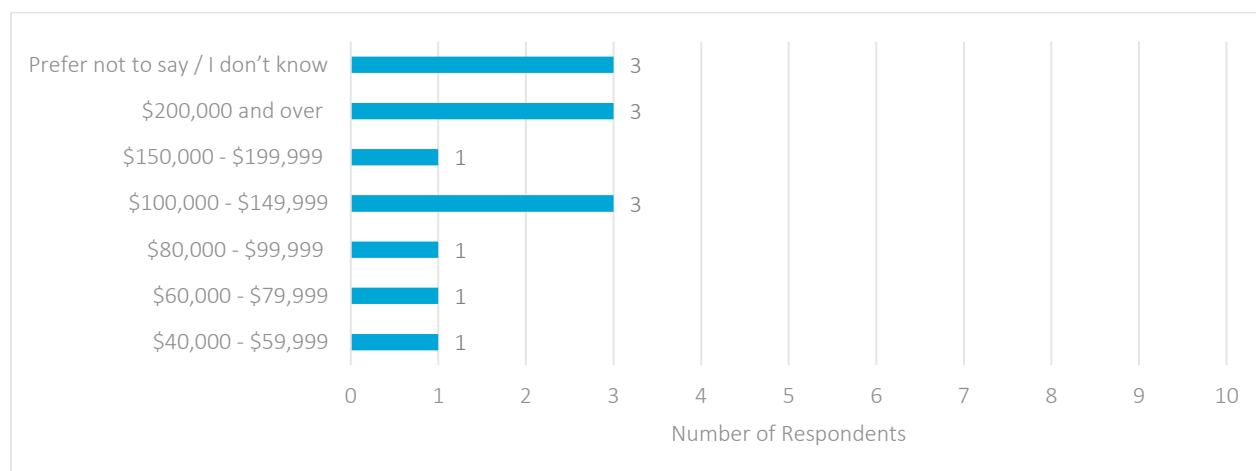
Figure 35 – Number of People in Households (N=13)



1.2.4 HOUSEHOLD INCOME

Figure 36 shows the annual household income distribution of survey respondents. Three respondents preferred not to disclose their annual household income information.

Figure 36 – Annual Household Income (N=13)



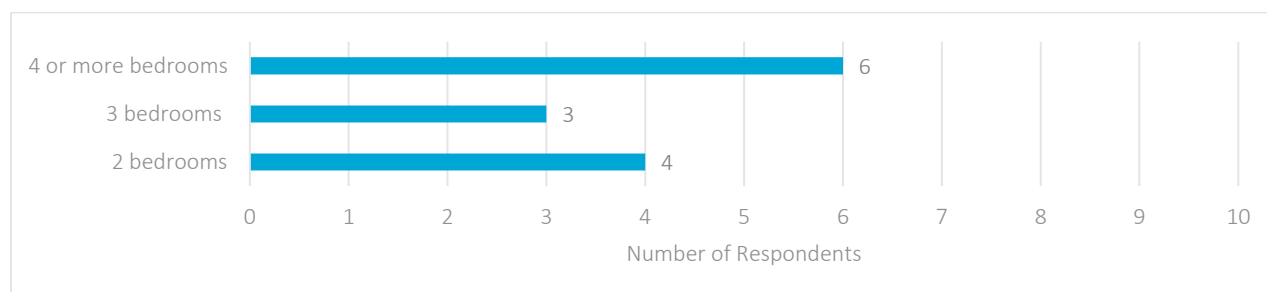
1.3 Housing Experiences

Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 CURRENT HOME

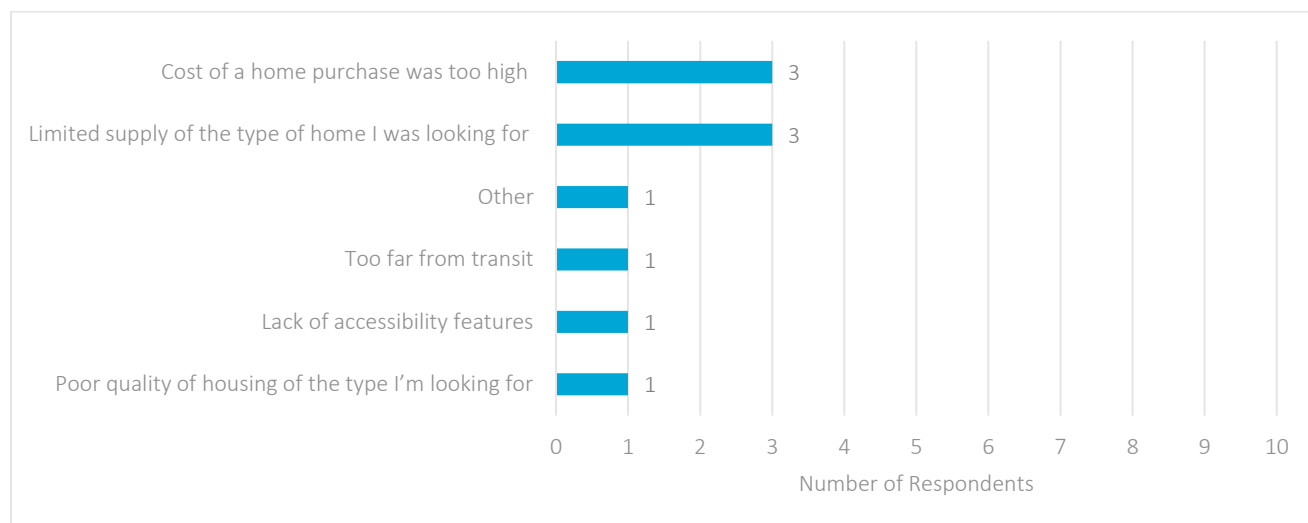
All survey respondents were homeowners and live in homes with two or more bedrooms (Figure 37).

Figure 37 – Number of Bedrooms in Current Home (N=13)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (3 respondents) and the limited supply of the type of home they were looking for (3 respondents).

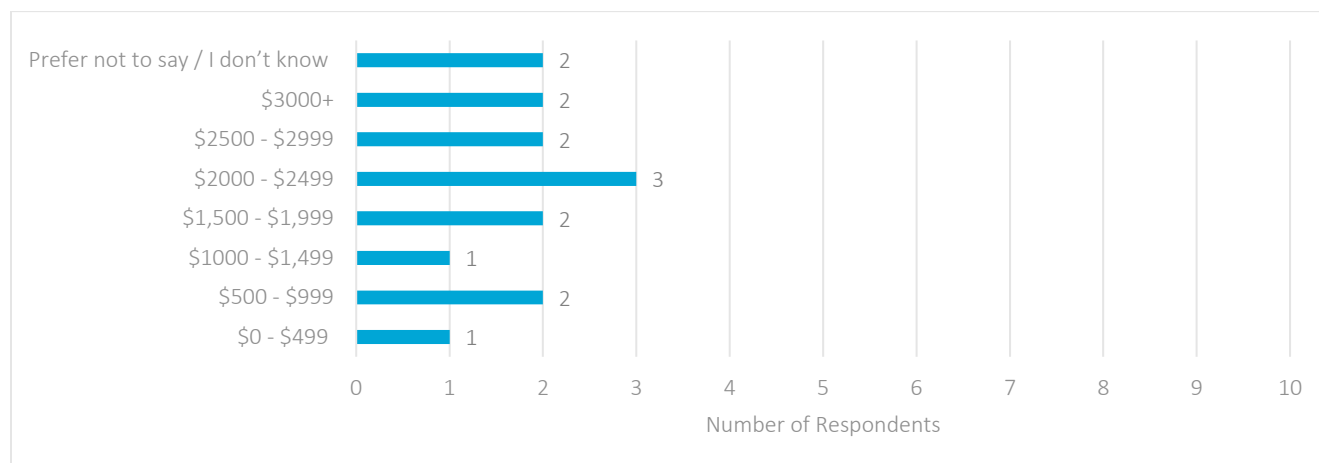
Figure 38 – Barriers During Search of Current Home (N=5)



1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. Monthly housing costs for respondents ranged widely (Figure 39). Respondents were asked if they believed their housing costs were affordable to them. Ten respondents said yes that their housing costs were affordable, one said no, and two said they were unsure.

Figure 39 – Housing Costs (N=13)



1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 40 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. The most common issue respondents are currently facing is that their home is not well served by public transit (5 respondents).

Figure 40 – Top Current Housing Issues (N=5)

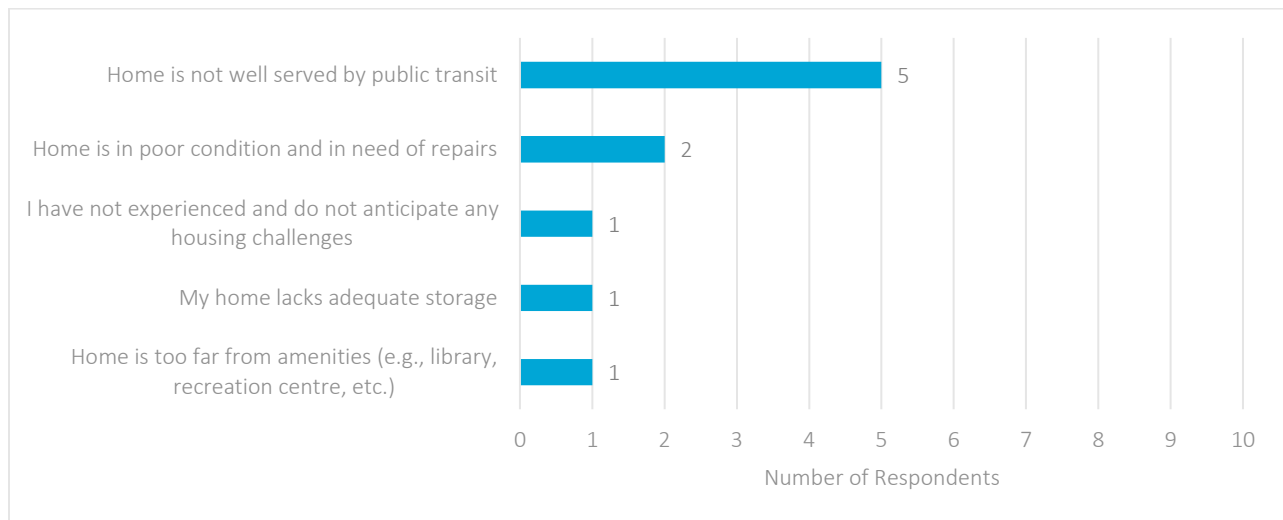
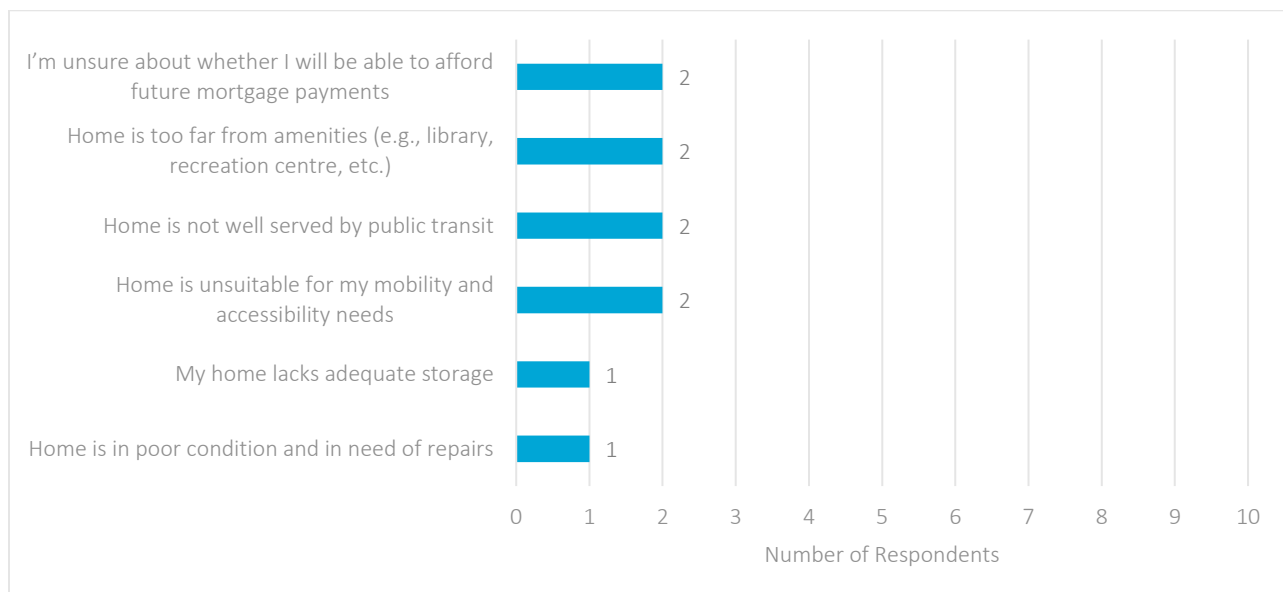


Figure 41 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them.

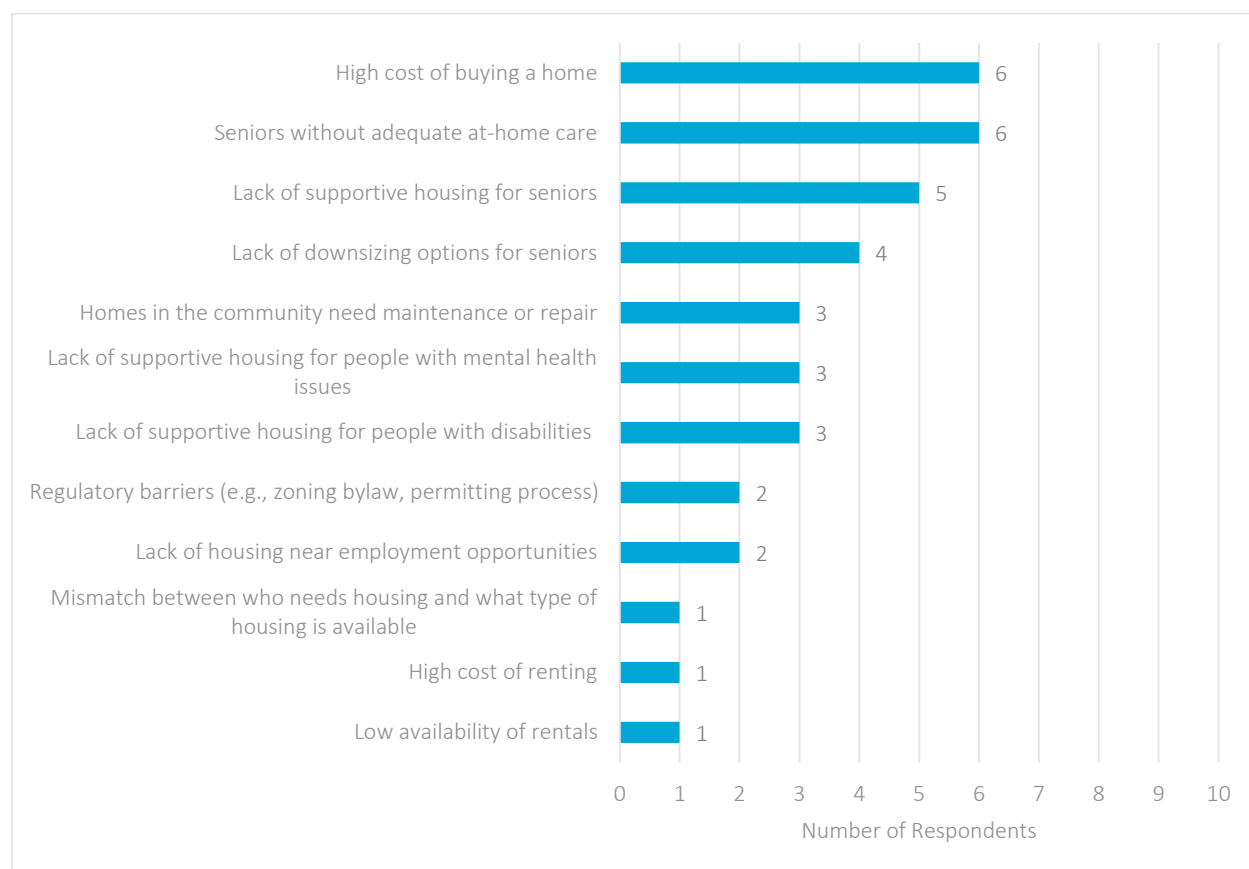
Figure 41 – Top Housing Issues Anticipated in the Next 5 Years (N=3)



1.4 Community Issues

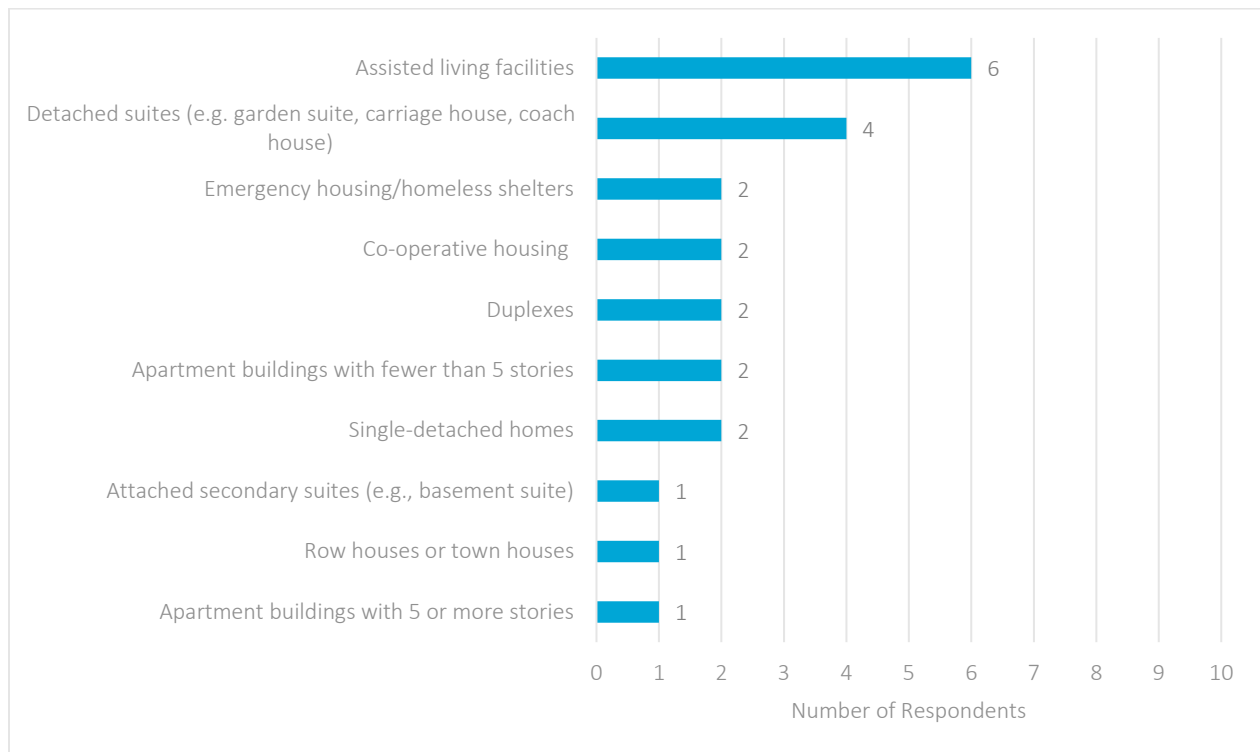
Figure 42 shows the community issues reported by respondents in Electoral Area C. The most common issues were the high cost of buying a home (6 respondents), followed by the lack of housing options for seniors including inadequate at-home care (6 respondents), supportive housing (5 respondents), and downsizing options (4 respondents).

Figure 42 – Community Housing Issues (N=11)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area C are assisted living facilities (6 respondents). One respondent suggested that additional suites or carriage houses are needed for extended family members to live together.

Figure 43 – Forms of Housing Needed (N=8)



Respondents were asked if they had any additional comments. One respondent commented that additional housing supports and accommodations that they felt were outlined in the Official Community Plan. One respondent commented that additional government support on housing is needed in the Peace River region.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

*Focus group participants


Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.



Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

*Focus group participants

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.




Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		



Electoral Area C		
Name	Organization	Description
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.



2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single-detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve


Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a cyclical economic cycle and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee



reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS


Challenges / Needs

The cyclical cycle of local industries impacts the district's housing market. When the industry economy is strong, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- 
- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
 - The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
 - Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
 - Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a North Peace Senior Housing Society unit (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for units with the North Peace Senior Housing Society. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs.
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on Income Assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.
- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.

- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).
- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for housing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.



2.3 Electoral Area C

There are limited housing-related stakeholders in Electoral Area C. A number of community organizations were invited to participate in an interview or focus group. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 CHALLENGES / NEEDS

There are limited housing-related stakeholders in Electoral Area C. A number of community organizations were invited to participate in an interview or focus group. However, there was limited participation during the engagement period for this project.

The interviewees identified the need to provide more housing options (including low barrier shelters, affordable housing, supportive housing and social housing) that are well-maintained and are managed by people who treat tenants with respect (2).

Homelessness and Shelters

In the past five years, homelessness has become an increasing concern (2). More people are accessing services, and homelessness is more visible on the street. Service providers, such as Networks Ministries, struggle to continually support those in need (1). There are limited shelter options in Fort St. John and many individuals are staying in shelters over the long term because they have no where else to go. Stakeholders emphasized that shelters are not long-term solutions. People who utilize shelters also need support in obtaining employment and covering other basic living expenses.

Housing for Seniors


Assisted living options are needed in Fort St. John (2), particularly for people with specific needs such as dementia (1). Financial support would also be useful for seniors—many seniors struggle to afford the cost of living (2). It can be difficult for some seniors to find accessible housing. Fort St. John is a hub for health care as most seniors from surrounding communities commute to the City to be closer to health care services, but an increase in assisted living options could allow seniors to age in place (2). Stakeholders have reported that there is a waitlist for senior accommodations in FSJ.

Affordable Housing


Interviewees indicated affordability issues is an ongoing issue for individuals escaping domestic abuse, battling addictions, struggling with mental health issues, living in poverty and those at risk of homelessness. Where there are issues with finding affordable housing, stakeholders indicated that many people end up living in substandard housing. Stakeholders identified a need for affordable housing units where rent is geared to income.

Supportive Housing

There are very few housing options in the North for individuals who face barriers to being housed such as having high needs, mobility issues, behavioural challenges or experiencing addictions (2). There is a need for supports to be attached to housing and for people to be sensitive to high need and vulnerable tenants. In addition to securing



appropriate housing, stakeholders indicated a need to help people retain their current housing. Interviewees also identified that there is a lack of communication among supportive housing and service providers which results in overlapping services and fights for funding. Interviewees suggested establishing a full list of supportive resources including agencies, funds and services available in the community. Housing providers and supportive agencies need to work together collaboratively to provide effective services.



Appendix C

Population Projections Methodology



Appendix C – Population Projection Methodology

The population projections presented in this report are based on BC Stats population projections developed for the PRRD and the municipalities therein. These population projections are based in large part on historical fertility, mortality, and migration for the PRRD, adjusted where possible to take into account expected changes in the region.

The household projections presented within this report are the result of combining the population projections presented above with headship rates by age of primary household maintainer, household family type, and household tenure. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area C are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led couple households without children, and owned their homes, then we would project that there would be an additional 20 couple households without children where the occupants owned their home, and the where the head of the home was between the ages 45 and 54.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by household family type.

Limitations


The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁸ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area C) certainly will impact the formation of households and the development of housing in Electoral Area C, in an attractive and growing region, the provision of housing may determine

¹⁸ Or will continue to change in the same manner as they have been changing in the past.



household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

Due to the relatively small population of Electoral Area C (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.




Housing Needs Report Electoral Area D

2021



PEACE RIVER
REGIONAL DISTRICT



This report was prepared for
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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area D. The purpose of this report is to establish an understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area D were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were housing affordability and the need for senior housing and supportive housing.

Population and Age

Since 2006, the population of Electoral Area D grew slightly to 5,749 (an increase of 2.6%). It is projected that since 2017 the population of Electoral Area D has grown again to approximately 5,339 in 2020. The median age of

residents was 42 in 2016, compared to BC's median age of 43.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available and influencing vacancy and rental rates on a large scale.

Households


The number of households increased by 8% (175 households) from 2,065 to 2,240 and the average household size decreased from 2.7 to 2.6 persons. The majority of Electoral Area D households are occupied by 2 persons (42%) and the predominant household type are families with and without children (both representing 39% of the population each), or one-person non-census families (20%). The majority of Electoral Area D households are owned (89%).

Income

There are large differences in renter and owner incomes, as the median income of renter households was 17% lower than owner households in 2015.

Current Housing Stock

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single-detached houses. The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings 2-bedroom dwellings.



Seventy-eight percent (78%) of housing units in Electoral Area D were built prior to 2000, and the majority only require regular maintenance (57%) or minor repairs (33%). In 2019, the average sales price for a single-family dwelling (2 bedrooms) with a property size of two or more acres was \$540,000.

Housing Indicators

Of all Electoral Area D households in 2016, 11% lived in inadequate dwelling units, 5% lived in unsuitable conditions, and 11% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 10% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 2% had suitability issues. Additionally, a much higher proportion of renters than owners experienced Core Housing Need¹ (14% vs. 9.3%) and Extreme Core Housing Need (4.7% vs. 3.9%).

Key Areas of Local Need

Affordable Housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area D. Through engagement, stakeholders indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Rental Housing

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 10% representing an increase of 70 renter households in the community. In 2016, Electoral Area D had a higher proportion of renters (14% or 30 households) than owners (9.3% or 155 households) experiencing Core Housing Need. Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

Housing for Seniors

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region.

Housing for Families

Families in Electoral Area D are generally well served by the housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.




Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.




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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area D covers the most southeastern portion of the regional district, and shares a border to the north and west with Electoral Area E. As of the 2016 Census, Electoral Area D had a population of 5,920 residents, which made it the second largest Electoral Area population in the regional district after Electoral Area C.

Electoral Area D residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. Each local government must complete their first report by 2022 with updates required every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens for housing in the PRRD.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area D and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

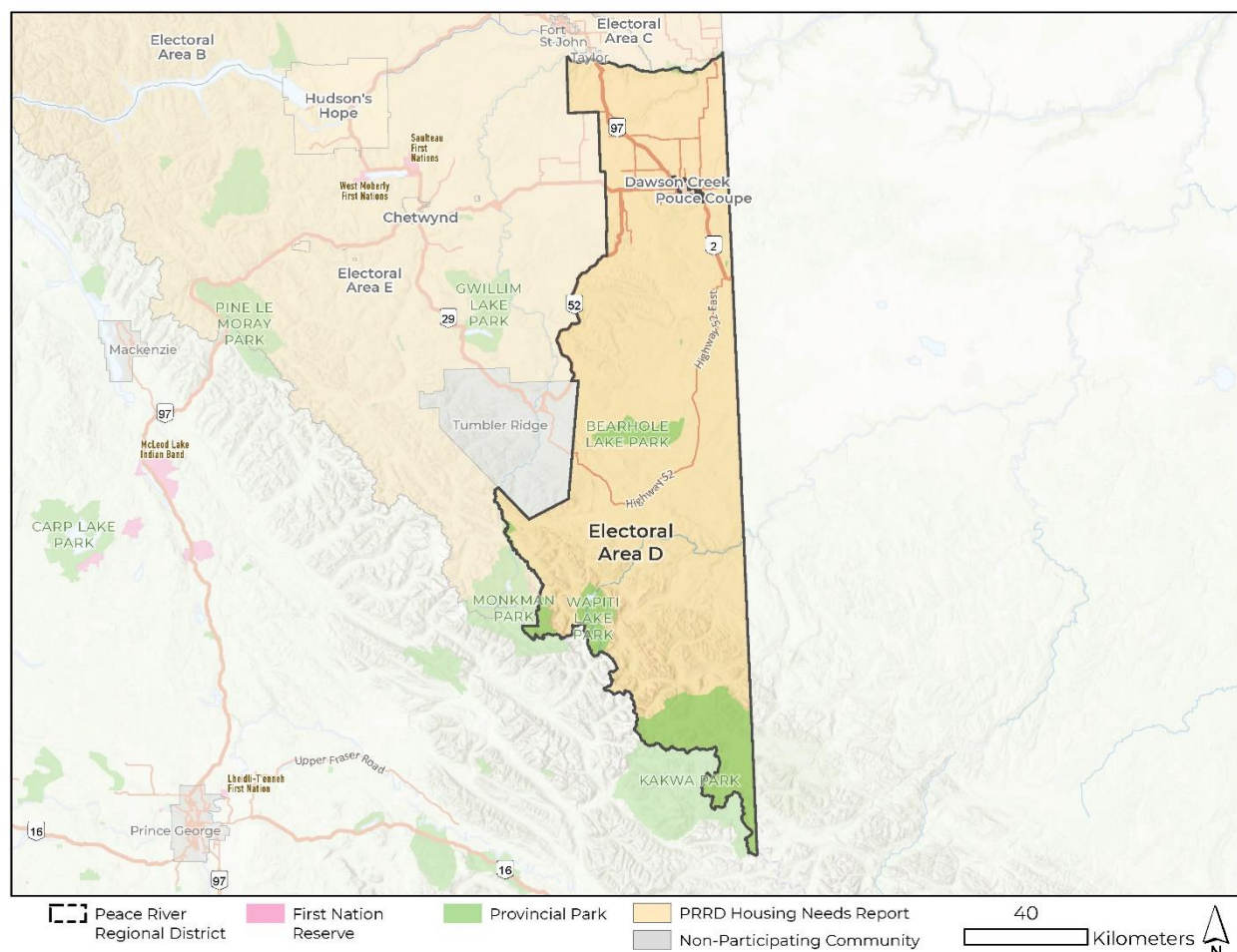
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

1.1 Overview

Electoral Area D is located along the Alberta border and surrounds the City of Dawson Creek and Village of Pouce Coupe, while bordering the District of Tumbler Ridge (Figure 1). As of 2016, Electoral Area D had a population of 5,920 residents, which comprises about 9% of the PRRD's total population.

Census data labelled as Electoral Area D refers only to the population within the Electoral Area boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, there were 2,245 dwellings in Electoral Area D. Compared to the PRRD as whole, Electoral D has a higher proportion of single-detached houses (85%) than the PRRD (67%). The most common housing type



for renters were single detached dwellings (83%). Most dwellings require regular maintenance only (57% of all dwellings), while 33% require minor repairs and 10% require major repairs.

Across the rural areas of the PRRD, including Electoral Area D, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support changing demographics and development trends.


Portions of Electoral Area D fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the South Peace Fringe Area OCP (Bylaw 2048, 2012) covers the areas within Electoral Area D surrounding the City of Dawson Creek and Village of Pouce Coupe. The South Peace Fringe Area OCP includes the goal of encouraging a variety of housing types and densities to meet the needs of everyone in the community including residents in different life stages with a variety of lifestyles and socio-economic status's and special needs. Housing policies in this OCP permits new manufactured home parks and multiple family dwellings within High Density Residential and Rural Community designations of the applicable zoning bylaw, allowing for both affordable and higher density development options. Furthermore, secondary suites are permitted within single family dwellings, subject to the applicable zoning bylaw as another measure to offer affordable housing options. The South Peace Fringe Area OCP also encourages the provision of housing for seniors and individuals with special needs.

1.2 Housing Needs Report Requirements

The Housing Needs Reports Regulation (B.C. Reg. 90/2019) requires the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available for Electoral Area D can be found in the Data Appendix (Appendix A).

This document fulfills the Housing Need Reports requirements for Electoral Area D, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf



This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, the current number of households in Core Housing Need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area D, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years. The data is used as supplementary data to inform historical household and housing related trends between 2006 and 2016.

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 COVID-19 Implications of this report. The findings in the concluding summary at the end of each section considers both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in the region.

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral D residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area D are presented here.

A total of 21 respondents from Electoral Area D responded to the survey, including one individual that identified as First Nations and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area D were invited to participate in an interview or focus group, including service providers, housing providers, Indigenous organizations and other community organizations. The following stakeholders in Electoral Area D participated: Director Leonard Hiebert, Toms Lake Cultural Community Association, Swan Lake Enhancement Society, Tower Lake Community Centre and Kelly Lake Indigenous Coalition.

The full results of the survey and focus groups and interviews can be found in Appendix B.

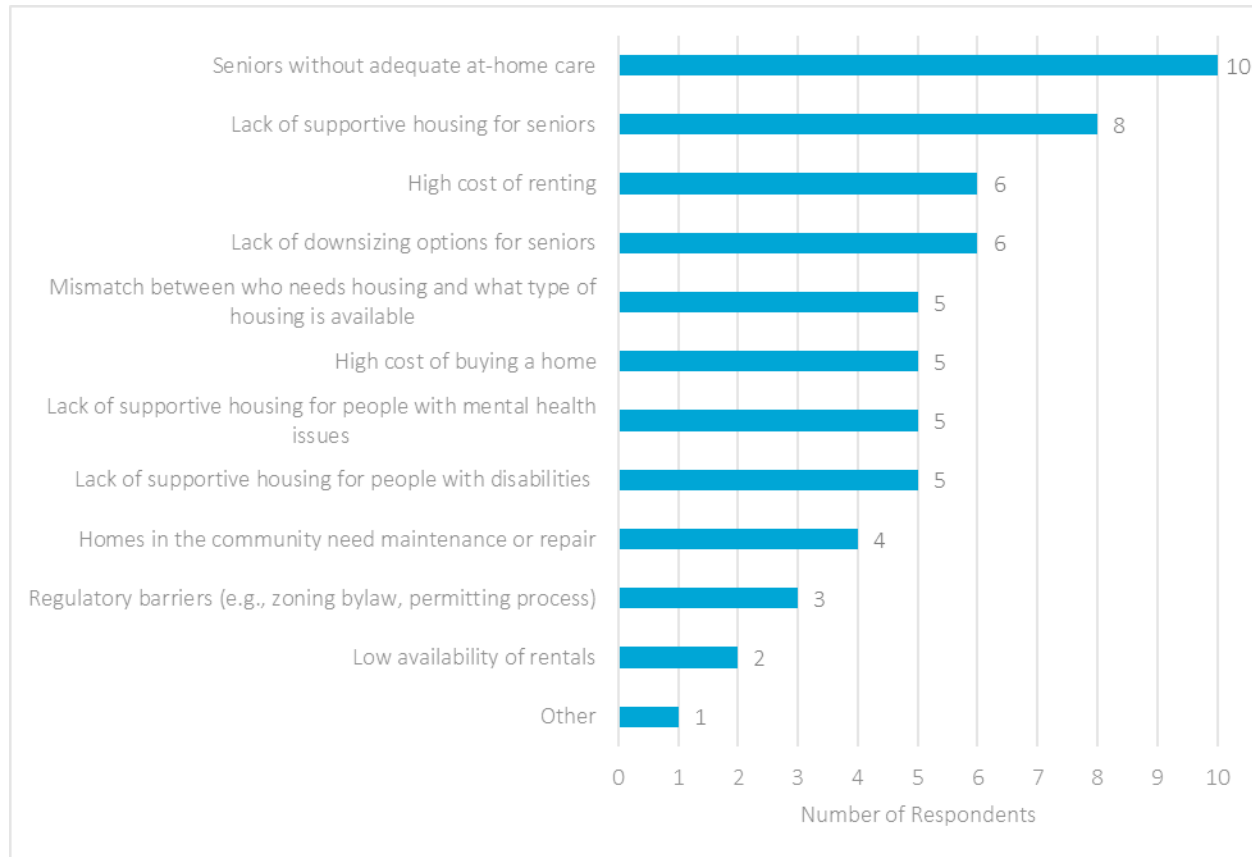
2.2 Findings for Electoral Area D

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area D. Figure 2 illustrates the top housing challenges that survey participants identified for Electoral Area D. Three of the top five issues respondents identified were related to housing options and supports for seniors in the community. Respondents also felt that the lack of supportive housing for individuals with disabilities or mental health issues were community issues (5 respondents). Other common concerns for survey participants include the high cost of rentals (6 respondents) and buying a home (5 respondents), as well as the mismatch between the type of housing needed and the housing available (5 respondents).

The following sections summarize the challenges shown in Top Community Issues in Figure 2 and other challenges mentioned by survey participants and stakeholders.

Figure 2 – Top Community Issues in Electoral Area D



2.2.2 Senior Housing

As shown in Figure 2, survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (10 respondents), supportive housing (8 respondents), and downsizing options (6 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (8 respondents). Survey participants suggested that seniors rental housing, senior complexes, and dementia-friendly housing is needed. In an open-ended comment, one respondent noted that seniors living in rural areas experience accessibility challenges in snow conditions.

2.2.3 Housing Affordability and Supply

Five out of 15 participants that identified barriers when finding their current home said the cost was too high and there was limited supply of the type of home they were looking for.

Survey participants were also asked to identify any housing challenges they anticipate in the next five years. Four out of five participants that answered the question said that they were unsure whether they would be able to afford future mortgage payments and three participants said they were unsure whether they would be able to afford rent.



2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, all seven participants that responded to the question said their home is not well serviced by public transit and five said their home is too far from amenities. Four respondents said that one of the barriers they experienced when finding their current home is distance from transit. One survey respondent described in an open-ended comment that a family member had to consider moving to Dawson Creek in order to access the medical care and services they required.

2.2.5 Homes Needing Repairs

All five respondents that anticipated housing challenges in the next five years said that their homes will be in poor condition and need repair. Staff from Kelly Lake Cree Nation also commented that homes in their community are needing repairs.

2.2.6 Indigenous Housing

Staff from Kelly Lake Cree Nation noted that the community is excluded from funding and grant opportunities because it is not included in Treaty 8. The Nation is working towards being part of Treaty 8 and have been working with CMHC since the 1980s to campaign for new housing. Currently, the Nation has 36 houses in the community, including eight rental homes managed through the Westkagen Housing Management. Five hundred of the Nation's members are living off reserve and many are looking to move back to the community. Kelly Lake Cree Nation staff reported that more single-detached houses and Elder housing is needed. The Nation is also hoping for a new community hall.

The Nation current faces infrastructure and housing repair challenges. Obtaining water is the main concern in the community as members have to use individual wells. Staff also mentioned issues including central heating and road maintenance.



2.3 Regional Findings

2.3.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during strong economic periods which increases the availability of housing. However, strong economic periods were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.3.2 Senior Housing

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.3.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.



Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.

2.3.4 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.3.5 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.4 Opportunity Areas

2.4.1 Collaborations and Partnerships


Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing.

Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.5.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.4.2 Continued Support for Senior Housing and Affordable Housing Options



Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.4.3 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
 - Provide mental health housing that allow independence for tenants
 - Provide private assisted living facilities to increase options and availability for seniors
 - Provide housing options for individuals living in hospital care
 - Increase funding for the Homeless Prevention Program
 - Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

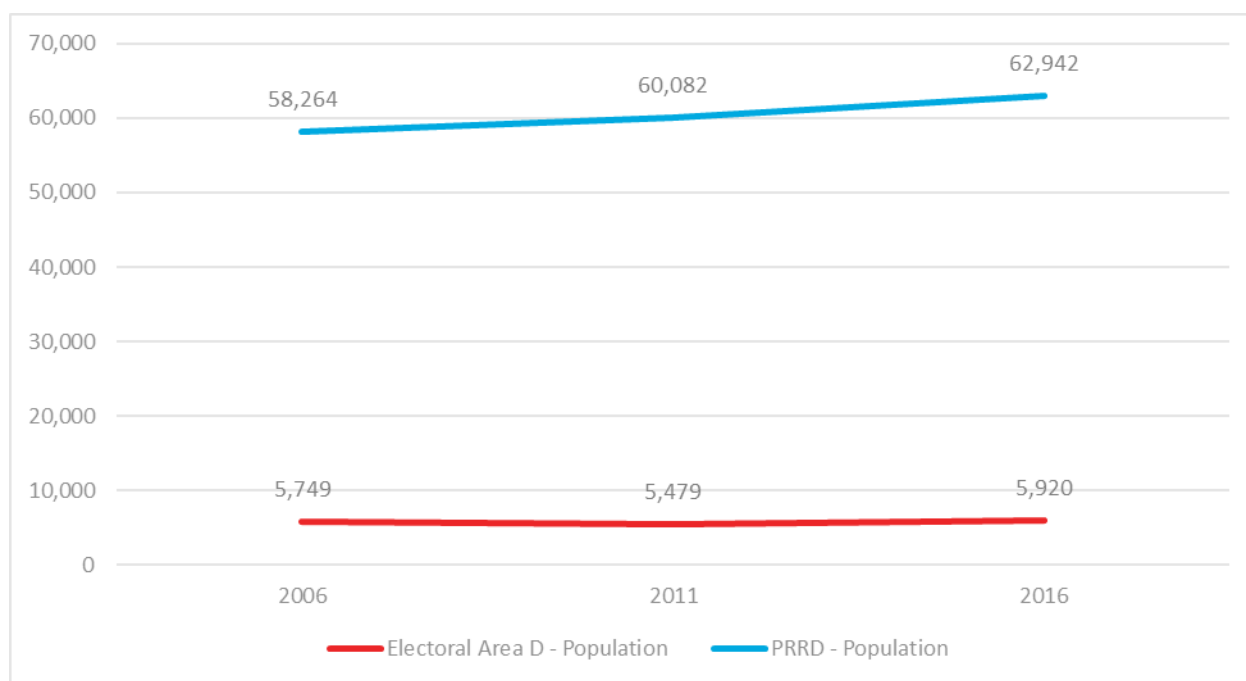
3.0 Electoral Area D Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

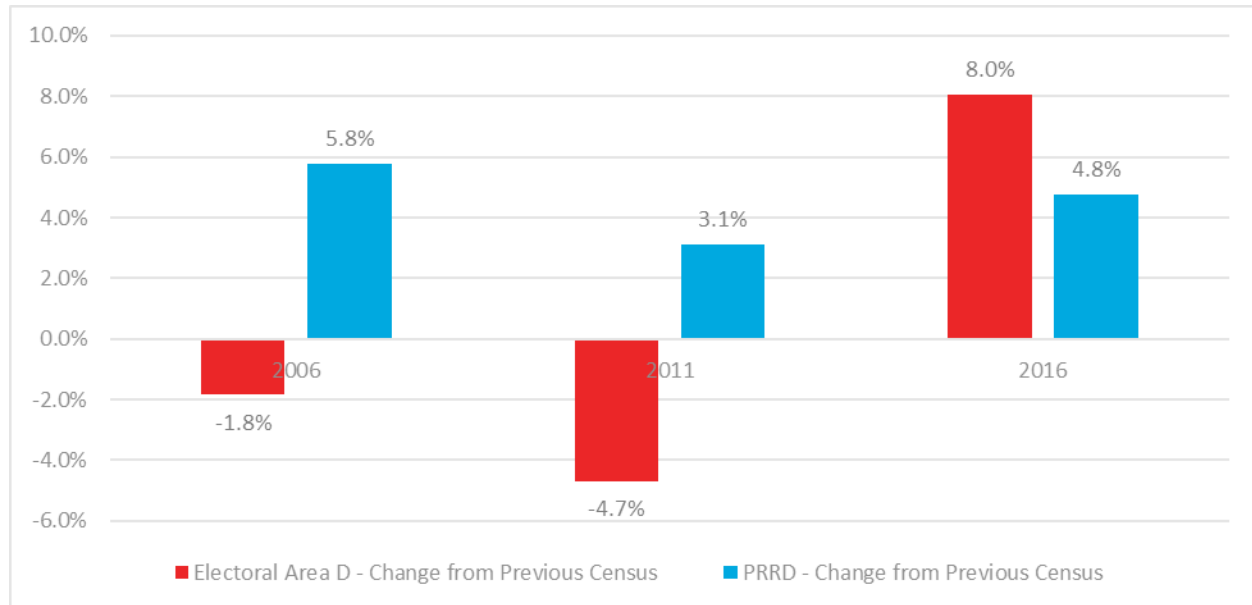
Between 2006 and 2016 Electoral Area D grew by 2.6% from 5,749 to 5,920 residents (Figure 3). During the same time period, the PRRD grew by 4.5%. In Electoral Area D, the rate of growth declined by 4.7% between 2006 and 2011 and increased by 8% between 2011 and 2016 (Figure 4). As of 2016, Electoral Area D residents made up 9% of the PRRD's total population.

Figure 3 – Population Changes in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

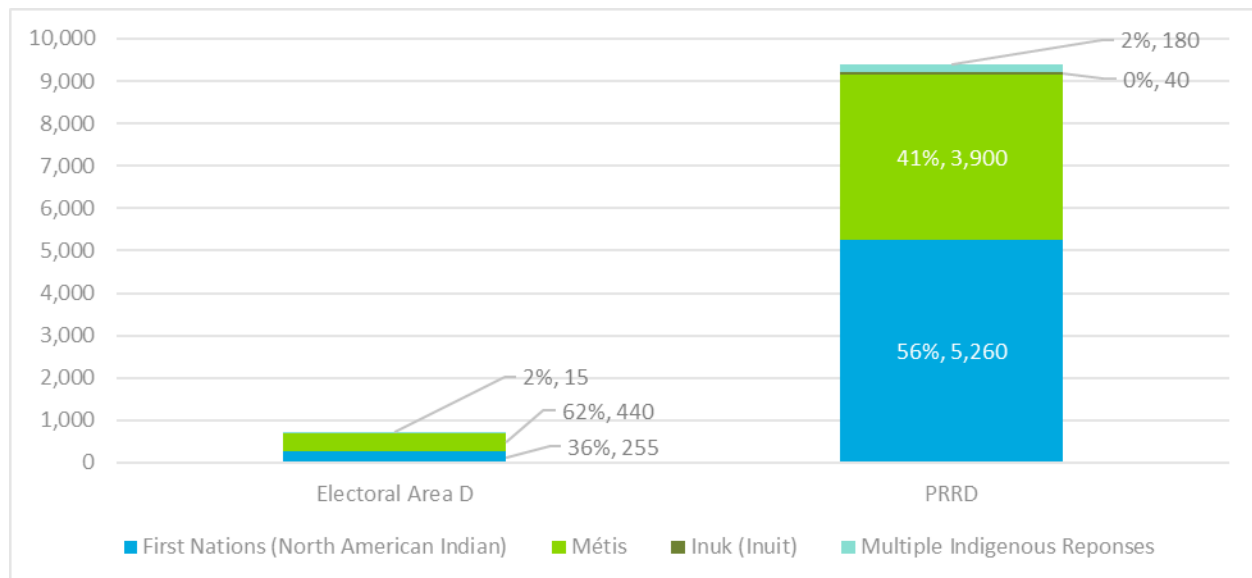
Figure 4 – Population Changes in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

Electoral Area D has a total of 715 individuals or 8% of the population in private households (5,720 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 36% identify as First Nations, 62% as Métis, and 2% identified multiple Indigenous identities. The Indigenous population in Electoral Area D makes up approximately 8% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

Figure 5 – Indigenous Identity for Population in Private Households, 2016

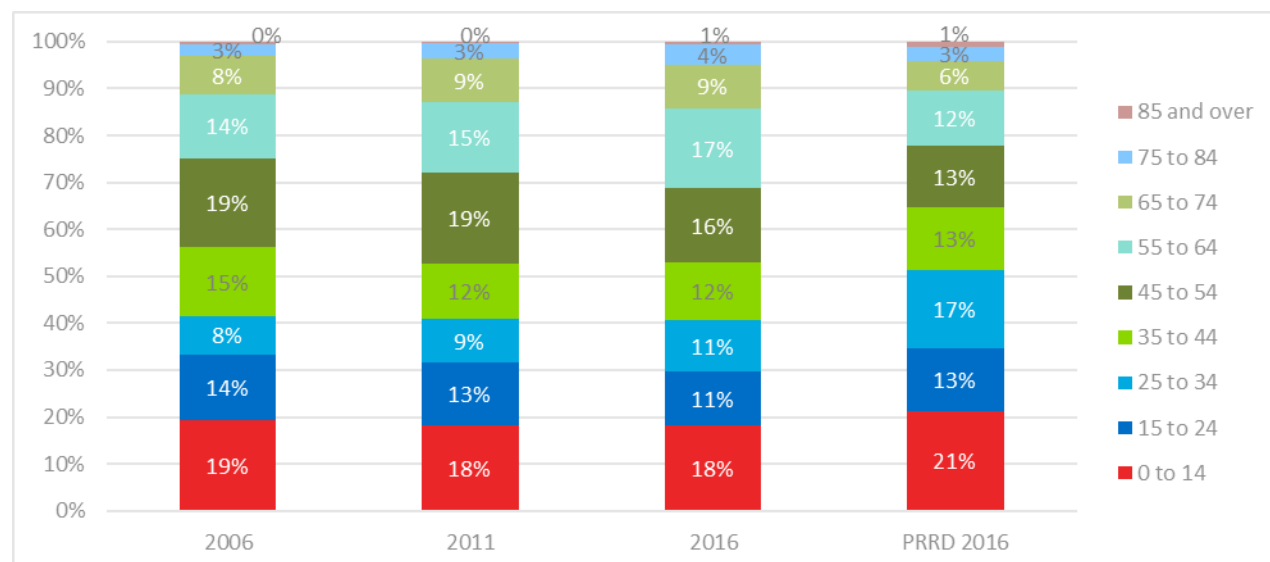


Source: Statistics Canada Census Program, Census Profile 2016

3.2 Age

From 2006 to 2016, the median age in Electoral Area D increased from 41.2 to 42.9, indicating an older population than the PRRD overall (34.2). During the same time period the median age in the PRRD remained relatively constant, decreasing only slightly from 34.2 in 2006 to 34.1 in 2016. Several age groups appear to be changing in Electoral Area D. Residents aged 45 to 54 went from representing 19% of the population to 16% of the population between 2006 and 2016. In the same period of time, older adults (aged 55 and older) went from about 25% of the population, to 31% of the population. Youth (aged 15-24) decreased from 14% to 8% of the population, while young adults, rose from 8% to 11% of the population. This reflects both an aging demographic in Electoral Area D, but also that children and youth are aging.

Figure 6 – Age Distribution in Electoral Area D, 2006-2016

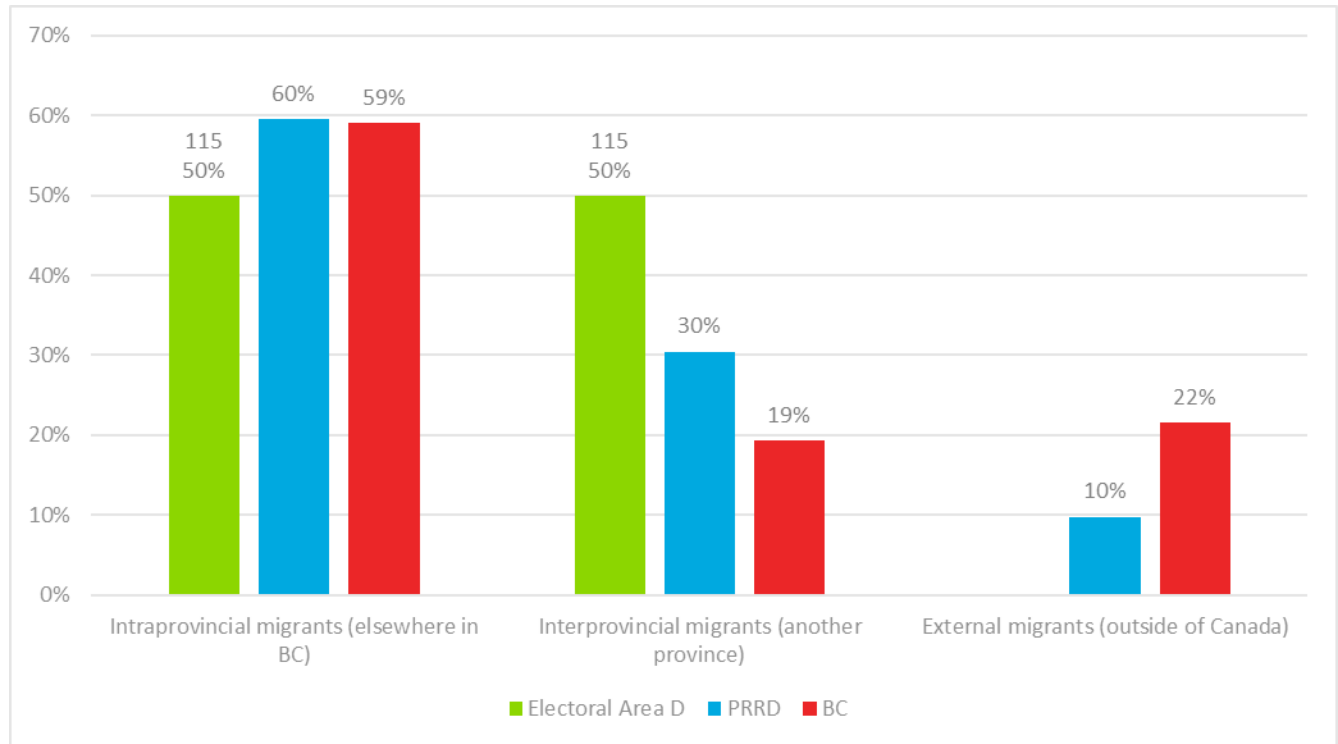


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area D 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% of the PRRD and 7% in BC. Of those who moved to Electoral Area D, 50% were intra-provincial migrants (people who moved from elsewhere in BC), 50% were inter-provincial migrants (people who moved from another province), and 0% are external migrants (people who moved from outside of Canada). Compared to the PRRD, Electoral Area D has a higher proportion of individuals who had moved inter-provincially in the year prior to the Census. This suggests there is interest from both BC residents and residents of other provinces in moving to region, but less interest from individuals from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area D, PRRD and BC



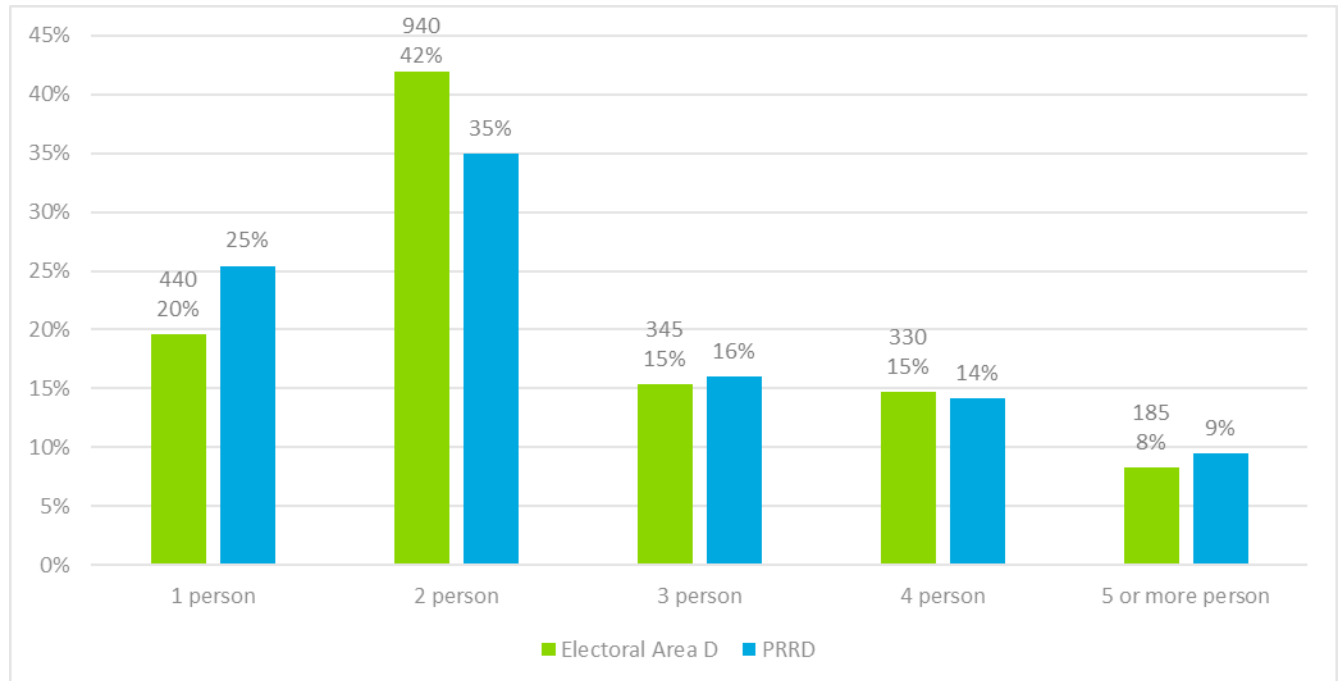
Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

From 2006 and 2016, the number of households in Electoral Area D increased by 175 households, or 8%, from 2,065 to 2,240. Compared to the addition of 171 individuals, suggests that population growth is on par with the formation of households. The average household size in Electoral Area D decreased slightly from 2.7 to 2.6 persons from 2006 to 2016, which is on par with the PRRD's average household size of 2.5 persons in 2016. This reflects the aging trend noted above, which also coincides with smaller family households (2-person households) or non-family households (1-person households); households in Electoral Area D are predominantly one and two-person households (20% and 42% respectively). In 2016, 38% of households in Electoral Area D were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8).

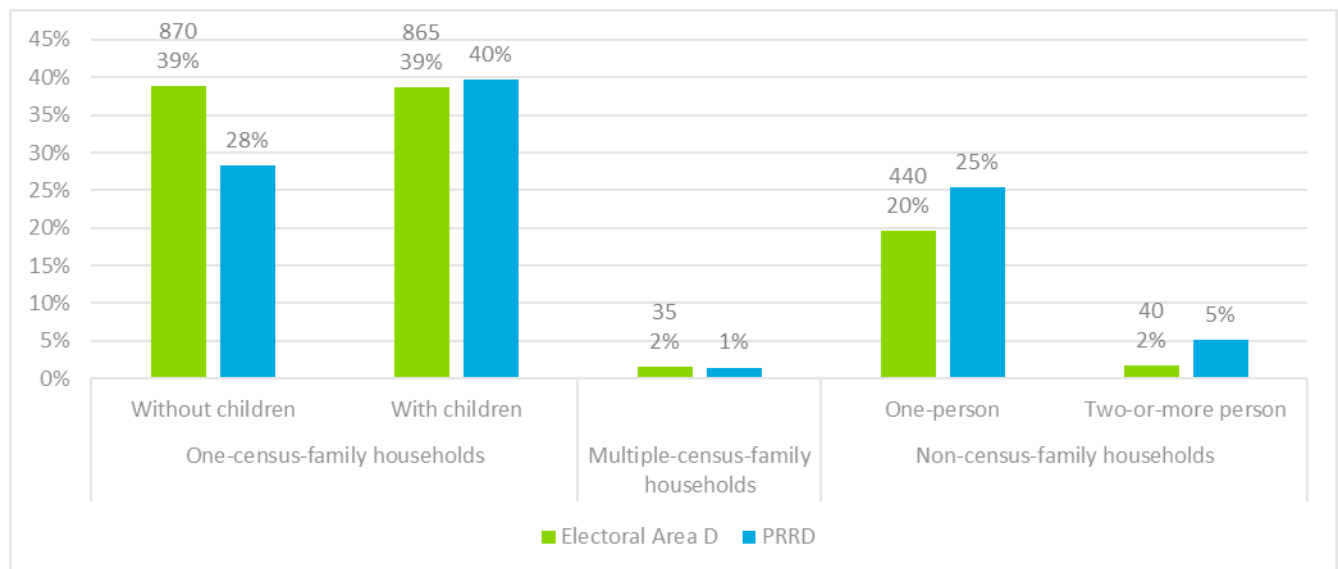
Electoral Area D had a higher proportion of family households without children (39%) than the PRRD (28%), but a comparable proportion of family households with children at 39% and 40% respectively (Figure 9). Again, these figures are reflective of an aging demographic within the Electoral Area.

Figure 8 – Household by Size in Electoral Area D, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 9 – Households by Household Type in Electoral Area D and PRRD

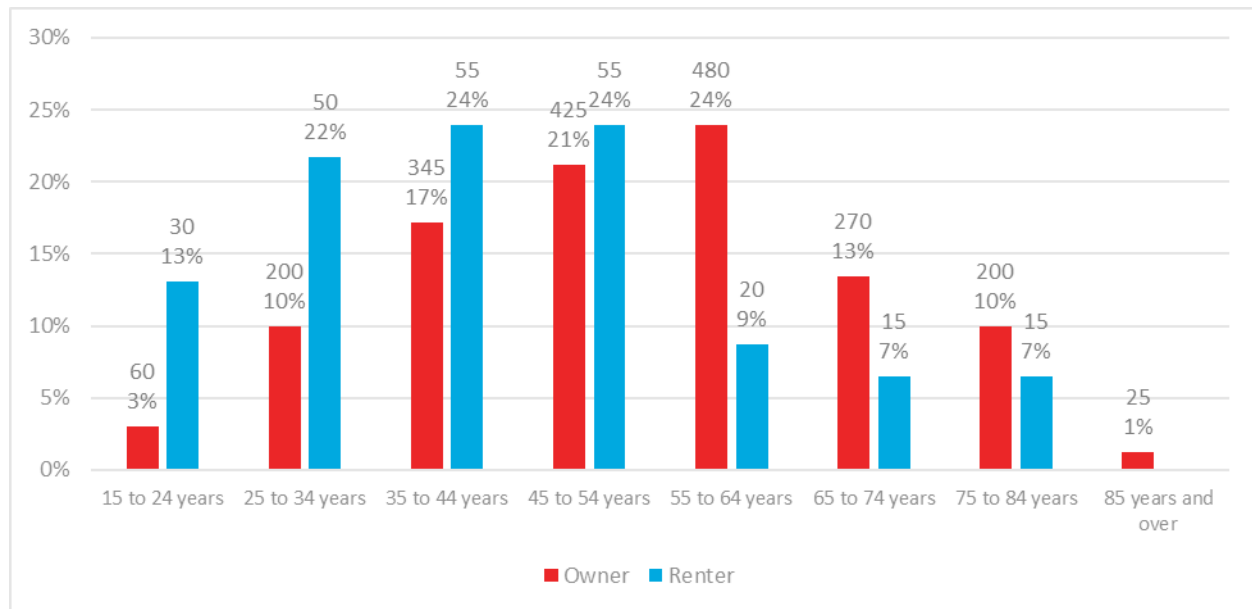


Source: Statistics Canada Census Program, Census Profiles 2016

Figure shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The Census allows two to be identified per household and the data is based on the first entry. In Electoral Area D, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter

households are more likely to be led by a younger age group (83% of renters were under the age of 54), while 36% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016

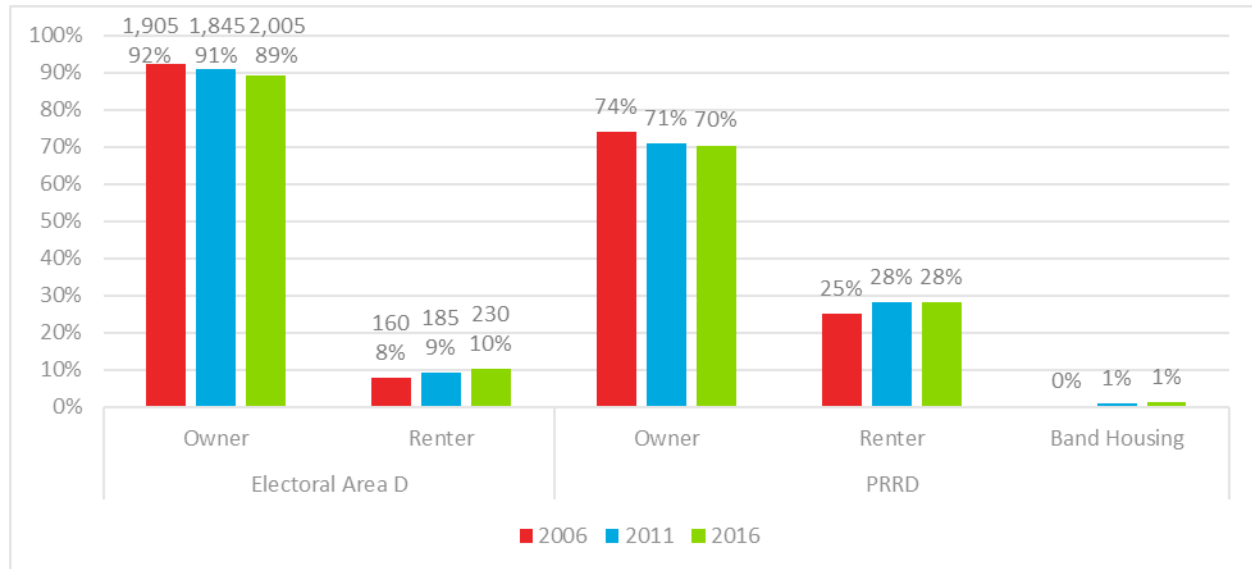


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 Tenure

Electoral Area D has seen the proportion of owner households decline over the past three Census periods, from 92% in 2006 to 89% in 2016, leading to a corresponding increase in renter households from 8% in 2006 to 10% in 2016. However, in this same time period both have grown in terms of actual number of households: owners from 1,905 to 2,005 households, and renters from 160 to 230 households. The PRRD experienced the similar trend during this time period, where the proportion of owners also decreased but from 74% to 70%. In part, this trend can be attributed to changes in industry demand within the region and associated changes in household income, thus a potentially lesser ability to purchase a residential property. This tenure breakdown can be attributed to affordable housing prices and high household incomes or lack of available rental properties within the Electoral Area. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

Figure 31 – Households by Tenure in Electoral Area D and the PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2016

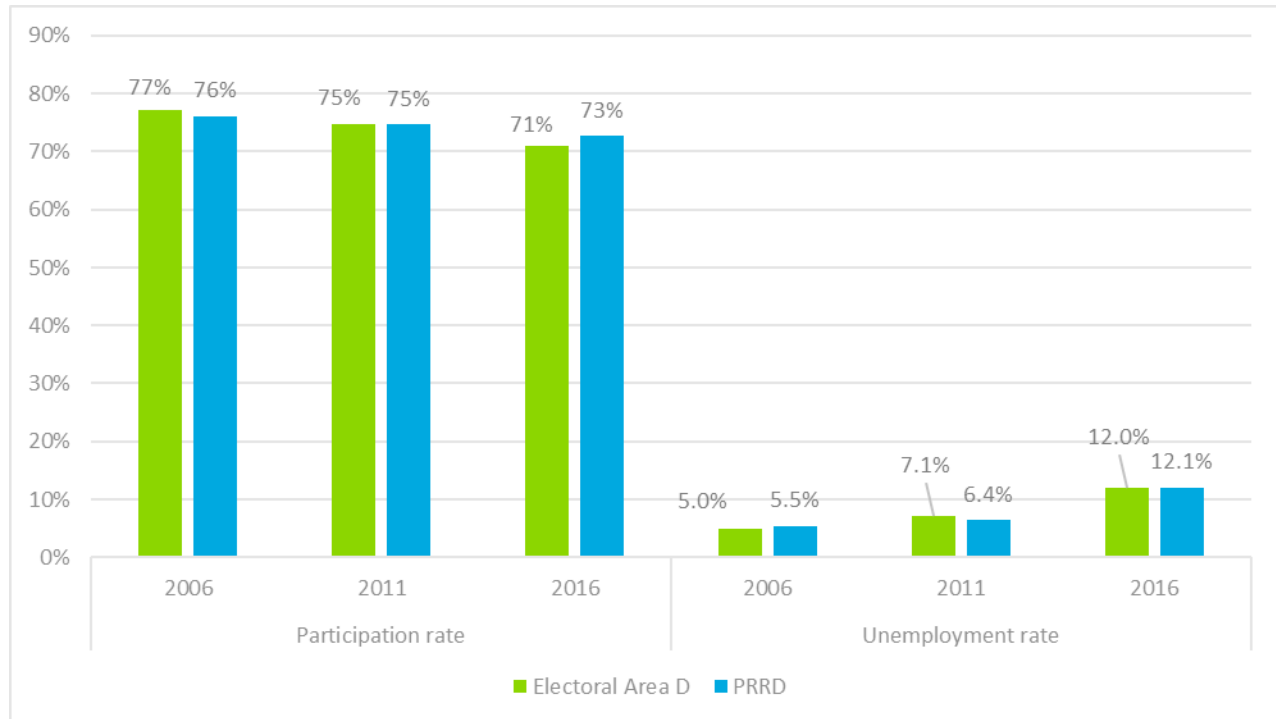
3.5 Economy

Between 2006 and 2016, Electoral Area D saw a decrease in labour participation from 77% to 71% and an increase in the unemployment rate from 5% to 12% (Figure 2). However, the estimated unemployment rate for Northeast region of BC in October 2019 is much lower at 2.6%⁴. This increase in unemployment between 2006 and 2016 took place during a period of time where there was a downturn in the oil and gas economy in 2014 and 2015. This trend was also reflected in the overall region as the PRRD participation rate also decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%.

In 2016, the top five industries employing Electoral Area D residents are as follows included agriculture, forestry, fishing and hunting (14%), construction (13%), mining, quarrying, oil and gas extraction (9%), retail trade (8%), and health care and social assistance (8%). However, the current distribution of labour force by industry in Electoral Area D is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Dawson Creek and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁴ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 27% in Electoral Area D compared to the 24% across the PRRD. In 2016, Electoral Area D had a comparable but slightly higher median income than the total PRRD population. In 2016, the median income in the Electoral Area D was \$98,448; about \$4,400 higher than the PRRD median income of \$94,046 (Figure 43).

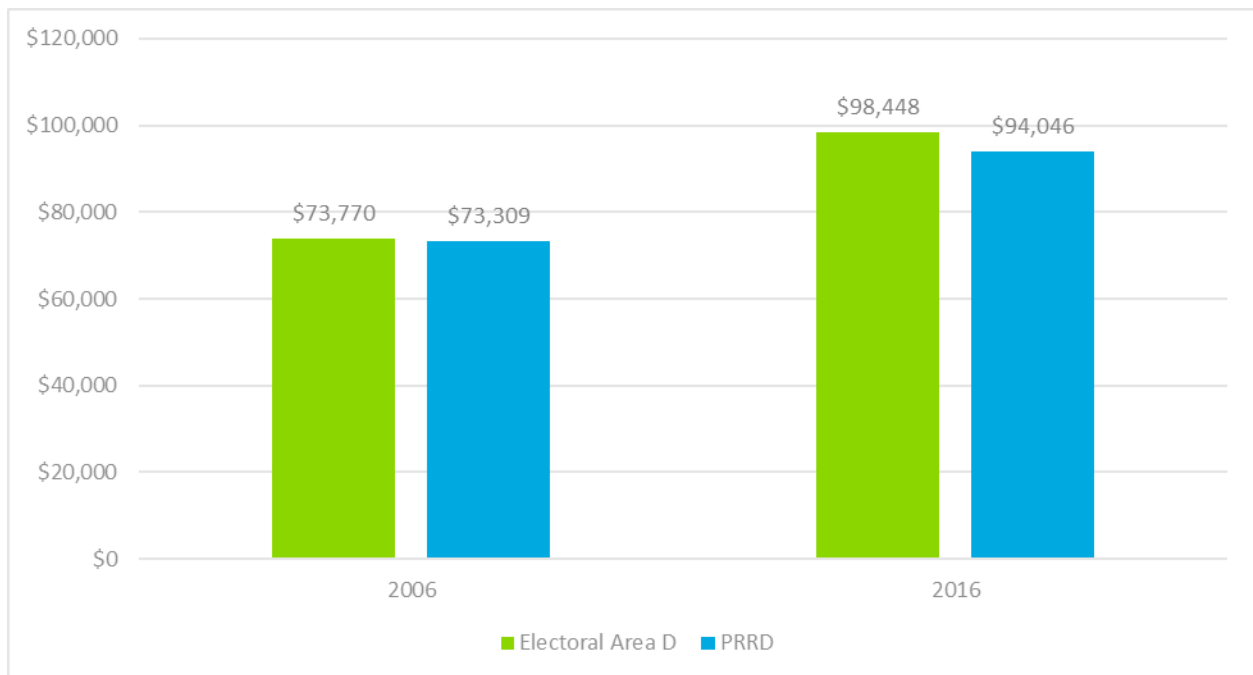
Median household income differs by household type. In Electoral Area D, female lone parents and non-census families (typically individuals living alone) have the lowest median income. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 54). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is often lower than the median owner household income. In Electoral Area D, the median renter household income in 2016 was \$84,509, compared to the median owner household income of \$99,791, meaning that median incomes of renter households were 85% that of owners. The median income of renter households increased by 87% between 2006 and 2016, while median incomes of owner households grew only by 31% (Figure 65). Renters typically experience higher levels of Core Housing Need than owner households, and are generally less secure in their tenure. However,

this is due to typically lower incomes, and in communities like Electoral Area D where renter incomes show significant increases, this puts renters less at risk of Core Housing Need and affordability issues.

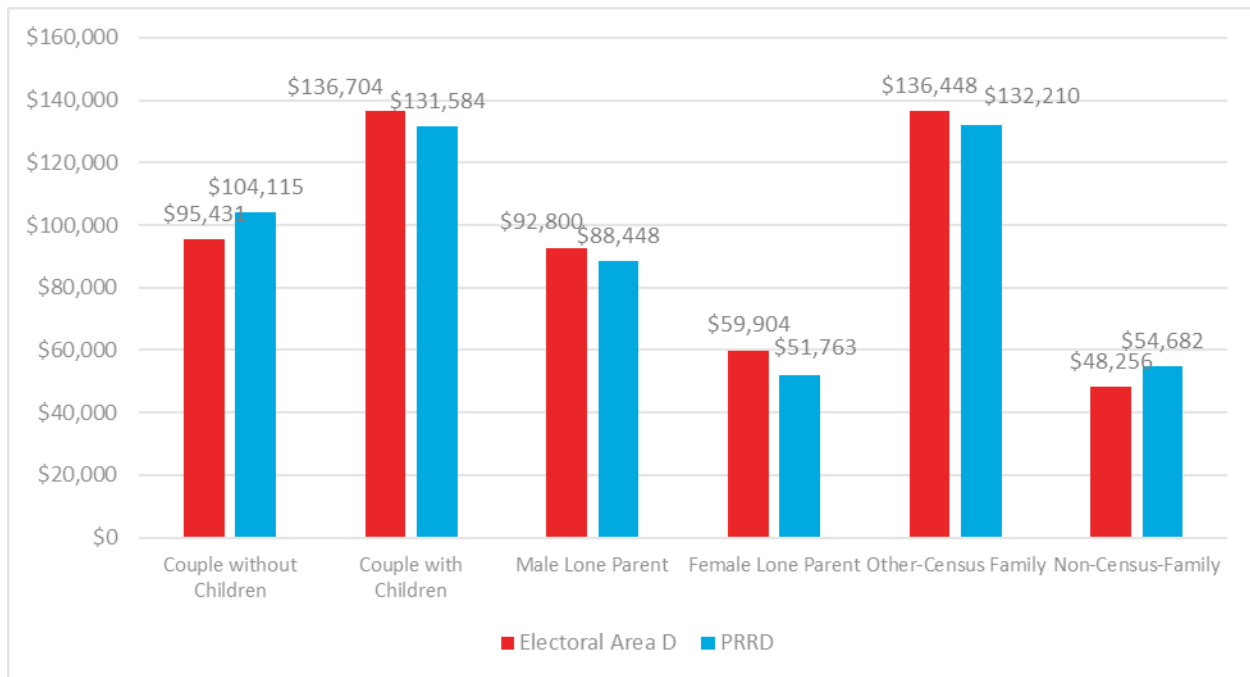
Of the renter households, 36% earn less than \$80,000, while only 15% earn less than \$40,000. Owner household income is more evenly distributed across income groups (Figure 76). This indicates that renters may not necessarily choose this tenure, but rent because they are unable to afford ownership as an option.

Figure 43 – Median Before-Tax Private Household Income, 2006-2016



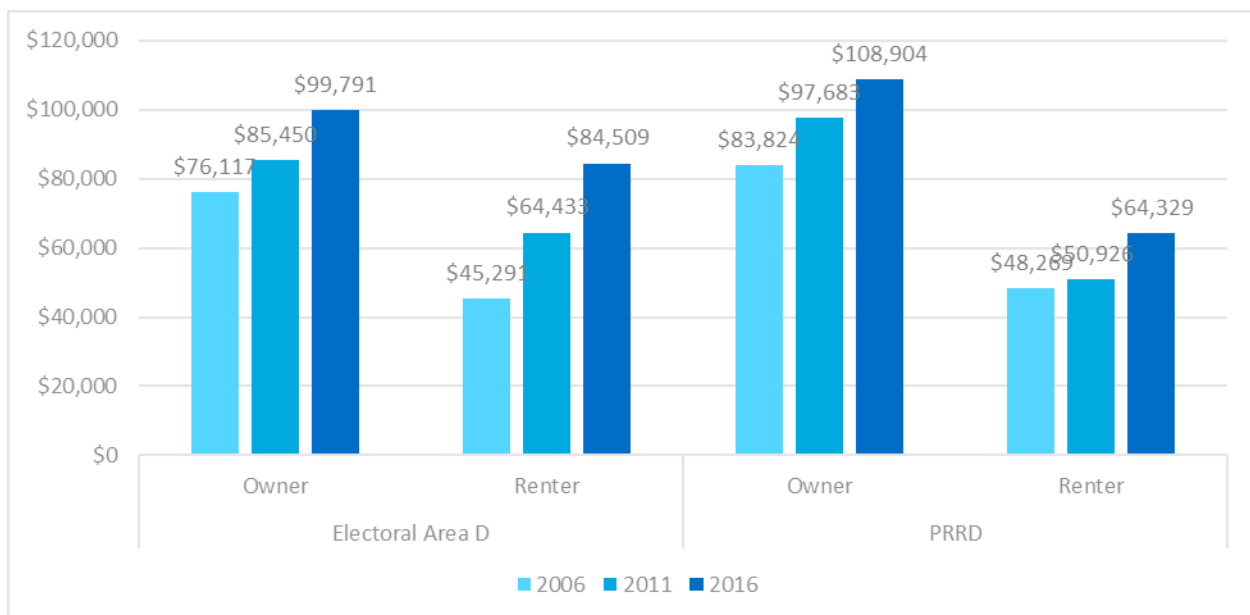
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 54 – Median Income by Household Type in Electoral Area D and PRRD, 2016



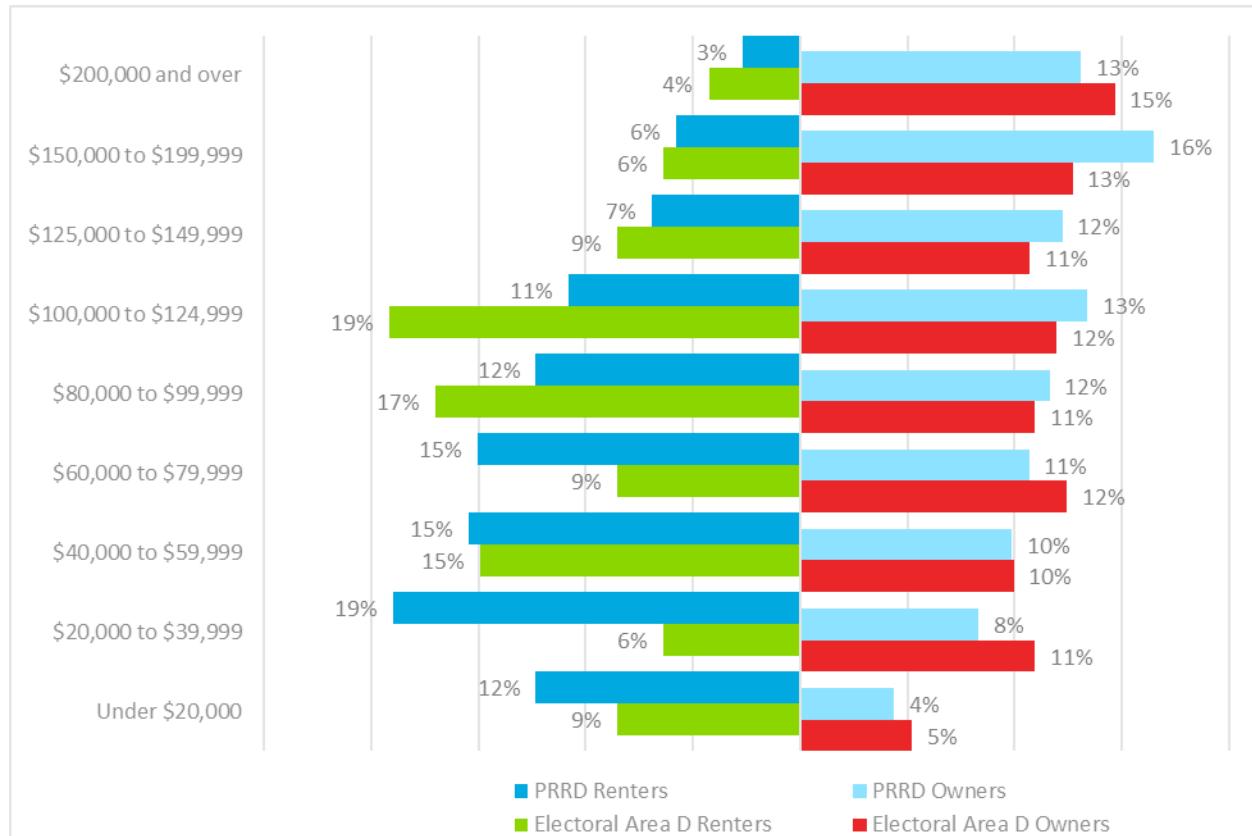
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 65 – Median Income by Tenure in Electoral Area D and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 76 – Income Brackets by Tenure, 2006-2016




Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.7 Summary

Between 2006 and 2016, Electoral Area D population increased only slightly and reached 5,749 in 2016. However, it is estimated that the population began to grow after a major decline in 2017, and in 2020 it is projected to be 5,339 (see Section 4.1). The median age of Electoral Area D residents was 42 in 2016, which was higher than the median age of the total PRRD population of 34.1, indicating an older population. There are 715 individuals who identify as Indigenous in Electoral Area D (36% First Nations and 63% as Métis) who make up 8% of the Electoral D population in private households.

In 2016, Electoral Area D experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Fifty percent (50%) of new Electoral Area D residents that year relocated to the area from another province.

The number of households in Electoral Area D increased by 8% between 2006 and 2016. During the same period, the average household size decreased slightly to 2.6 persons. The majority of households in Electoral Area D are occupied by 2 persons. Compared to the PRRD, Electoral Area D had comparable family households with and without children and a lower percentage of one-person non-census family households.



In Electoral Area D, 89% of households are owned and 10% are rented, and the medium income of owner households increased from 2006 to 2016 and were about \$10,000 more than the median income of renter households, indicating a relatively high median income for renters. However, the median income of private households in Electoral Area D increased by 27%. Households with the highest median income in 2016 were couples with children.

Between 2006 and 2016, the unemployment rate in Electoral Area D increased to 12% and the participation rate also decreased from 77% to 71% due to a downturn in the oil and gas industry in 2014 and 2015. However, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

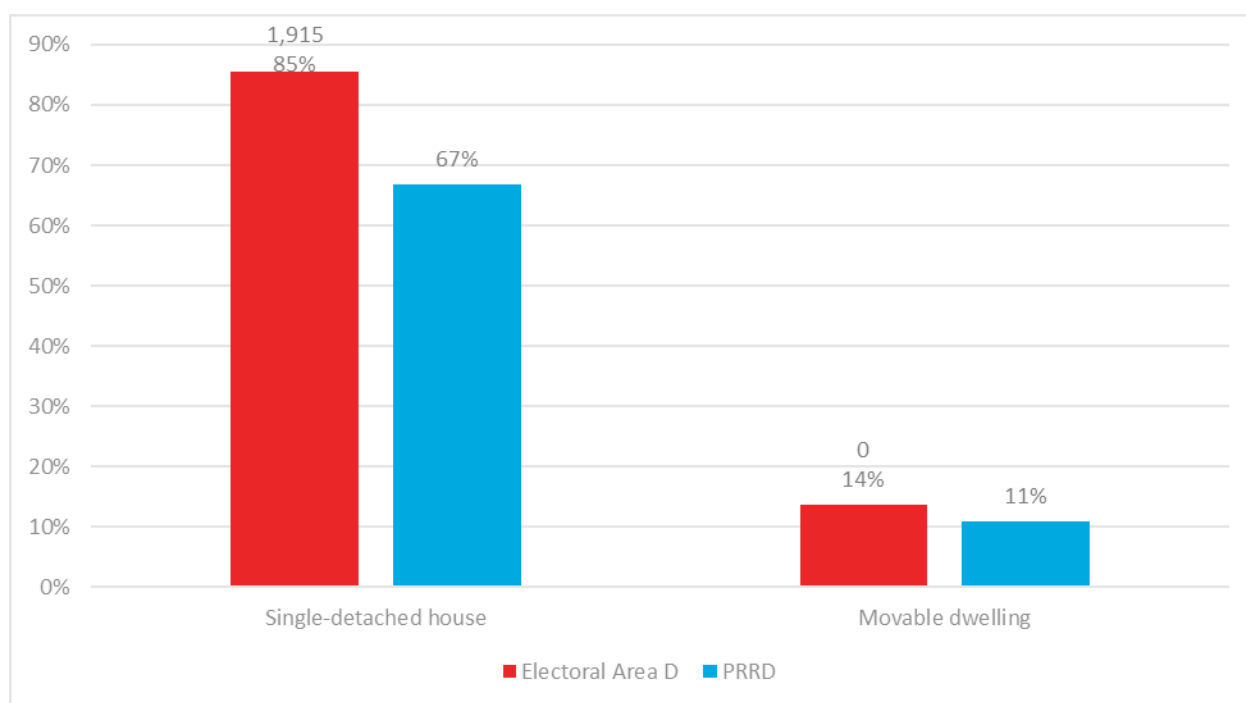
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 Housing Units

As of 2016, there was 2,245 dwellings in Electoral Area D. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area D are single-detached houses (85%). While this is true of the region, Electoral Area D has a much higher proportion of single-detached houses than the PRRD and few of any other dwelling types (Figure 87). There is also a significant proportion of movable dwelling units (14%) in Electoral Area D.

Figure 87 – Dwelling by Structure Type in Electoral Area D and PRRD⁵

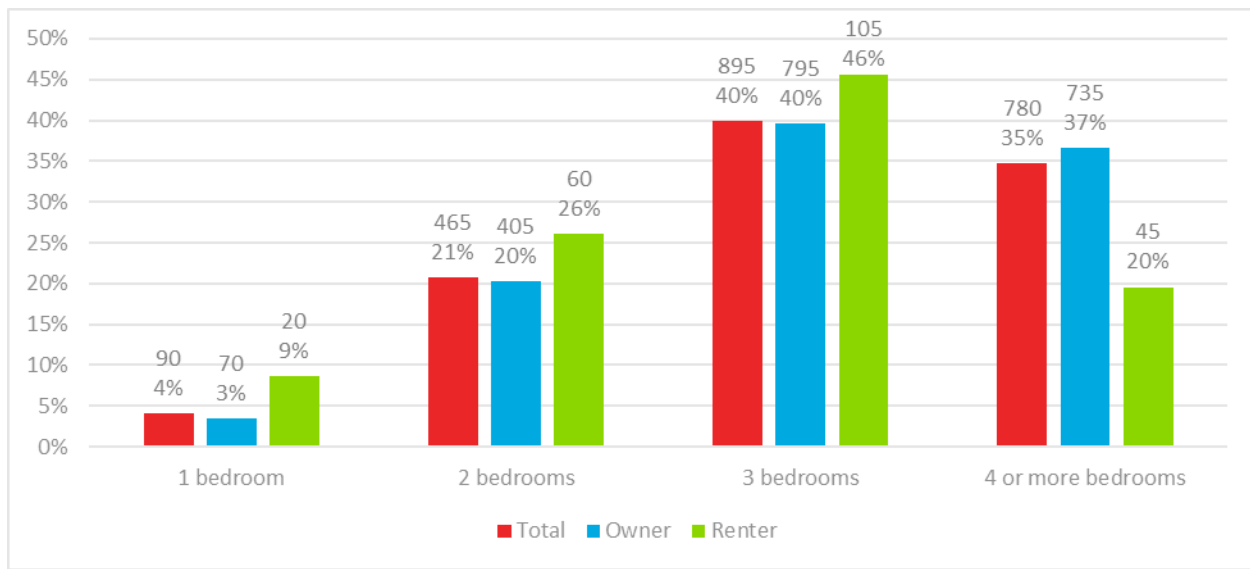


Source: Statistics Canada Census Program, Census Profiles 2016

⁵ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%. A small proportion of Electoral Area D residents resided in other attached or semi-attached dwelling units, but not a large enough number to be significant in this analysis.

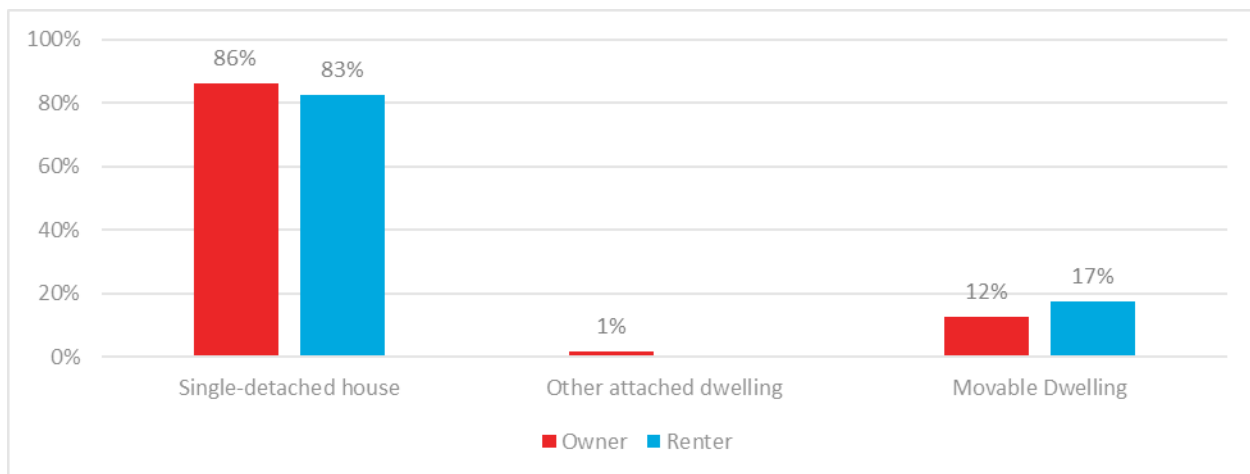
In 2016, 75% of all dwellings in Electoral Area D had three or more bedrooms and 35% of rented dwellings had two or less bedrooms (Figure 98). The most common structural housing type occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households and renter households occupied a greater proportion of movable dwellings than owner households (Figure 109).

Figure 98 – Households by Bedroom Number and Tenure in Electoral Area D, 2016⁶



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220

Figure 109 – Dwellings by Structure Type and Tenure, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

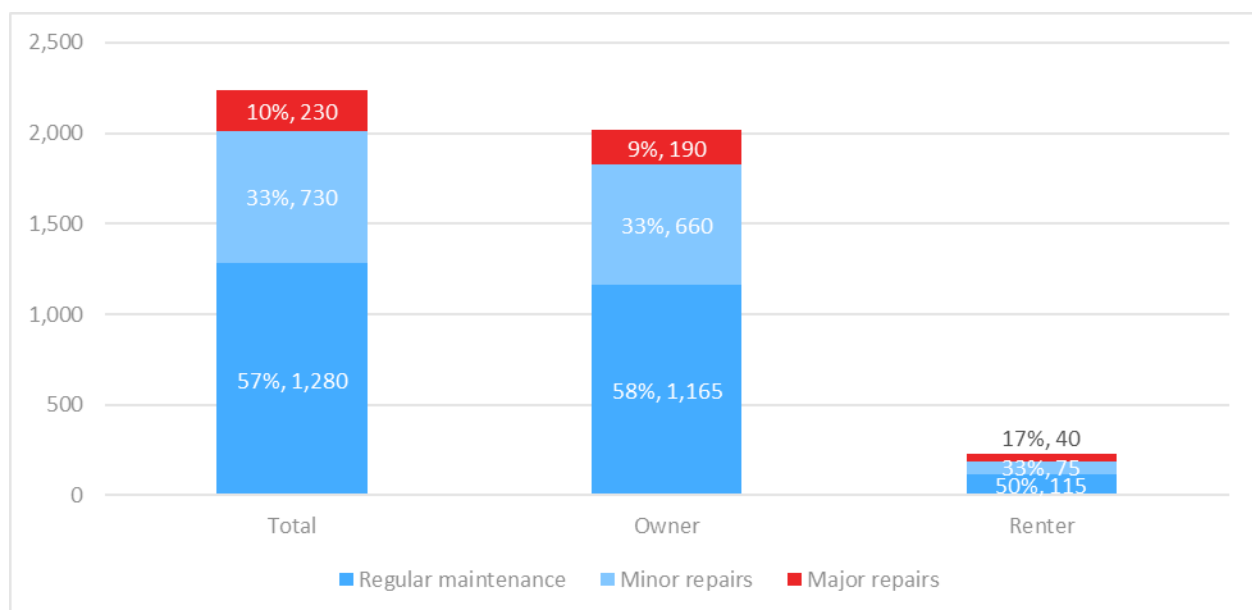
4.1.2 Condition of Housing

In 2016, most dwellings required regular maintenance only (57% of all dwellings), while 33% required minor repairs and 10% required major repairs. Renters were more than twice as likely to live in a dwelling that needed major repairs. With 17% of renters living in housing that requires major repairs, this means that about 2 in every 5 renter households may be in inadequate housing, which can have long-term impacts on health and well-being.

In both Electoral Area D and the PRRD overall, 47% of dwellings were built before 1980. A greater proportion of dwellings were built in Electoral Area D between 1981 and 2000, than in the PRRD, but from 2001 to 2016, a greater proportion were built in the PRRD.

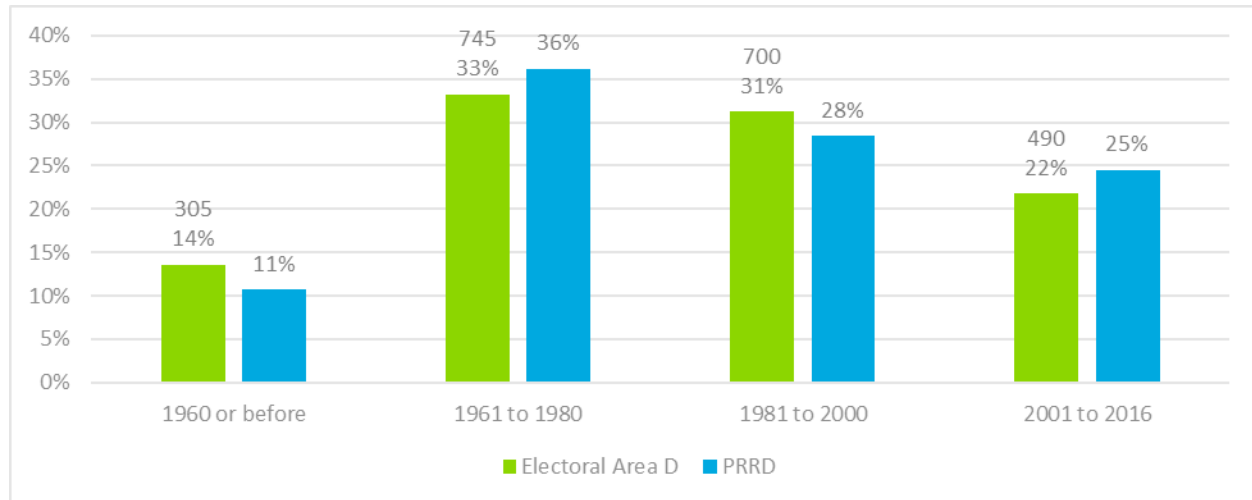
Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 2011 – Conditions of Dwellings by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 121 – Dwellings by Period of Construction in Electoral Area D and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 Occupied Private Dwellings

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area D, 91% of private dwellings were occupied and 9% (209 units) were unoccupied.

Table 1 – Occupied Private Dwellings, Electoral Area D, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	2,450	100%
Private dwellings occupied by usual residents	2,241	91%
Private dwellings not occupied by usual residents	209	9%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 Recent Changes in Housing Stock

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral D remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area D, 2016-2019

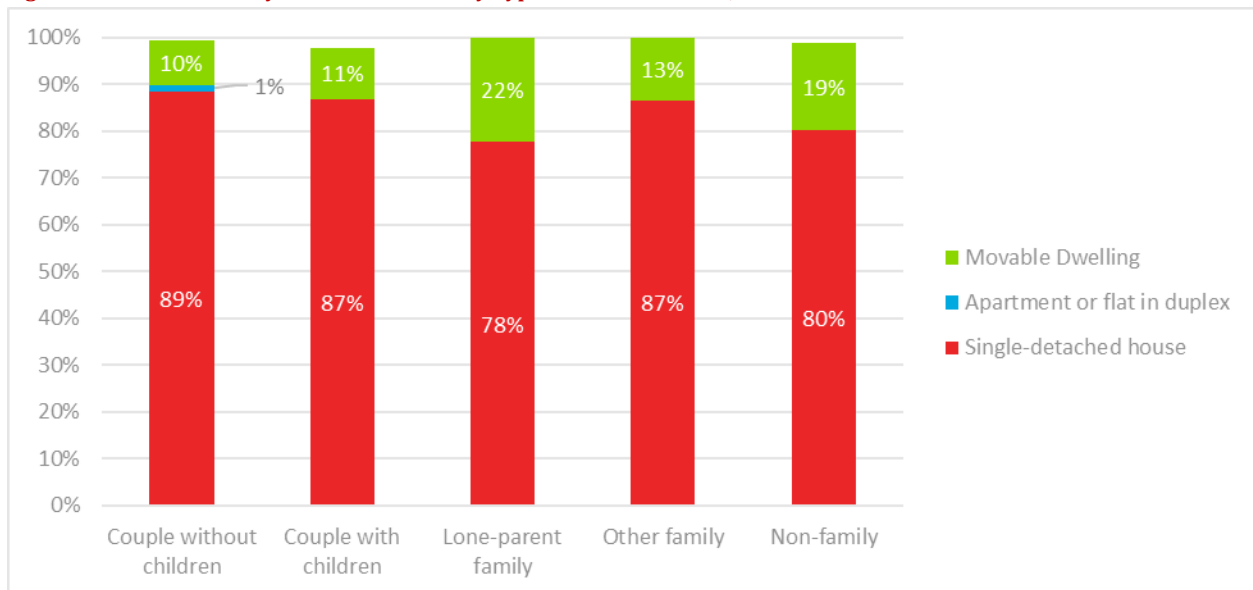
	2016	2017	2018	2019
Residential Dwelling Building Permits	9	15	10	12
Demolition Permits	0	0	1	0

Source: Peace River Regional District, 2020

4.1.5 Households and Structure Types

In Electoral Area D, the majority of all family types live in a single-detached house. The remaining proportion of households reside in either a movable dwelling or apartment in a duplex (Figure 13), indicating that this may be an affordable option for households who can't afford single family homes in Electoral Area D.

Figure 132 – Households by Structure and Family Type in Electoral Area D, 2016

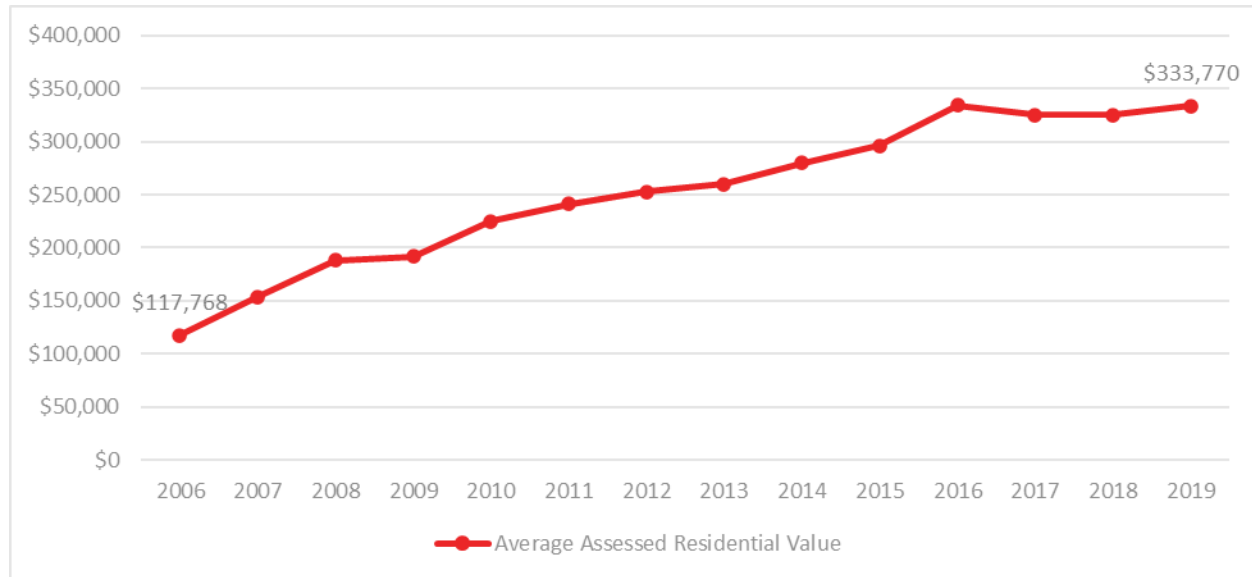


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in the Homeownership Market

Based on assessment values for residential properties in Electoral Area D, the average house value (e.g. includes all housing types), has increased from \$117,768 to \$333,770 over the last 14 years. This is equivalent to an increase of approximately 183% from 2006 to 2020. The upward trend has been steady for Electoral Area D over this time period.

Figure 143 – Average Assessed Residential Values in Electoral Area D, 2006-2020



Source: BC Assessment, 2019

In 2019, in the Electoral Area D homeownership market, the only available sales data was for a single-family dwelling (1 bedroom) with a property size of two or more acres for a conveyance price of \$540,000 (BC Assessment, 2019). Note that this price is based on sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

4.2.1 Homeownership Affordability Gap Analysis

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area D.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁷

The main gaps in affordability are in lone parent and non-census families affording single family dwellings (Table 3). Other family types have considerably higher median household incomes than these family types because other census families can include multi-generational or other family living arrangements with

⁷ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.

multiple incomes. Note that no other average sales price data was available to conduct the analysis on housing types in the Electoral Area other than single family homes.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area D⁸

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap Single Family Home (\$540,000)
Couples without children	\$121,756	\$3,044	\$356
Couples with children	\$174,414	\$4,360	\$1,672
Lone parent families	\$86,717	\$2,168	-\$520
Non-census families	\$61,567	\$1,539	-\$1,149
Other census families	\$174,087	\$4,352	\$1,664

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% downpayment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

4.3 Trends in the Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area D. Additionally, data for short-term rental market is unavailable for Electoral Area D. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and Core Housing Need (sections 3.7 and 3.8) provide an indication of the challenges renters currently face in Electoral Area D.

4.4 Non-Market Housing

As of March 31, 2020, there were zero reported non-market units in Electoral Area D where BC Housing has a financial relationship.

⁸ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

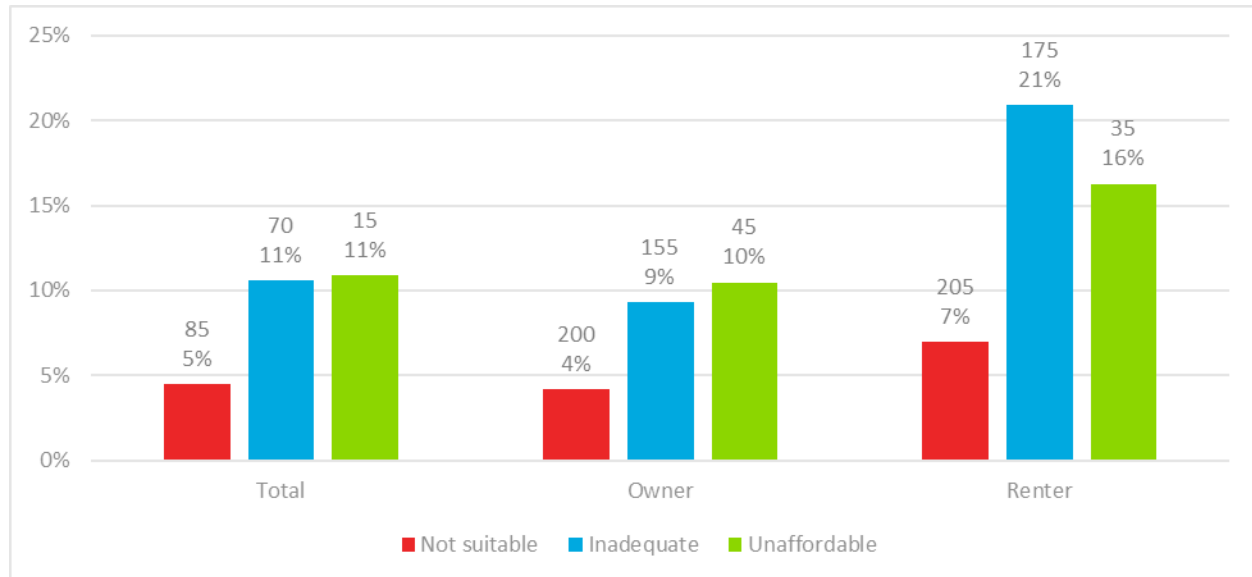
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area D, as of 2016, 5% of households were living in unsuitable housing and 11% were living in inadequate housing (Figure 15). Eleven percent (11%) of all households in 2016 spent 30% or more of their income on shelter costs, including 16% of renter households and 10% of owner households. A higher proportion of renters than owners experienced issues with suitability and affordability, but especially inadequacy, with double the proportion of renters experiencing issues. This correlates to older housing stock, but may also point to an inability of both home-owners and landlords to maintain these assets overtime. Additionally, the adequacy figures may be less accurate due to additional dwelling damage caused by the major hail storm experienced in 2017 around Pouce Coupe, damage from which wouldn't have been reported in the 2016 figures and have likely have been repaired since then. Although renter households experienced greater challenges, it is important to remember there were 2,005 owner households in Electoral Area D in 2016, compared to 230 renter households.

Figure 154 – Unsuitable Housing by Tenure for Private Households, 2016

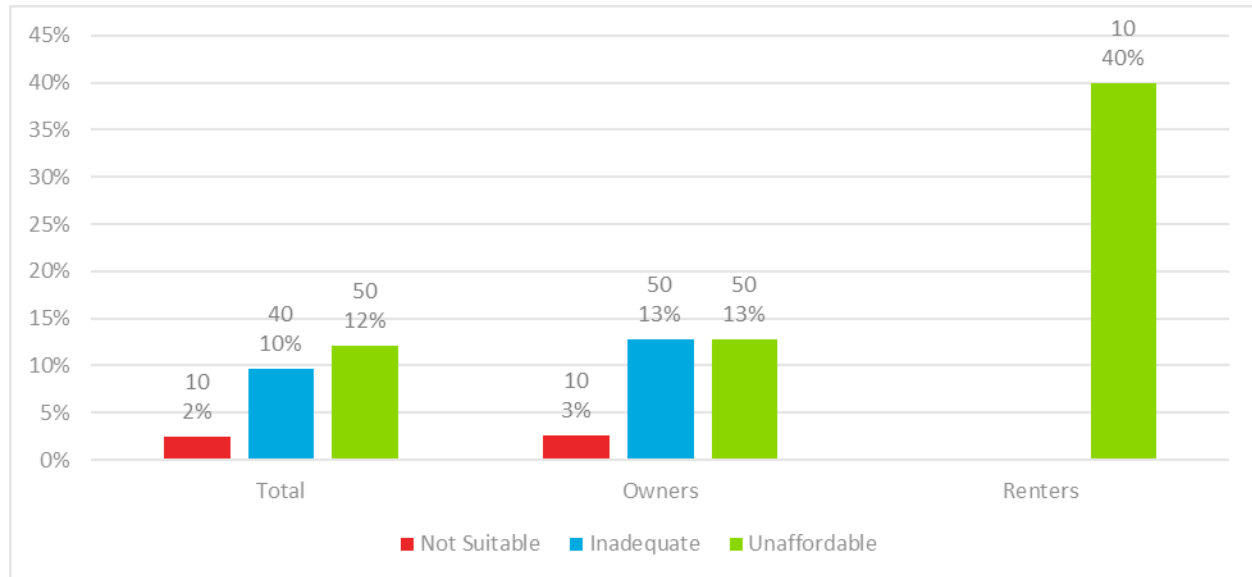


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area D (aged 65 and over), the number one issue was affordability of their housing, with senior renters at a much higher risk of affordability issues than owners. Forty percent (40%) of seniors who rent are paying more than 30% of their income toward shelter costs (compared to 16% of renters overall), compared to only 13% of seniors who own. However, seniors who own are more likely to be experiencing issues with suitability and adequacy than senior renters, and represent a larger group overall.

Ten percent (10%) of all senior households had issues with adequacy and 2% had issues with suitability (Figure 16). Seniors have fewer issues with adequacy and suitability than the population as a whole in Electoral Area D but have comparable issues with affordability. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area D.

Figure 165 – Housing Indicators of Seniors Households, 2016



Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016231.

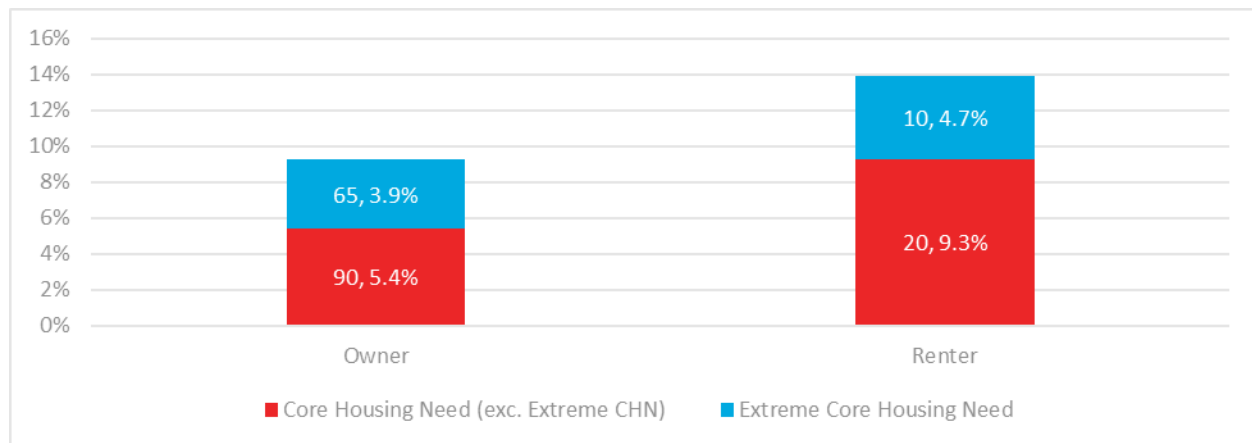
4.8 Core Housing Need

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area D had a higher proportion of renters than owners experiencing Core Housing Need (14% vs. 9.3%). This is not atypical of BC communities, where renters with lower incomes are more likely to experience housing vulnerability. Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (4.7% vs. 3.9%) (Figure 17). However, overall, Electoral Area D has 30 renter households and 155 owner households in Core Housing Need who need housing supports.

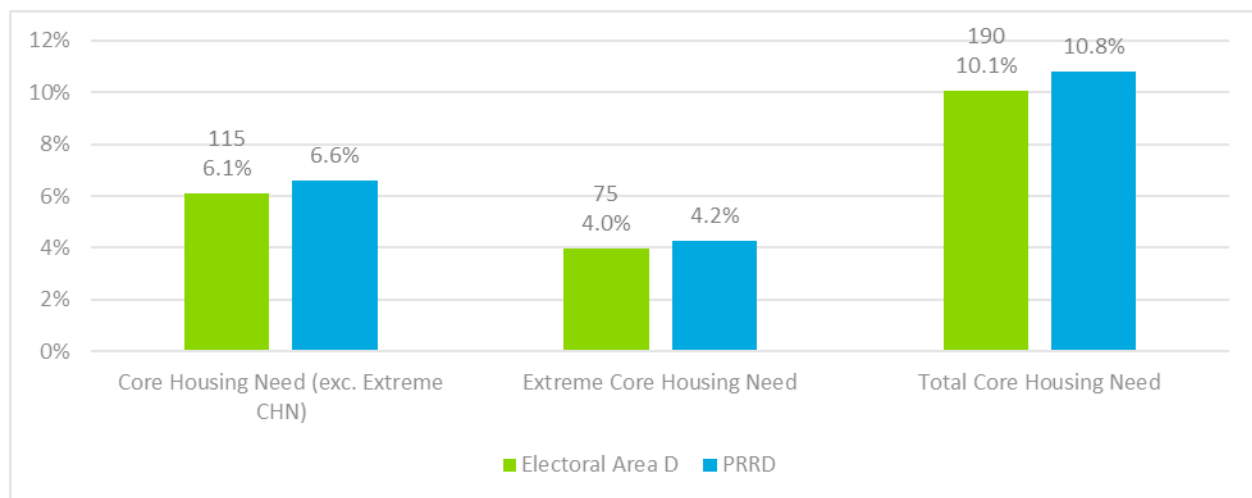
Compared to the PRRD, Electoral Area D had a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 18). This reflects the high median incomes and resulting ability to afford residential property in Electoral Area D and issues of affordability, suitability and adequacy being more prevalent in renter households.

Figure 176 – Proportion of Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


Figure 187 – Private Households in Core Housing Needs in Electoral Area D and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4.9 Summary

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single-detached houses. The remaining units were mainly movable dwellings. Of all dwellings, 40% had three or more bedrooms, while 62% of all households had 1 or 2 occupants, suggesting some of the population may be living in larger homes than they need. Seventy-five percent (75%) of owned dwellings had three more bedrooms and 35% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 86% single-detached houses and 12% movable dwellings. Rented dwellings consisted of 83% single-detached houses and 17% movable dwellings. There may be a lack of options within Electoral Area D for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.



Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area D dwellings, 57% require only regular maintenance and 33% require minor repairs, 10% needing major repairs. The need for repairs also corresponds with the fact that 47% of dwellings in the District were built prior to 1980. In 2019 the average sales price for a single family dwelling (2 bedrooms) with a property size of two or more acres was \$540,000.

Of all households in Electoral Area D in 2016, 11% were living in inadequate dwelling units, 5% were living in unsuitable conditions, and 11% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced Core Housing Need (14% vs. 9.3%). Of senior households, 10% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 2% had suitability issues. This suggests there may be a lack of affordable rental options with Electoral Area D that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

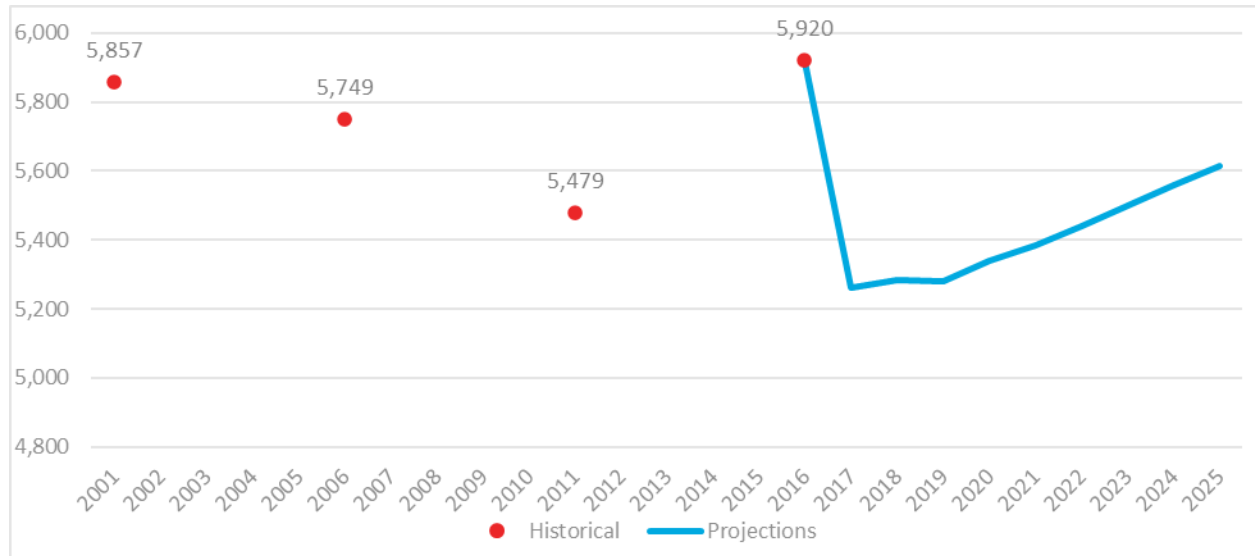
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the Census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River South Rural for Electoral Area D. While the service area's boundaries encompass a larger area than Electoral Area D, the projections provide insight as to how population growth may occur in Electoral Area D if it were to follow the sub-regional trends.

5.1 Population and Household Growth

Traditionally, Electoral Area D has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

Between 2001 and 2011, the Electoral Area D population decreased from 5,857 to 5,479 before increasing to 5,920 in 2016. From 2016 to 2025, the population is expected to decrease to approximately 5,614. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area D's population projection trend for that time period. This significant decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area D population is projected to have started growing again since 2017, to reach an approximate population of 5,339 in 2020 (Figure 19). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 198 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2001-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	5,915	5,339	5,614	-576	275

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.2 Age Projections

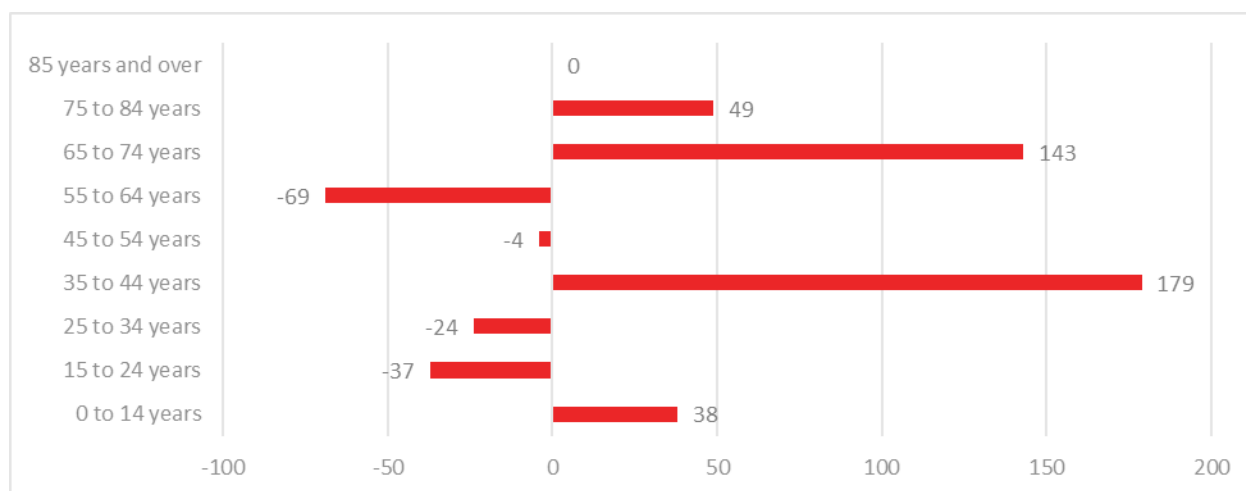
Between 2020 and 2025, the 15 to 24 years, 25 to 34 years, and the 45 to 54 year age categories is projected to have experienced a decline in population. The most significant growth is expected to occur in the 35 to 44 and 65 to 74 year age categories from 2020 to 2025. The median age in Electoral Area D is expected to remain steady through to 2025 (Table 6).

Table 5 – Projected Population Change by Age 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-104	38
15 to 24 years	-123	-37
25 to 34 years	-26	-24
35 to 44 years	-28	179
45 to 54 years	-247	-4
55 to 64 years	-115	-69
65 to 74 years	30	143
75 to 84 years	12	49
85 years and over	25	0
Total	-576	275

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Figure 209 – Projected Population Changes by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 6 – Median and Average Age, 2016- 2025

	2016 Actual	2016 Estimate	2020	2025
Median	42.9	42.9	42.5	42.9
Average	40.4	40.5	41.3	42.2

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.3 Household Projections

The number of households in Electoral Area D decreased by 182 between 2016 and 2020 and is expected to increase again by 162 households by 2025 (Table 7).

Table 7 – Projected Household Growth in 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	2,185	2,003	2,165	-182	162

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

The number of households decreased across all family types between 2016 and 2020, most of which in the couple with children category. This decrease could have been due to the downturn in the economy in which families may have perceived the region to be a less attractive place to reside. It is expected that between 2020 and 2025, all households will increase across all family types, again most significantly in the couples with and without categories (Table 8). Growth in the couples without children category is likely related to the aging population trend, which is typically accompanied by an increase in individuals and couples living alone as adult children age and move out.

Table 8 – Household Change Projections by Census Family Type 2016-2025


	2016 to 2020	2020 to 2025
Couple without Children	-55	52
Couple with Children	-65	53
Lone-Parent	-2	11
Other-Census-Family	-19	8
Non-Census-Family	-41	38
Total	-182	162

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will required 2-bedroom dwellings.

Table 9 – Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%



Non-Family	60%	30%	10%
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Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2020 and 2025, the population is expected to decrease to 5,614. Accordingly, the number of households is expected to increase by 162 between 2020 and 2025. It is also projected that the 0-14, 15-19 age categories will experience a decline in population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples with and without children. However, the need for a range of sizes of units are still needed to accommodate other family types that will also experience some growth between 2020 and 2025 (a total of 162 units). The number of currently unoccupied dwellings in the community should also be considered in accommodating these needs.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future⁹.

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work

⁹ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle or low income brackets of permanent residents. When demand significantly out paces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹⁰

The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community, and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;
- Providing financial incentives such as tax breaks on multi unit developments;
- Encouraging the establishment of long term lease agreements to mitigate constant turnover;
- Encouraging the development of additional hotels, apartments, and condo units; and

¹⁰ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandanu.ca/jrcd/article/view/837/185>

- 
- Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹¹.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year.

¹¹ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



Comparatively, the unemployment rate across British Columbia reached 11% in July 2020¹². As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹³.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁴.

¹² Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹³ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁴ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 4) and statements of key areas of local need (based primarily on the content in Sections 3 and 5). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area D based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area D can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 Affordable Housing


Affordability as an indicator of Core Housing Need is one of the most pressing housing issues facing residents in Electoral Area D. Eleven percent (11%) of all Electoral D households in 2016 spent 30% or more of their income on shelter costs, including 16% of renter households (35 households) and 10% of owner households (45 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 Rental Housing

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 10% representing an increase of 70 renter households in the community. Renter households predominantly reside in single-detached houses (83%), with the remaining renter households occupying movable dwellings (17%).

In 2016, Electoral Area D had a higher proportion of renters (14% or 30 households) than owners (9.3% or 155 households) experiencing Core Housing Need.



Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

8.2.3 Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

8.2.4 Housing for Seniors

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Of senior households in Electoral Area D (aged 65 and over) 10% of households experiencing housing need had issues with adequacy (40 households) and 2% had issues with suitability (10 households). Twelve percent (12%) of these households experienced issues with affordability (50 households).

8.2.5 Housing for Families

Families in Electoral Area D are generally well served by the housing choices available to them. Over 87% of couples with children, couples without children, and other families live in a single-detached house, while 78% of lone-parent families and 80% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy apartment/flat/duplex style developments.

8.2.6 Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

8.2.7 Conclusion

- The households in Electoral Area D with the lowest household incomes included male and female lone parent households, and non-census family households.
- Median incomes of renter households were 17% less than owner households in Electoral Area D in 2016.
- In 2016, Electoral Area D had a higher proportion of renters than owners experiencing Core Housing Need (14% vs. 9.3%). Of those households in Core Housing Need, a comparable proportion of renters



and owners experienced Extreme Core Housing Need (4.7% vs. 3.9%). Overall, Electoral Area D has 30 renter households and 155 owner households in Core Housing Need.

- Across Electoral Area D, 21% of renter households had issues with adequacy, 16% with affordability, and 7% with suitability.
- Of Senior Households in Electoral D, 40% (10 households) had issues with affordability.
- Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
- Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
- In Electoral Area D, the most apparent housing need is in lower income households and renter households. Stakeholders also indicated challenges with lack of supportive housing and limited services for seniors in rural areas.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.



<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:


It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Multiple Census Families: A **household** in which two or more **census families** (with or without additional persons) occupy the same private dwelling. **Family households** may also be divided based on the presence of persons not in a **census family**.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>



National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>


Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>



Subsidized Housing: “Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$117,768	\$154,031	\$188,091	\$191,675	\$224,858	\$241,039	\$252,904	\$260,152
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$279,973	\$296,339	\$334,337	\$325,507	\$325,428	\$333,770	\$344,707
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$95,003	\$126,720	\$158,530	\$159,333	\$168,891
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$38,968	\$42,301	\$46,780	\$52,375	\$73,031
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$182,826	\$192,421	\$191,116	\$216,362	\$214,348
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$77,553	\$82,259	\$89,583	\$90,664	\$99,487
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$98,889	\$105,472	\$110,135	\$112,017	\$116,536
Median Assessed Value by Structural Type	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$71,331	\$91,545	\$112,637	\$112,409	\$130,860
2	\$69,265	\$89,016	\$109,606	\$112,202	\$139,690
3+	\$146,974	\$191,222	\$230,513	\$233,076	\$266,982
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$112,637	\$112,409	\$130,860
2	N/A	N/A	\$109,606	\$112,202	\$139,690
3+	N/A	N/A	\$230,513	\$233,076	\$266,982

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$143,521	\$160,953	\$166,329	\$176,336	\$198,683
2	\$146,420	\$155,281	\$160,383	\$172,933	\$181,231
3+	\$287,032	\$297,760	\$302,979	\$323,573	\$340,797
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$143,521	\$160,953	\$166,329	\$176,336	\$198,683
2	\$146,420	\$155,281	\$160,383	\$172,933	\$181,231
3+	\$287,032	\$297,760	\$302,979	\$323,573	\$340,797

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221
2	\$214,354	\$204,479	\$209,858	\$216,092	\$223,912
3+	\$380,161	\$370,323	\$366,815	\$374,337	\$383,402
Median Assessed Value by Number of Bedrooms					
0	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221
1	\$214,354	\$204,479	\$209,858	\$216,092	\$223,912

2	\$380,161	\$370,323	\$366,815	\$374,337	\$383,402
3+	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]


	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$144,198	\$177,266	\$195,315	\$207,988	\$266,902	\$257,667	\$272,763	\$296,906
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$298,920	\$381,169	\$354,669	\$337,928	\$380,248	\$369,502	\$364,871
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$110,819	\$140,300	\$179,000	\$195,155	\$165,917
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$52,453	\$70,105	\$75,845	\$78,837	\$134,669
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

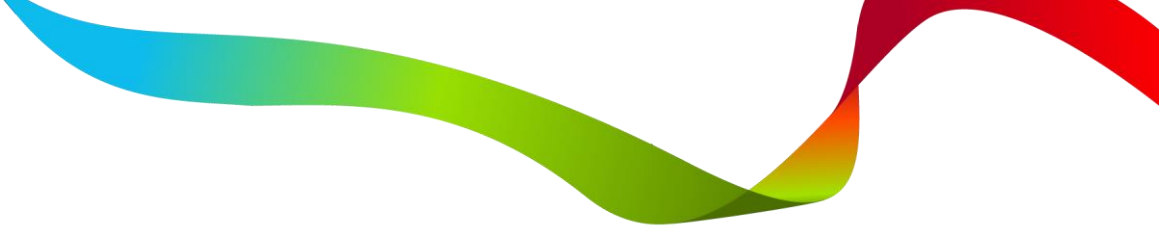


	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$157,192	\$156,439	\$206,766	\$228,357	\$267,625
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$217,000	\$23,000	\$109,167	\$90,483	\$135,925
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$253,631	\$211,233	\$237,083	\$266,590	\$281,182
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$188,667	\$159,667	\$196,836	\$106,808	\$24,100
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$105,317	\$37,167	\$213,333	\$150,567	\$182,425
2	\$74,568	\$105,493	\$126,959	\$154,788	\$86,286
3+	\$172,807	\$215,450	\$225,412	\$241,052	\$314,026
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A



	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$155,991	\$292,219	\$82,000	\$250,000	\$288,500
2	\$217,824	\$179,516	\$195,286	\$181,563	\$210,693
3+	\$288,639	\$317,338	\$325,636	\$352,167	\$409,733
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	\$277,667	\$209,800	\$233,650	\$540,000	\$213,750
1	\$264,926	\$184,643	\$347,734	\$245,615	\$290,975
2	\$403,071	N/A	\$398,323	\$412,637	\$393,421
3+	\$277,667	\$209,800	\$233,650	\$540,000	\$213,750
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	3,415	3,240	3,335

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,415	100%	3,240	100%	3,335	100%
All Categories	3,405	100%	3,230	100%	3,315	99%
11 Agriculture, forestry, fishing and hunting	585	17%	595	18%	470	14%
21 Mining, quarrying, and oil and gas extraction	240	7%	270	8%	310	9%
22 Utilities	45	1%	25	1%	25	1%
23 Construction	370	11%	380	12%	450	13%
31-33 Manufacturing	90	3%	95	3%	110	3%
41 Wholesale trade	115	3%	115	4%	95	3%
44-45 Retail trade	355	10%	340	10%	280	8%
48-49 Transportation and warehousing	265	8%	165	5%	245	7%
51 Information and cultural industries	35	1%	25	1%	10	0%
52 Finance and insurance	45	1%	25	1%	75	2%
53 Real estate and rental and leasing	30	1%	35	1%	50	1%
54 Professional, scientific and technical services	140	4%	205	6%	140	4%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	95	3%	110	3%	95	3%
61 Educational services	235	7%	230	7%	165	5%
62 Health care and social assistance	245	7%	245	8%	255	8%
71 Arts, entertainment and recreation	50	1%	25	1%	40	1%
72 Accommodation and food services	130	4%	75	2%	110	3%
81 Other services (except public administration)	205	6%	105	3%	235	7%
91 Public administration	135	4%	175	5%	165	5%
Not Applicable	10	0%	0	0%	20	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	1,790	100%
Commute within census subdivision (CSD) of residence	235	13%
Commute to a different census subdivision (CSD) within census division (CD) of residence	1,480	83%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	10	1%

Commute to a different province or territory	65	4%
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Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$96,125	\$97,780	\$120,697
Owner	\$98,588	\$99,964	\$124,469
Renter	\$66,687	\$76,061	\$88,216

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	5,485	5,125	5,620
Mover	470	415	450
Migrant	290	195	230
Non-migrant	185	220	225
Non-mover	5,020	4,710	5,170

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

	Average and Median Before-Tax Private Household Income		
	2006	2011	2016
Average	\$96,125	\$97,780	\$120,697

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,065	100%	2,030	100%	2,245	100%
\$0-\$4,999	30	1%	30	1%	20	1%
\$5,000-\$9,999	10	0%	40	2%	20	1%
\$10,000-\$14,999	75	4%	0	0%	30	1%
\$15,000-\$19,999	80	4%	45	2%	60	3%
\$20,000-\$24,999	50	2%	95	5%	45	2%
\$25,000-\$29,999	60	3%	40	2%	55	2%
\$30,000-\$34,999	70	3%	110	5%	90	4%
\$35,000-\$39,999	120	6%	55	3%	65	3%
\$40,000-\$44,999	100	5%	95	5%	55	2%
\$45,000-\$49,999	75	4%	115	6%	60	3%
\$50,000-\$59,999	165	8%	45	2%	120	5%
\$60,000-\$69,999	170	8%	100	5%	115	5%
\$70,000-\$79,999	140	7%	180	9%	145	6%
\$80,000-\$89,999	150	7%	140	7%	140	6%
\$90,000-\$99,999	100	5%	140	7%	125	6%
\$100,000-\$124,999	245	12%	215	11%	285	13%
\$125,000-\$149,999	200	10%	220	11%	235	10%
\$150,000-\$199,999	140	7%	215	11%	270	12%
\$200,000 and over	100	5%	135	7%	300	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	155	100%	180	100%	225	100%
Renter households in subsidized housing	N/A	N/A	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

CMHC

Average rental prices for all units and by unit size [Section 6 (1) (h) (i), (ii)]

Average and Median Monthly Rent by Number of Bedrooms															
	20 05	20 06	20 07	20 08	20 09	20 10	20 11	20 12	20 13	20 14	20 15	20 16	20 17	20 18	20 19
Average	N/A														
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															

Source: CMHC Primary Rental Market Survey



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area D are presented here.

A total of 21 respondents from Electoral Area D responded to the survey, including one individual that identified as First Nations and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

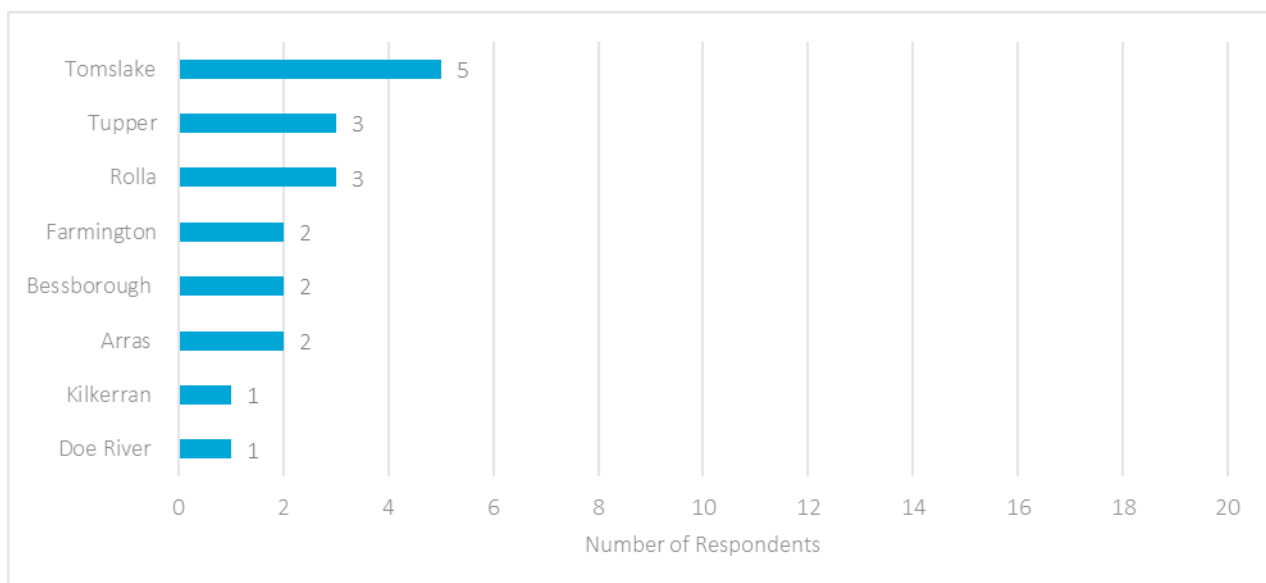
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 Community

Figure 21 shows where survey respondents live in Electoral Area D.

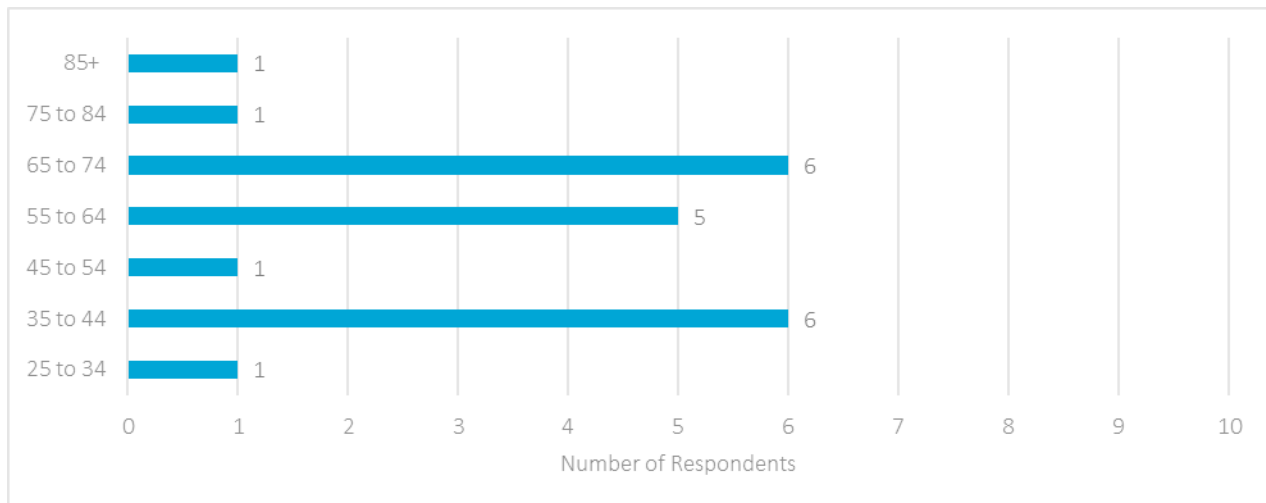
Figure 21 – Communities Where Respondents Live (N=19)



1.2.2 Age

The survey received the most responses from individuals between the ages of 35 to 44 (6 respondents) and 55 to 74 (6 respondents).

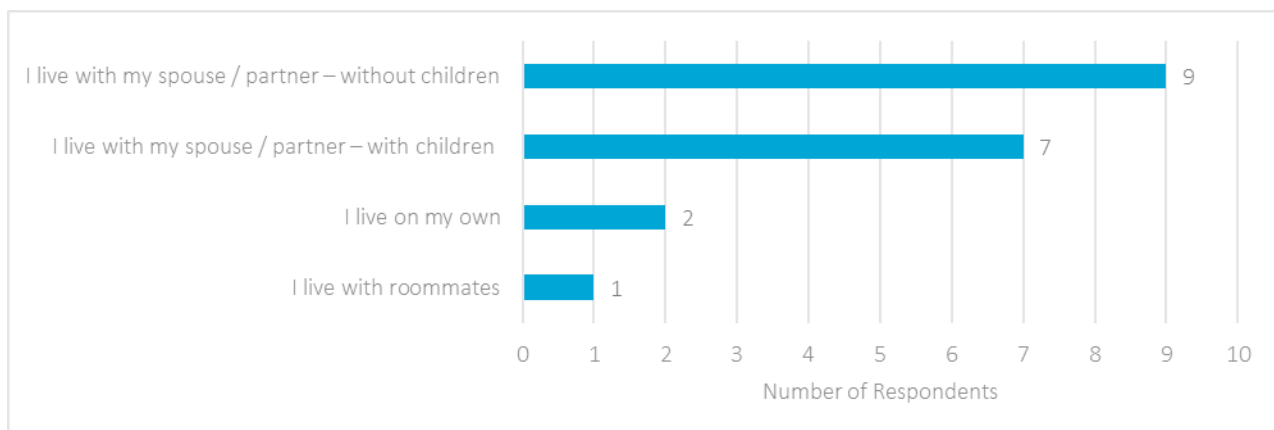
Figure 22 – Age of Respondents (N=21)



1.2.3 Household Type and Size

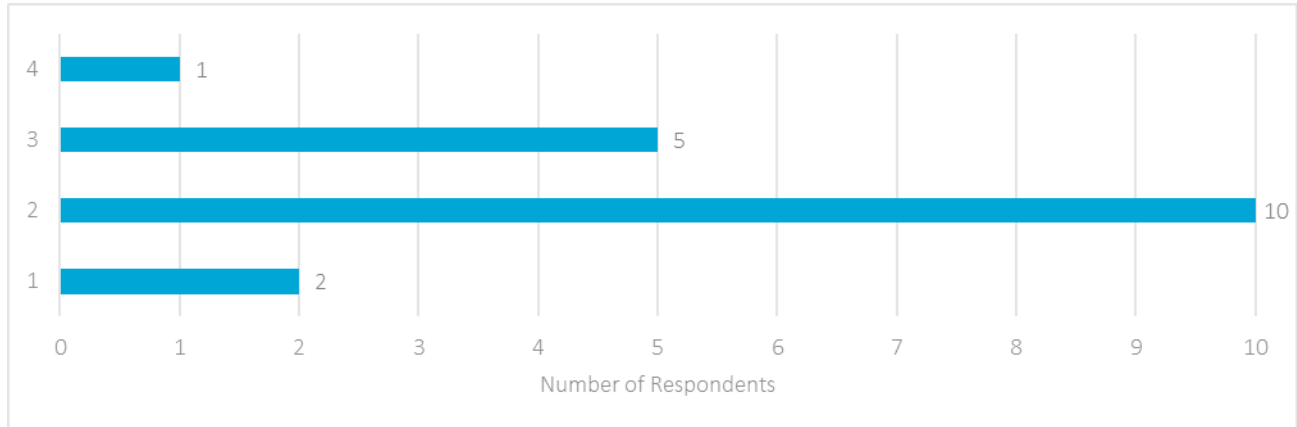
Survey respondents were asked to describe their household (Figure 23). Most respondents live in households with a spouse or partner with or without children.

Figure 23 – Household Types (N=19)



Respondents were also asked about the size of their household (Figure 24). Most respondents live in two-person (10 respondents) or three-person households (5 respondents).

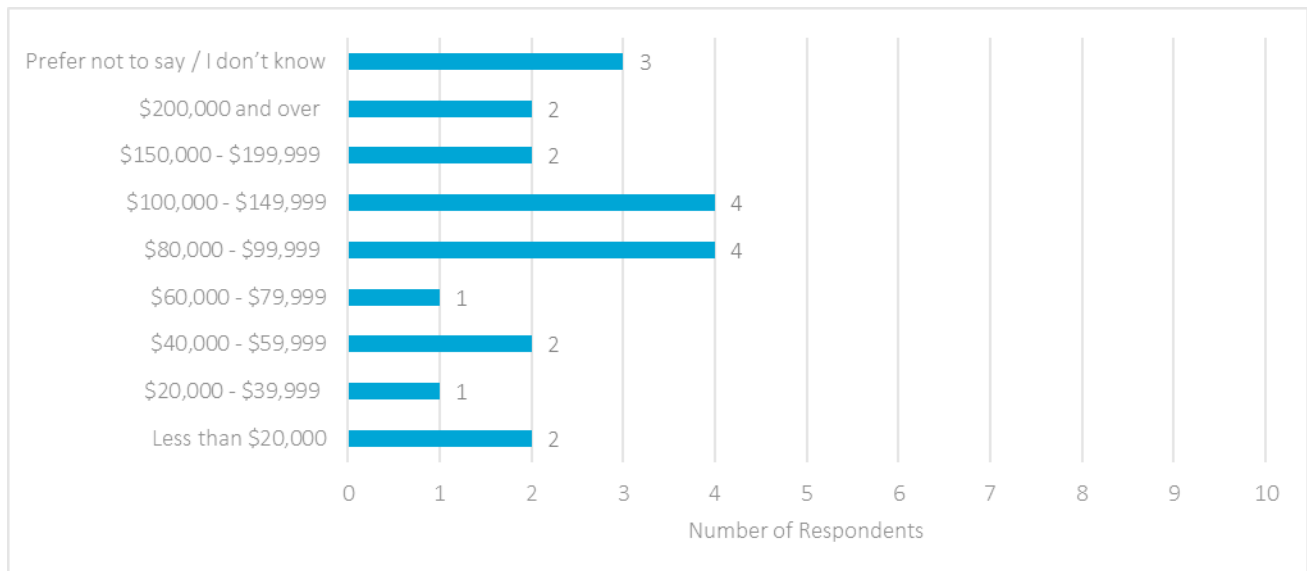
Figure 24 – Number of People in Households (N=21)



1.2.4 Household Income

Figure 25 shows the annual household income distribution of survey respondents. Respondents with a wide range of incomes responded to the survey. Three respondents preferred not to disclose their annual household income information.

Figure 25 – Annual Household Income (N=21)



1.3 Housing Experiences

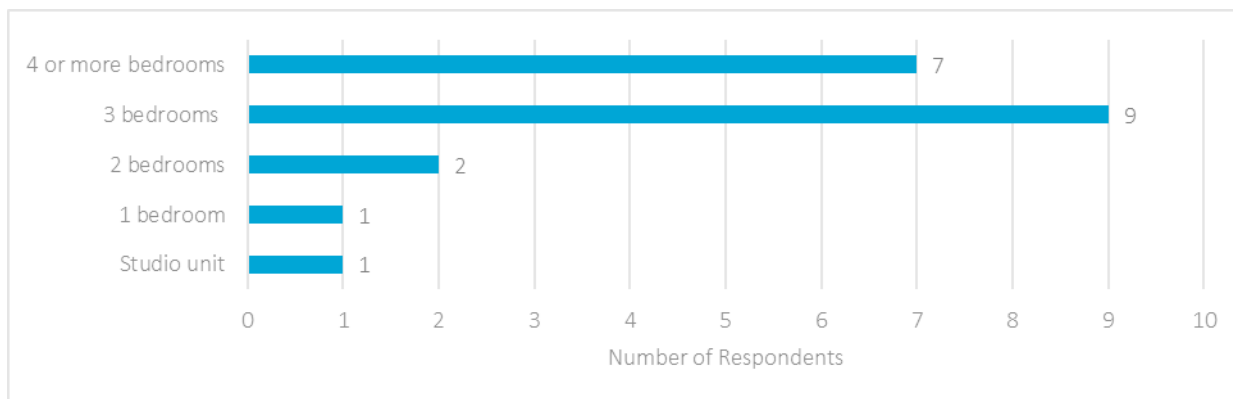
Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 Current Home

Respondents were asked about their tenure type. Seventeen respondents reported that they owned their home and one reported that they rented. Two respondents neither rent nor own their home.

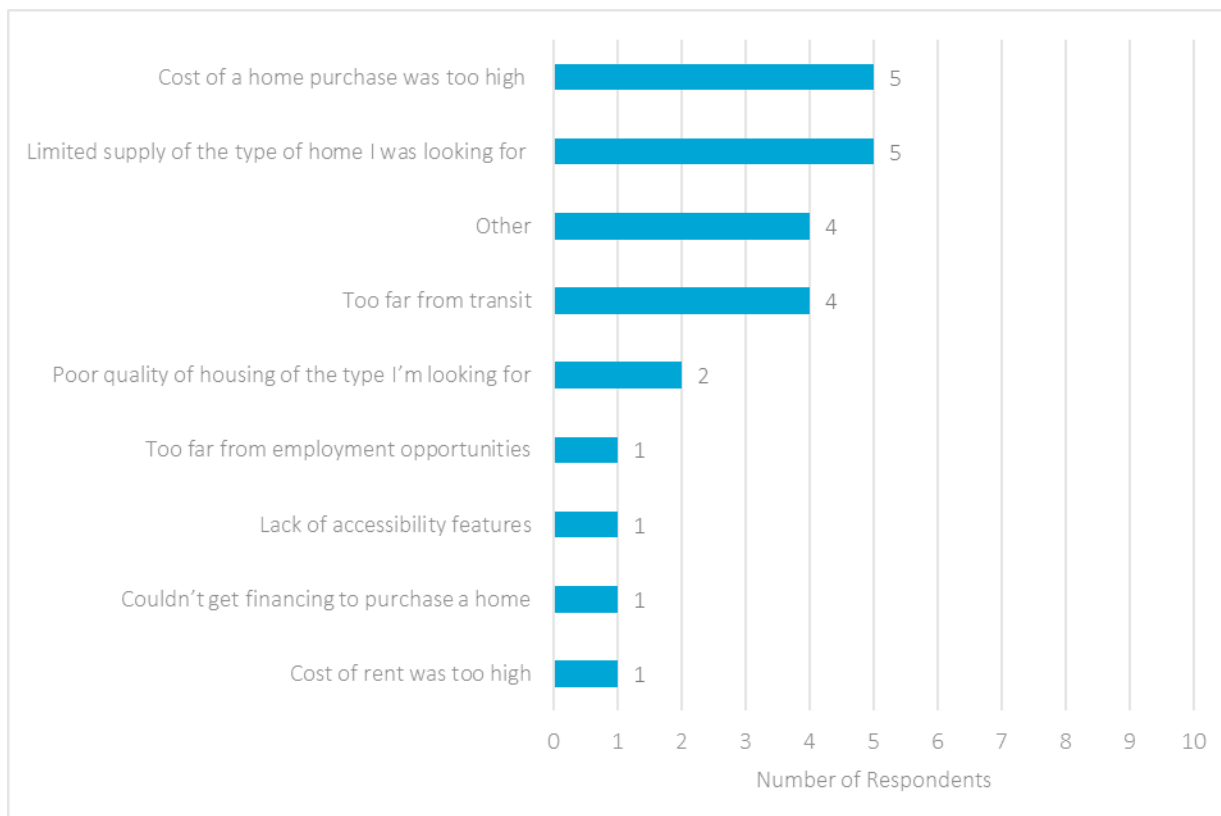
Most respondents live in homes with three or more bedrooms (Figure 26).

Figure 26 – Number of Bedrooms in Current Home (N=20)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (5 respondents). Respondents that selected 'other' described specific house features needing repairs (1 respondent), poor fire protection in rural areas (1 respondent), and lack of assisted living supports (1 respondent).

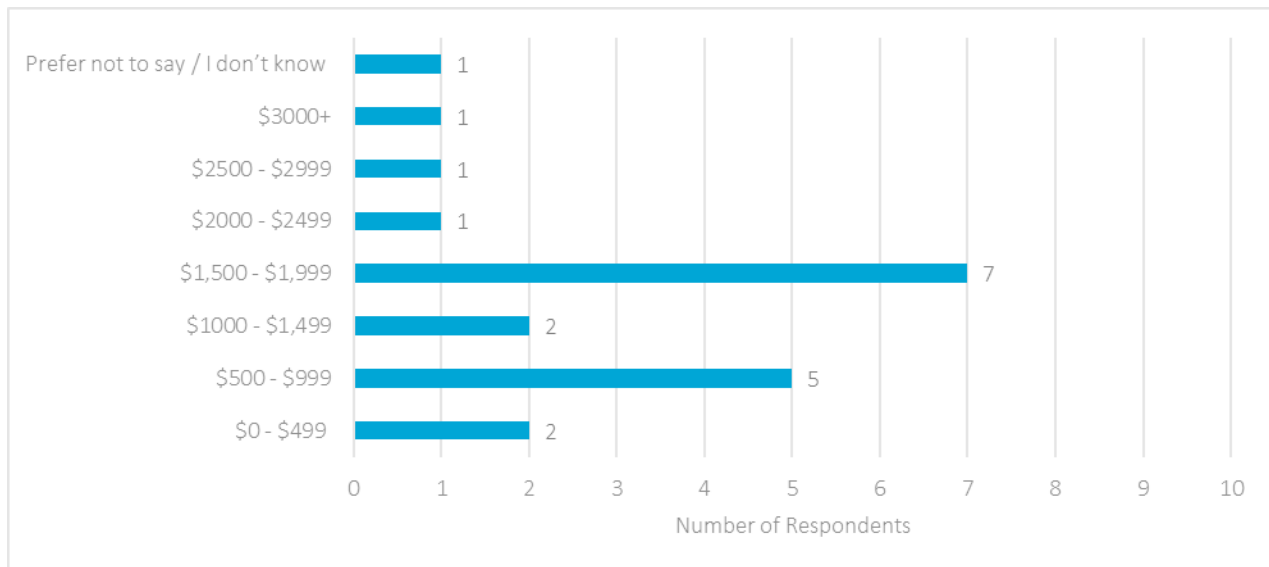
Figure 27 – Barriers During Search of Current Home (N=15)



1.3.2 Current Housing Costs

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 28. Respondents were asked if they believed their housing costs were affordable to them. Fourteen respondents said yes that their housing costs were affordable, five said no, and one said they were not sure.

Figure 28 – Housing Costs (N=20)



1.3.3 Current and Anticipated Housing Issues

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 29 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. All respondents that answered the question said that their home is currently not well served by public transit (7 respondents) and is too far from amenities (5 respondents).

Figure 29 – Top Current Housing Issues (N=7)

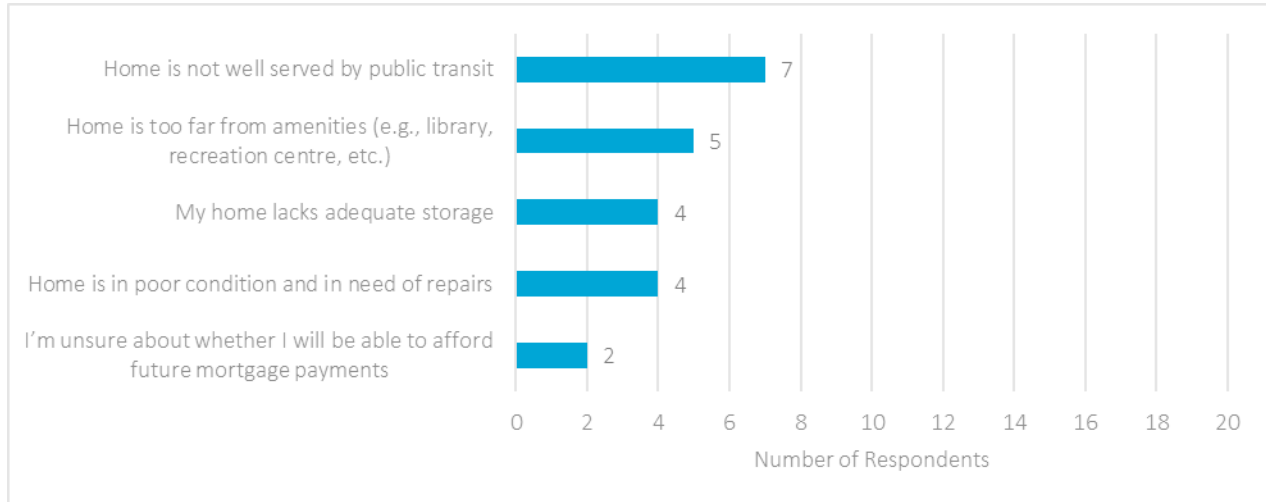
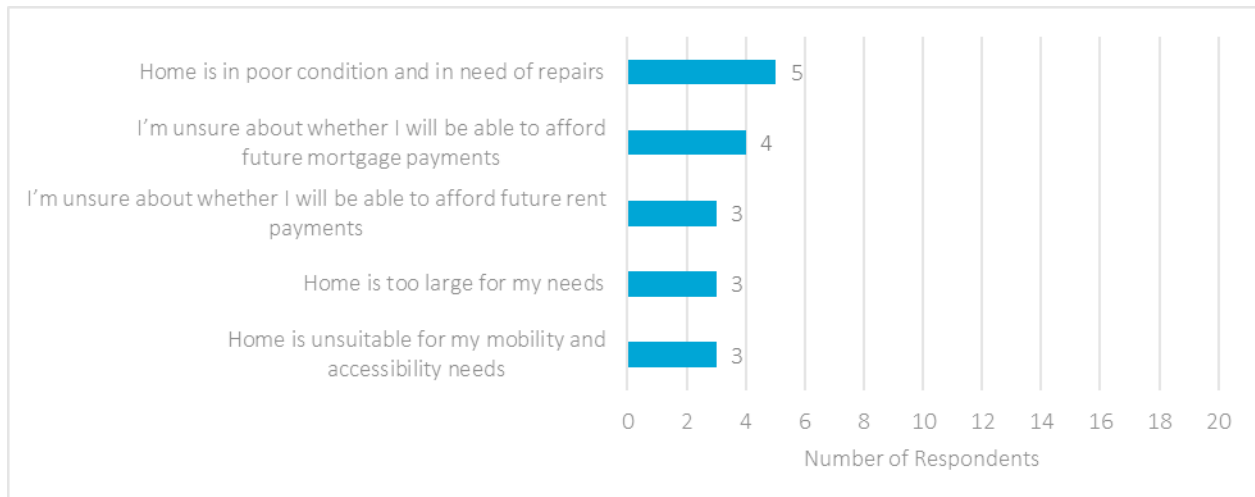


Figure 30 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. All respondents that answered anticipated that their homes will be needing repairs (5 respondents), highlighting that this is likely a major issue for residents in this area.

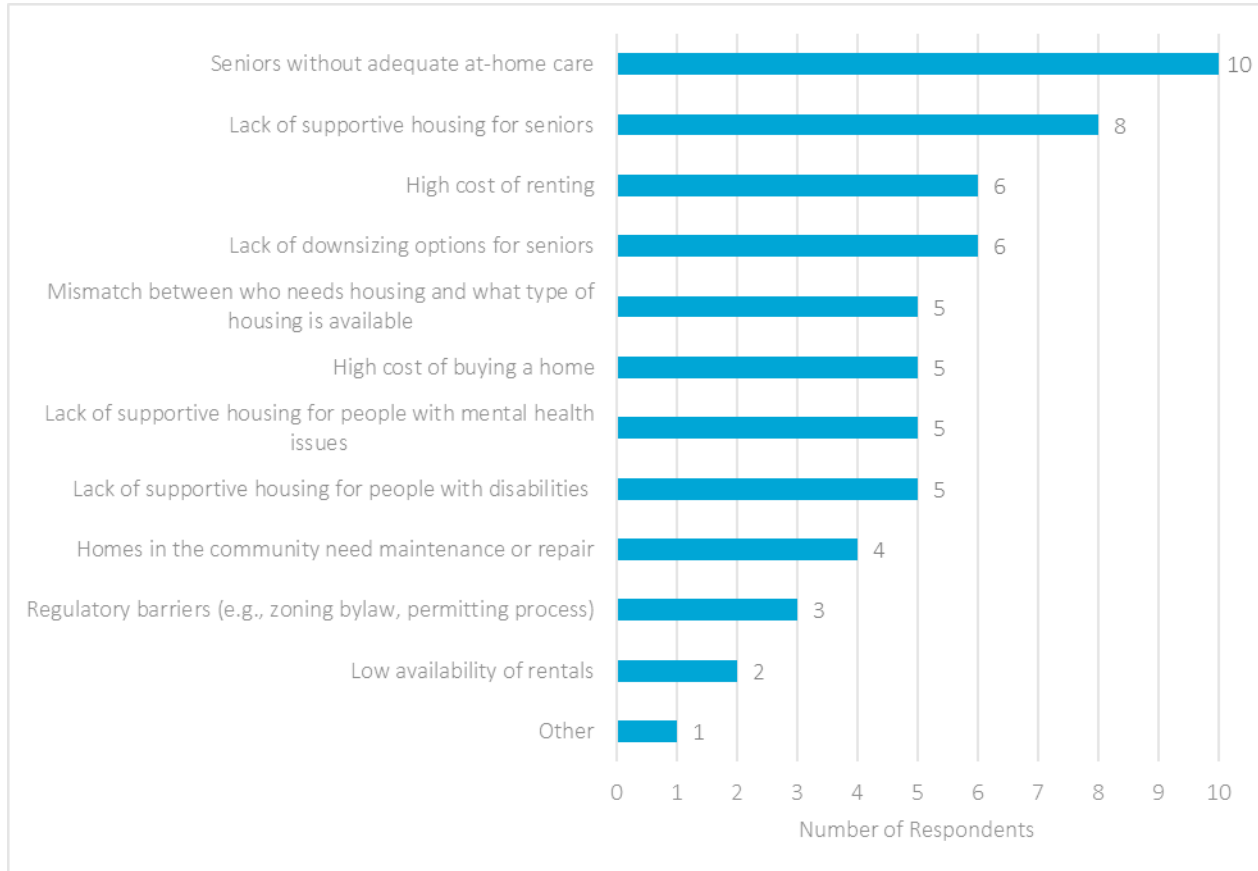
Figure 30 – Top Housing Issues Anticipated in the Next 5 Years (N=5)



1.4 Community Issues

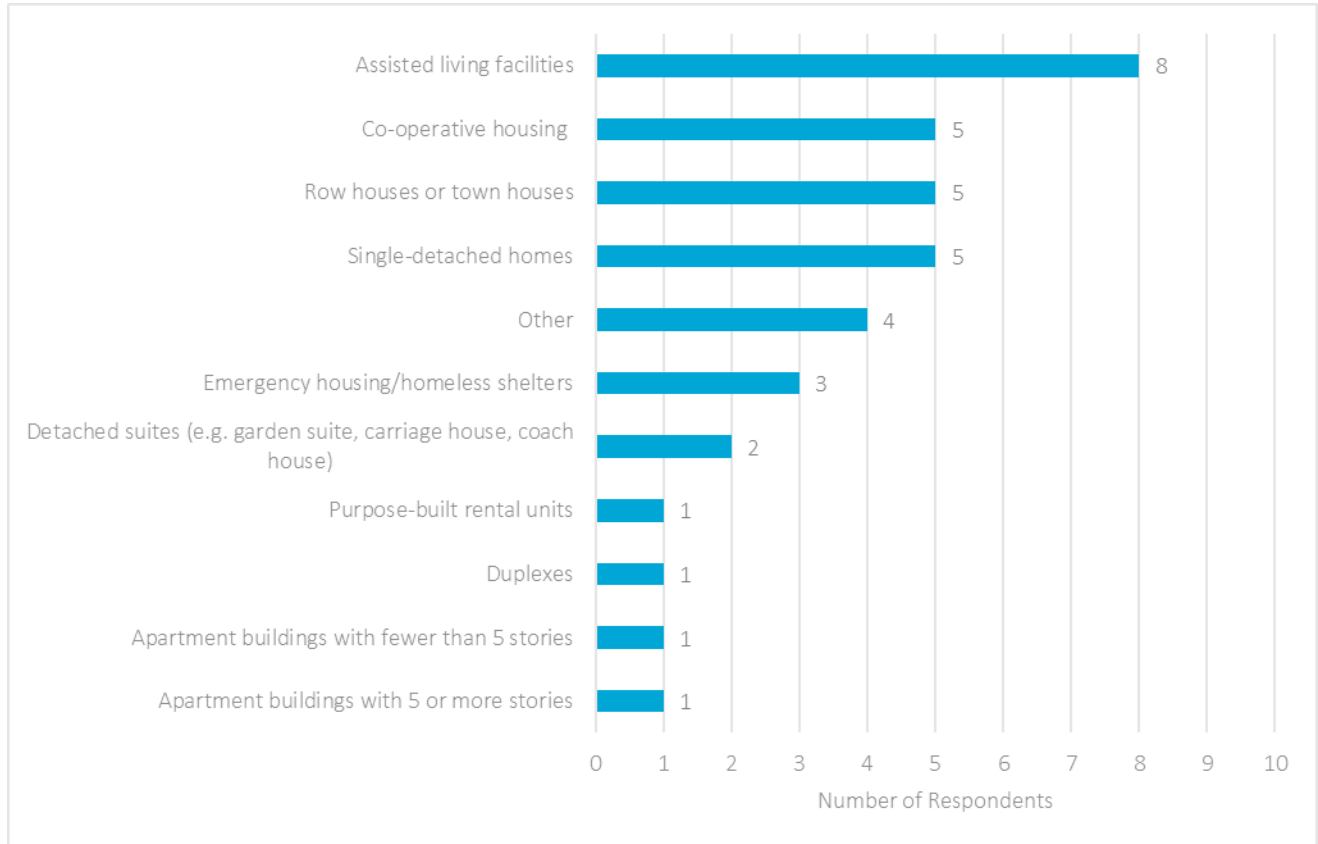
Figure 31 shows the community issues reported by respondents in Electoral Area D. Respondents suggested that the lack of adequate at-home care (10 respondents) and supportive housing (8 respondents) for seniors are the top issues. One respondent commented that preference for housing is given to industry increases prices. One respondent commented that poor accessibility, especially in snow conditions, is a challenge for seniors or individuals with disabilities living in rural areas. Another respondent described poor treatment of tenants by rental companies and landlords.

Figure 31 – Community Housing Issues (N=18)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area D are assisted living facilities (8 respondents). Two respondents commented that seniors rental housing and complexes are needed.

Figure 32 – Forms of Housing Needed (N=16)



Respondents were asked if they had any additional comments. One respondent commented that due to a family member's health condition, they will have to consider moving to Dawson Creek in the future to access services. One respondent mentioned that assisted living is especially needed for individuals experiencing dementia.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-

Peace River Regional District		
Name(s)	Organization	Description
		Za (Beaver) people.
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

**Focus group participants*


Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community	A non-profit organization dedicated to meeting the social, educational and personal needs of the



	Resource Society	community by providing services that develop skills for living.
Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

**Focus group participants*

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support



Hudson's Hope		
Name	Organization	Description
		for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.


Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.
First Nations or Indigenous Organizations		
Norman Calliou, Shannon Dunfield and Barbara Bolli	Kelly Lake Indigenous Coalition	The Kelly Lake Indigenous Coalition was formed to provide leadership and support collaborative efforts to achieve cultural, social, and economic wellbeing on behalf of the community of Kelly Lake.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		



Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 First Nations or Indigenous Organizations

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.


- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a strong economic period and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve



There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The ‘cookie cutter’ approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional ‘box style’ homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 Service Providers, Housing Providers, Public Service Agents



Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. When the industry is in a strong economic period, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on income assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- Mental health supports are needed (1). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview.
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (1). The waitlist for senior housing is two to three years.
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a NPHS housing (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for NPHS. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs

- The lack of low barrier housing is a major concern (1). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (1).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on income assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on income assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on income assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on income assistance.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

The following opportunities were discussed in the interviews:

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the region. Northern Health is very interested in pursuing partnerships (1).
- One interviewee mentioned the example of using hotels for housing (as seen in Victoria) (1).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- More funding for the Homeless Prevention Program.
- Pursuit of BC Housing Funding for services.



2.3 Electoral Area D

There are limited housing-related stakeholders in Electoral Area D. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 Challenges / Needs

The interviewees identified the need to provide more housing options (including low barrier shelters, affordable housing, supportive housing and social housing) that are well-maintained and are managed by people who treat tenants with respect (2).

Housing for Seniors

Assisted living options are needed in Electoral Area D, particularly for people with specific needs such as dementia. Stakeholders identified that this is an aging population and there are limited people to take over the farm businesses. Seniors are living independently now but are worried they will have to leave Electoral Area D when they can no longer uphold the demands of rural living. Seniors in Electoral Area D are struggling and need more support for rural living. Stakeholders were disappointed to see the closure of the Peace Haven registered society, as they expected seniors to have the services available to accommodate the aging population.

Housing Availability

Interviewees indicated there was a shortage of housing options available and a shortage of rental housing options. There is more housing in rural areas that are located closer to municipal boundaries, particularly where younger people are buying land closer to municipal boundaries to build homes and then renting out the rest of the land.

Homelessness

Interviewees have indicated that they have seen some instances of homelessness where they have seen people living in vehicles or tenting in the bush. They have expressed that there are individuals living in tents outside of municipal boundaries and then moving into town in the winter seasons.

2.3.2 Projects / Opportunities

The interviewees identified the following opportunities:

- Improve services for seniors, including snow removal and meals for seniors.
- Provide more housing in rural areas closer to municipal boundaries.
- To address housing issues, partnerships between municipalities, private sector and ministry are needed. Especially between PRRD and municipalities.



Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on simple trends over the last four Census periods (2001, 2006, 2011, and 2016). The projection represents a simple approximation of the trend with the expectation we that the trend will level out fairly rapidly over time (converge to a steady population level).

The household projections presented within this report are the result of combining the population projections presented above with a simplified headship based approach. The headship rates are by the age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area D are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 25 and 64, and the headship rates in 2016 suggested that 58% of individuals aged between 45 and 54 led households, then we would project that there would be an additional 58 households led by someone between the ages 25 and 64.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by the age of the primary household maintainer.

Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁵ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area D) certainly will impact the formation of households and the development of housing in Electoral Area D, in an attractive and growing region, the provision of housing

¹⁵ Or will continue to change in the same manner as they have been changing in the past.



may determine household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.


Due to the relatively small population of Electoral Area D (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.



PEACE RIVER REGIONAL DISTRICT

Housing Needs Report Electoral Area E

2021



This report was prepared for
Electoral Area E through a joint
project with the Peace River
Regional District.

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area E. The purpose of this report is to establish an understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area E were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were supportive housing options, senior accommodations, affordability, availability and suitability of housing, and proximity to transit services and amenities.

Population and Age

From 2006 to 2016, the population of Electoral Area E decreased slightly to 2,949 (a decline of 82 residents). However, it is projected that since 2017 the

population of Electoral Area E has increased again to approximately 3,032 in 2020. The median age of residents was 44 in 2016, Compared to BC's 43.0, indicating an older population overall in the community.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

Households


From 2006 to 2016, the number of households increased by 4.8% (55 households), from 1,145 to 1,200 while the average household size decreased from 2.6 to 2.4 persons. The majority of Electoral Area E households are occupied by 1 or 2 persons (66%) and consist of families with and without children (36% and 39%), or one-person non-census families (23%). The majority of Electoral Area E households are owned (85%).

Income

The medium income of owner households increased from 2006 to 2016, and were double the median income of renter households in 2015.

Current Housing Stock

As of 2016, there were 1,200 dwellings in Electoral Area E, 73% of which were single-detached dwellings. The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings 2 bedroom dwellings. Thirty eight percent (38%) of



housing units in Electoral Area E were built prior to 2000, and the majority only require regular maintenance (52%) or minor repairs (34%). In 2019, the average sales price for a single-family dwelling (2 bedrooms) was \$530,053.

Housing Indicators

Of all Electoral Area E households in 2016, 16% lived in inadequate dwelling units, 5% lived in unsuitable conditions, and 10% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 16% of households experiencing housing need had issues with adequacy of their unit, 16% had affordability issues, and 5% had suitability issues. Additionally, a much higher proportion of renters than owners experienced Core Housing Need¹ (23.5% vs. 5.4%) and Extreme Core Housing Need (5.9% vs. 1.8%).

Key Areas of Local Need

Affordable Housing

Stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households. Stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

Special Needs Housing

Stakeholders indicated that despite recent improvements in housing for individuals with disabilities there is a need for additional supportive housing and services. Additionally, stakeholders

indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting access to support.

Housing for Seniors

Stakeholders indicated that there are long waitlists for seniors housing which has prompted cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Housing for Families

Families in Electoral Area E are generally well served by the housing choices available to them. Over 79% of couples with children, couples without children, and other families live in a single-detached house, while 57% of lone-parent families and 51% of non-family live in single-detached houses.

Another challenge faced by the rural population of the PRRD is that the farming population is aging. There is a desire to build additional dwelling units on rural parcels. However, additional residential development is largely limited by Agricultural Land Reserve regulations.

Homelessness

Few support services for individuals experiencing homelessness in Electoral Area E exist currently. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.


¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the

median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.




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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area E covers the most southwestern portion of the regional district, and shares an eastern border with Electoral Area D and northern border with Electoral Areas B and C. As of the 2016 Census, Electoral Area E had a population of 2,949 residents, the smallest of the four electoral areas.

Much like other rural residential areas in the regional district, Electoral Area E residents face unique housing challenges. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. Each local government must complete their first report by 2022 with updates required every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have also been prepared for each electoral area within the PRRD. All reports are developed based on the local context while also providing a regional lens for housing in the PRRD.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area E and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

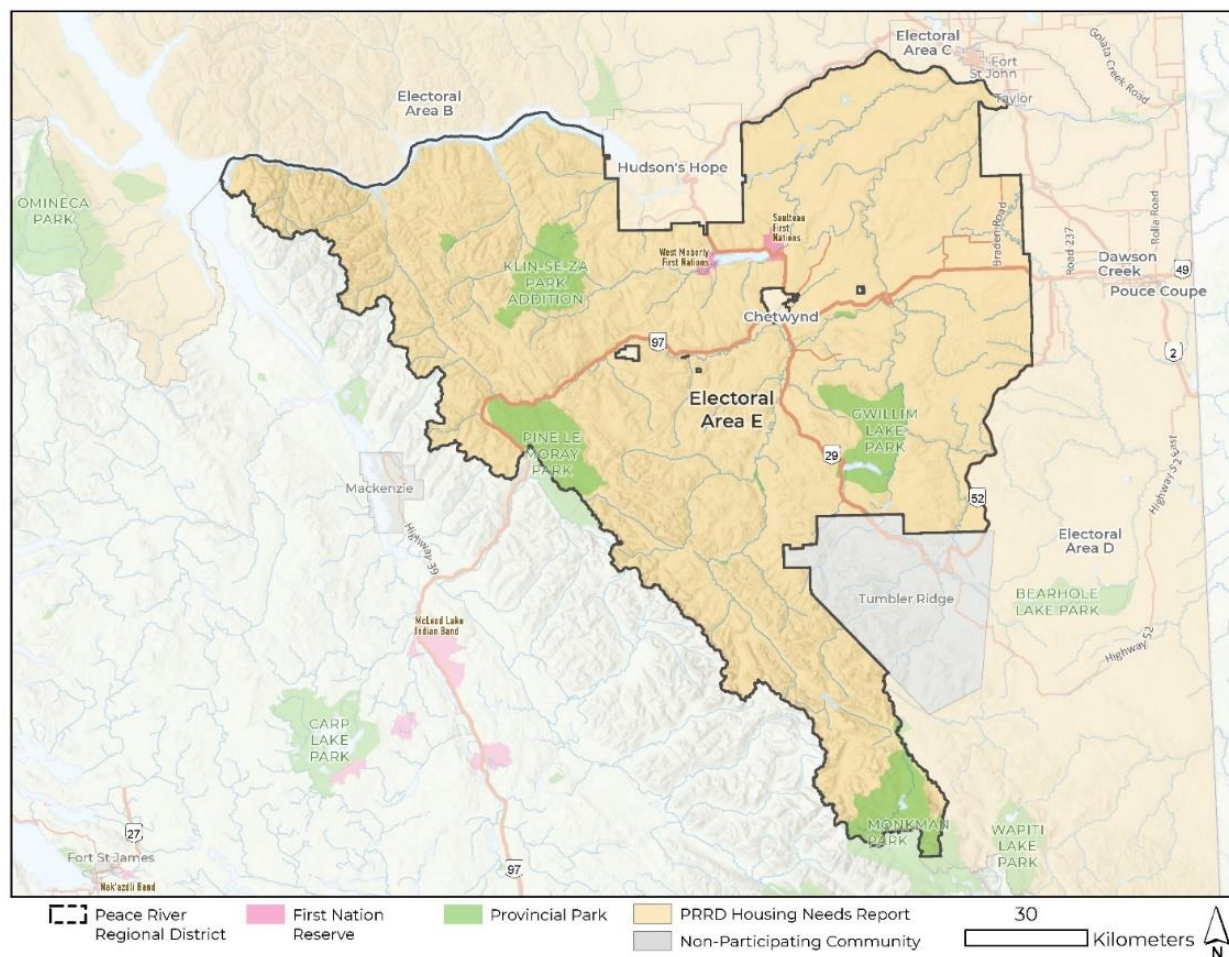
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

1.1 Overview


Electoral Area E is located in the southwest portion of the PRRD and surrounds the District of Chetwynd. The District of Hudson's Hope is located on the northern border and the District of Tumbler Ridge is located on the southern border of the Electoral Area. As of 2016, Electoral Area E had a population of 2,949 residents, which is approximately 5% of the total PRRD population.

Census data labelled as Electoral Area E refers only to the population within the municipality's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, 73% of dwellings within Electoral Area E were single-detached dwellings. Across the rural areas of the PRRD, including Electoral Area E, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support change demographics and development trends.



Portions of Electoral Area E fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the West Peace Fringe Area OCP (Bylaw 2312, 2018) covers the area within the Electoral Area around the District of Chetwynd. The OCP indicates that the majority of housing in the area is either single-detached or movable dwellings. The OCP encourages a variety of housing development including affordable housing, rental housing, age friendly housing, and accessible housing. Secondary suites within single-detached dwellings and additional suites or dwellings per parcel may be permitted for farm help, temporary dwellings for family members, or affordable housing for seniors or individuals with disabilities.

1.2 Housing Needs Report Requirements

Housing Needs Reports Regulation (B.C. Reg. 90/2019) requires the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data available for Electoral Area E can be found in the Data Appendix (Appendix A).

This document fulfills the Housing Need Report requirements for Electoral Area E, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, the current number of households in Core Housing Need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area E, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years. The data is used as supplementary data to inform historical household and housing related trends between 2006 and 2016.

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 COVID-19 Implications of this report. The findings in the concluding summary at the end of each section considers both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in the region.



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral E residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey was available from July 15 to August 13, 2020. It was available through the PRRD website as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents.

A total of 12 respondents from Electoral Area E responded to the survey. Nine respondents were homeowners and two respondents neither rent nor own their home. Survey respondents were between the ages of 35 to 84 with annual incomes above \$60,000.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area E were invited to participate in an interview or focus group, including service providers, housing providers, and other community organizations. Interviews for Electoral Area E specifically were completed with the Moberly Lake Community Association and Director Dan Rose. Although there was limited feedback from stakeholders in the electoral area, feedback from regional organizations such as Northern Health, Save Our Northern Seniors, and the South Peace Community Resource Society also informed the housing needs analysis.

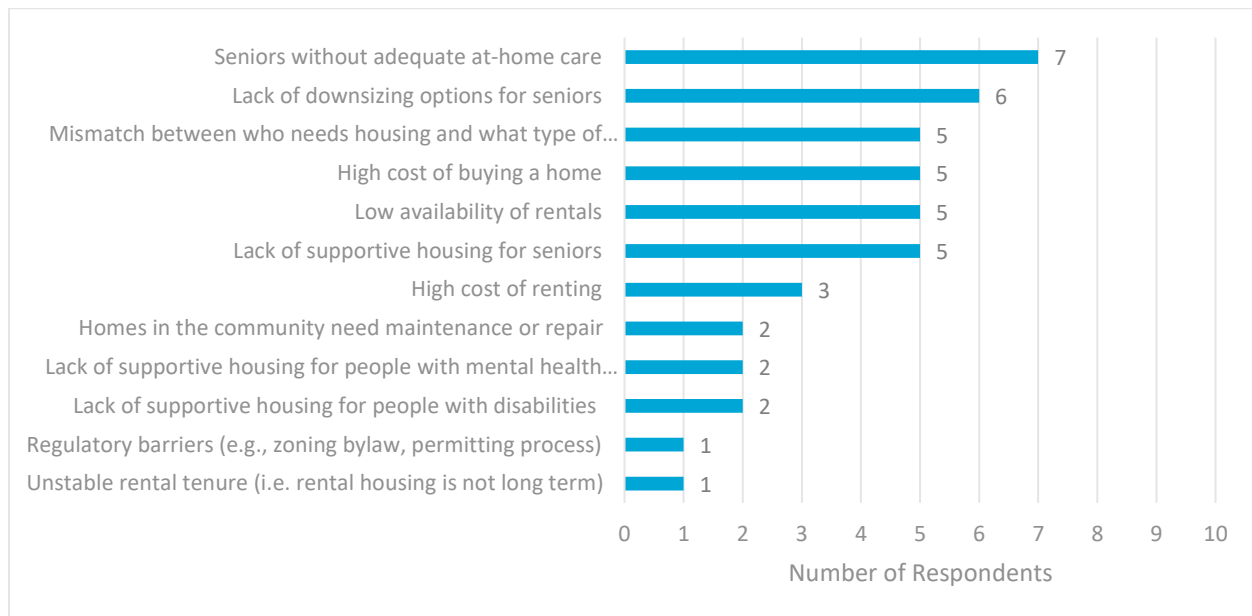
The full results of the survey and focus groups and interviews can be found in Appendix B.

2.2 Findings for Electoral Area E

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area E. **Error! Reference source not found.** illustrates the top housing challenges that survey participants identified for Electoral Area E. Seniors without adequate care at home in Electoral Area E was the most common concern (7 respondents), followed by lack of housing options for seniors. Some respondents were concerned with the low availability of rentals available (5 respondents). 2 out of 9 respondents were also concerned about homes in the community needing repair or maintenance. The following sections summarize the challenges shown in **Error! Reference source not found.** and other challenges mentioned by survey participants.

Figure 2: Top Community Issues in Electoral Area E



2.2.2 Affordability

Participants identified barriers when finding their current home said that the cost was too high (3 respondents) and there is limited availability of rentals available (5 respondents). Four out of the six respondents indicated that they couldn't get financing to purchase a home.

2.2.3 Senior Housing

As shown in (**Error! Reference source not found.**), survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (7 respondents), lack of downsizing options (6 respondents) and lack of supportive housing (5 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (6 respondents).

2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, three out of four survey participants that responded to the question said that their home is not well serviced by public transit. Survey participants also anticipate that in the next five years, their homes will not be serviced by public transit and will be too far away from amenities.

2.2.5 Homes Needing Repairs

Two out of four respondents that identified their current housing issues said that their home is poor condition and need repair while three respondents felt that homes needing repairs or maintenance was one of the community's overall issue.



2.3 Regional Findings

The following section provides a summary of housing challenges and opportunities stakeholder interviewees mentioned that were relevant across all PRRD communities.

2.2.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during industry cycles which increases the availability of housing. However, these industry cycles were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.



2.2.2 Senior Housing

For seniors in the PRRD, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.2.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

2.2.3 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.



2.2.4 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.4 Opportunity Areas

2.3.1 Collaborations and Partnerships

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.3.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.3.2 Continued Support for Senior Housing and Affordable Housing Options

There are currently many initiatives aimed at providing more housing options for seniors and supportive living across the region. Stakeholders highlighted senior housing initiatives, including Heritage, the Mennonite's Elder's Lodge, and Better at Home, that provide house keeping duties, food provisions, and medical care for seniors. Stakeholders noted that providers (e.g. Northern Health) are interested in exploring similar opportunities to build and operate senior housing in the region, while investors are specifically interested in opportunities in Fort St. John. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

Stakeholders highlighted other housing initiatives that are aimed towards providing housing options to specific groups including BC Hydro's building for Hudson's Hope's staff and medical workers, BC Housing's passive apartment building with allocation for low-income households, and apartments for medical students at CMCH rates.



2.3.3 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
- Provide mental health housing that allow independence for tenants
- Provide private assisted living facilities to increase options and availability for seniors
- Provide housing options for individuals living in hospital care
- Increase funding for the Homeless Prevention Program
- Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

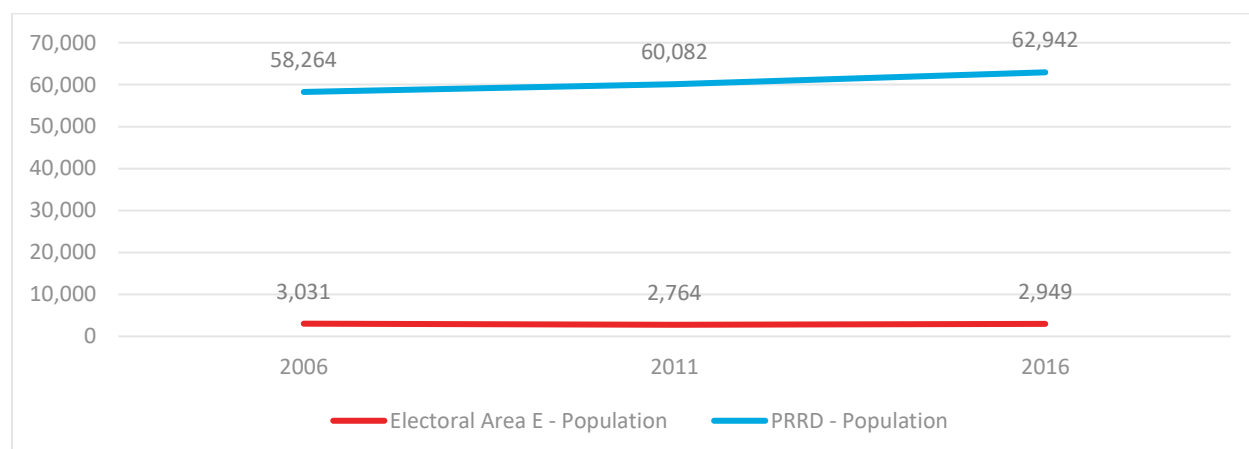
3.0 Electoral Area E Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

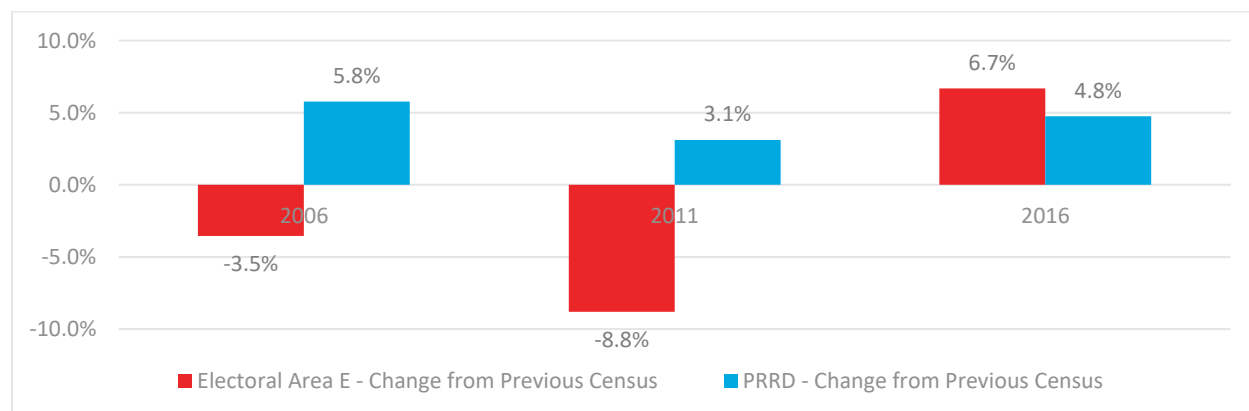
Between 2006 and 2016, the population of Electoral Area E decreased by 2.7% from 3,031 to 2,949 residents (Figure 3). The population decrease occurred between 2006 and 2011, with an increase in the number of residents in Electoral Area E (7%) taking place between the 2011 and 2016 Census periods, with a total of 2,949 residents being recorded in 2016 (Figure 4). Over the same time period, the PRRD grew by 4.8%. As of 2016, Electoral Area E residents made up 5% of the PRRD's total population.

Figure 3 – Population Changes in Electoral Area E and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

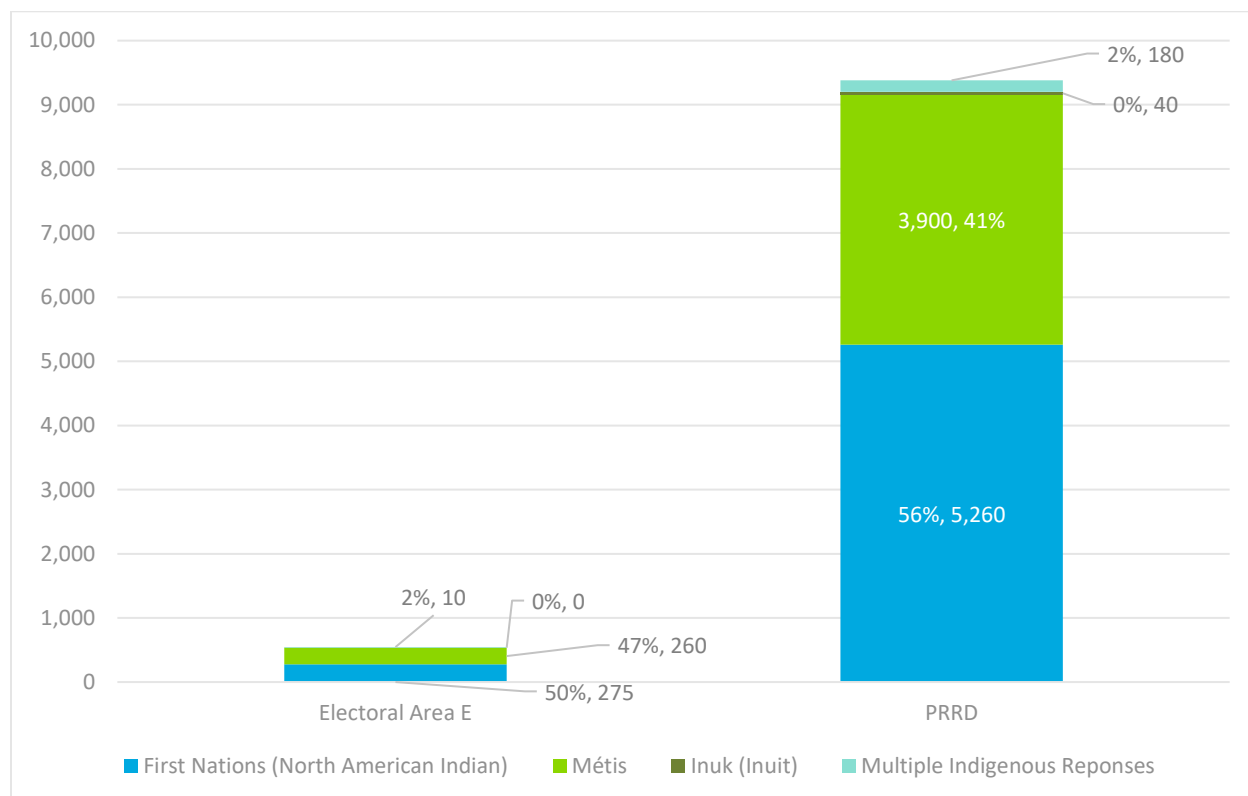
Figure 4 – Population Changes in Electoral Area E and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Electoral Area E has a total of 550 individuals or 19% of the population in private households (2,945 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 50% identify as First Nations, 47% as Métis, and 2% identified with multiple Indigenous identities. The Indigenous population in Electoral Area E makes up approximately 6% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

Figure 5 – Indigenous Identity for Population in Private Households, 2016

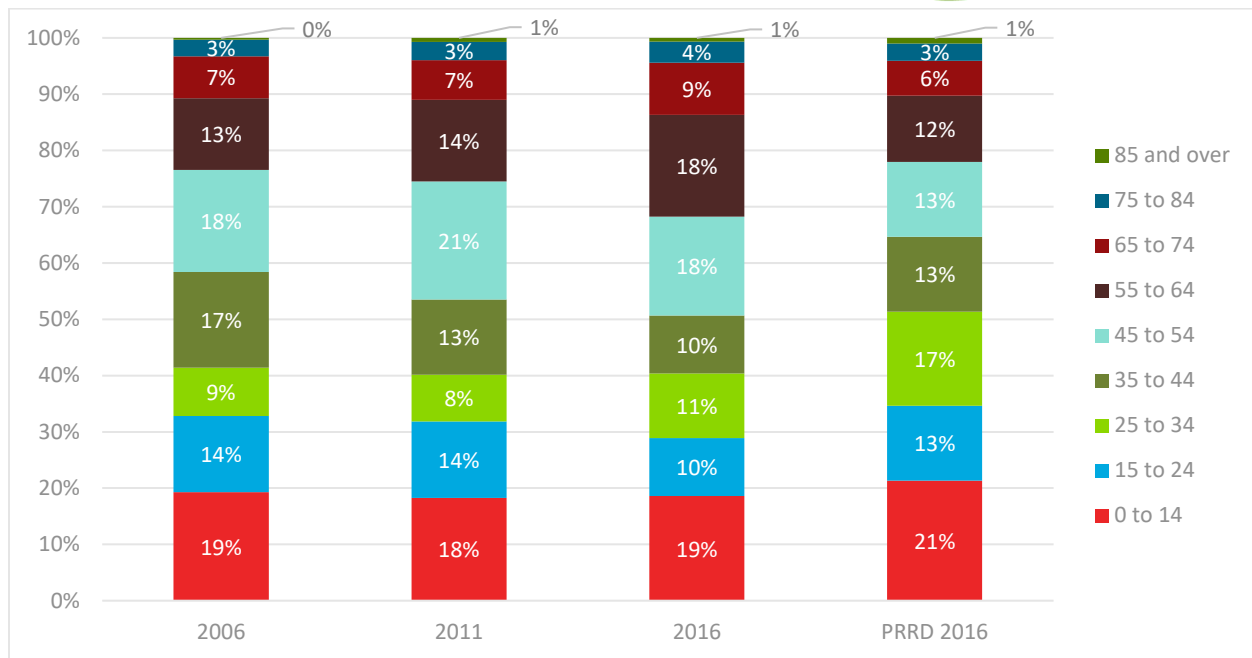


Source: Statistics Canada Census Program, Census Profile 2016

3.2 Age

From 2006 to 2016, the median age in Electoral Area E increased from 41 to 44.2 indicating an aging population, and reflecting an older population than the PRRD overall. During this same time period the median age across the PRRD remained relatively constant, decreasing from 34.2 in 2006 to 34.1 in 2016. Several age groups appear to be changing in Electoral Area E. Residents aged 35 to 44 went from representing 17% of the population in 2006 to 10% of the population in 2016. In the same time period, older adults from 55 to 64 went from 13% to 18% of the population. Youth aged 15 to 24 also decreased from 14% to 10%. This reflects both an aging demographic amongst adults in Electoral Area E, but also that children and youth are aging.

Figure 6 – Age Distribution in Electoral Area E, 2006-2016

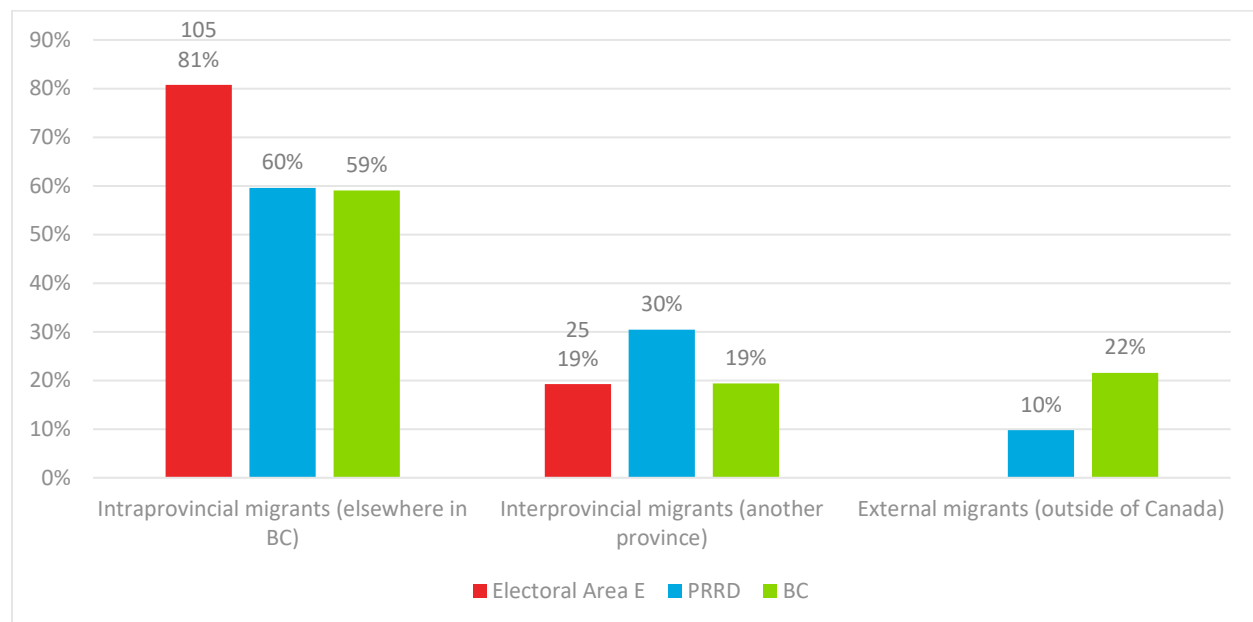


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area E, 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Electoral Area E, 4% were intra-provincial migrants (people who moved from elsewhere in BC), 1% were inter-provincial migrants (people who moved from another province), and 0% were external migrants (people who moved from outside of Canada). The PRRD and Electoral Area E had equal proportions of individuals who had moved intra-provincially in the year prior to the Census. This suggests that most new migrants to Electoral Area E are from within BC or other provinces, rather than from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area E, PRRD and BC



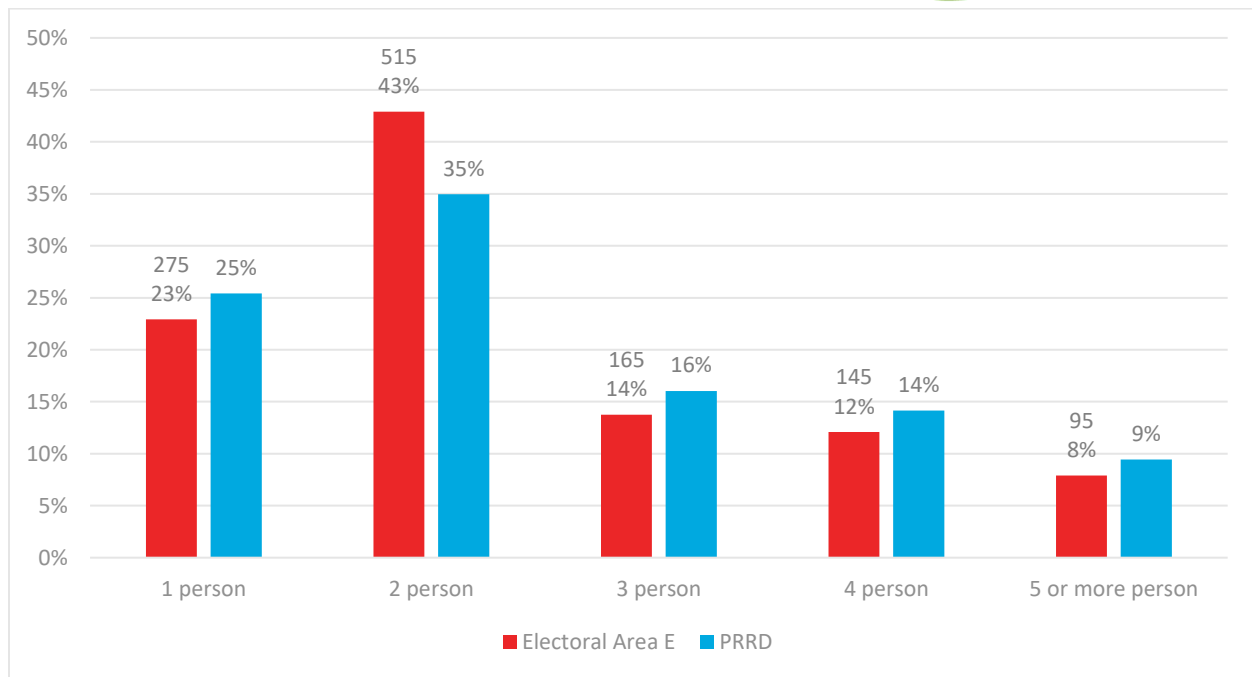
Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

From 2006 and 2016, the number of households in Electoral Area E grew by 55 households, or 4.8% from 1,145 to 1,200 in Electoral Area E. Compared to the decrease in population of 82 individuals over the same time period, the increase in household growth suggests that new households are being created by the existing population. The average household size in Electoral Area E was 2.4 in 2016, compared to the 2.5 for the PRRD. The average household size in Electoral Area E decreased from 2.6 persons in 2006 and 2011 to 2.4 persons in 2016, which is reflective of both the decrease in population and the increase in the number of households noted above. This also coincides with smaller family households (2-person households) or non-family households (1-person households), which in turn correlates with the aging trend noted in Figure 6. Households in Electoral Area E are predominantly one and two-person households (23% and 43% respectively). In 2016, 34% of households in Electoral Area E were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8).

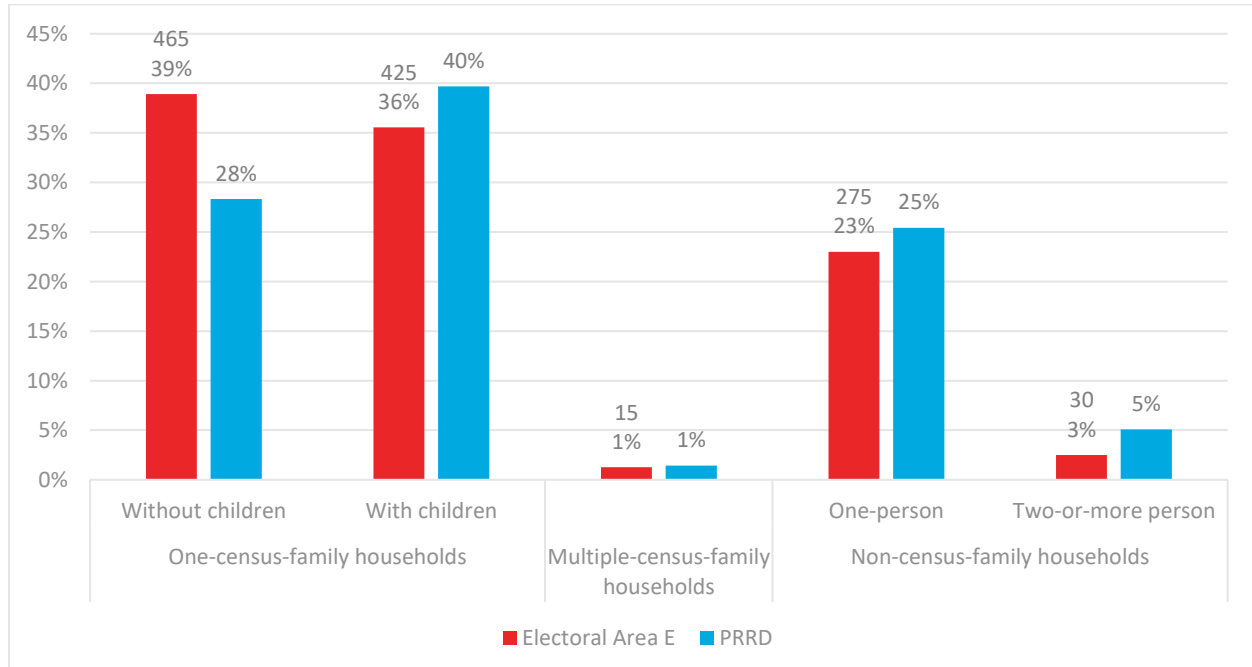
Electoral Area E has a lower proportion of family households with children than the PRRD (36%), and higher portion of family households without children (39%). Electoral Area E also has a lower proportion of non-census family households than the PRRD (26%) (Figure 9). Again, both of these are indicative of older households in the area.

Figure 8 – Household by Size Comparison in Electoral Area E and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

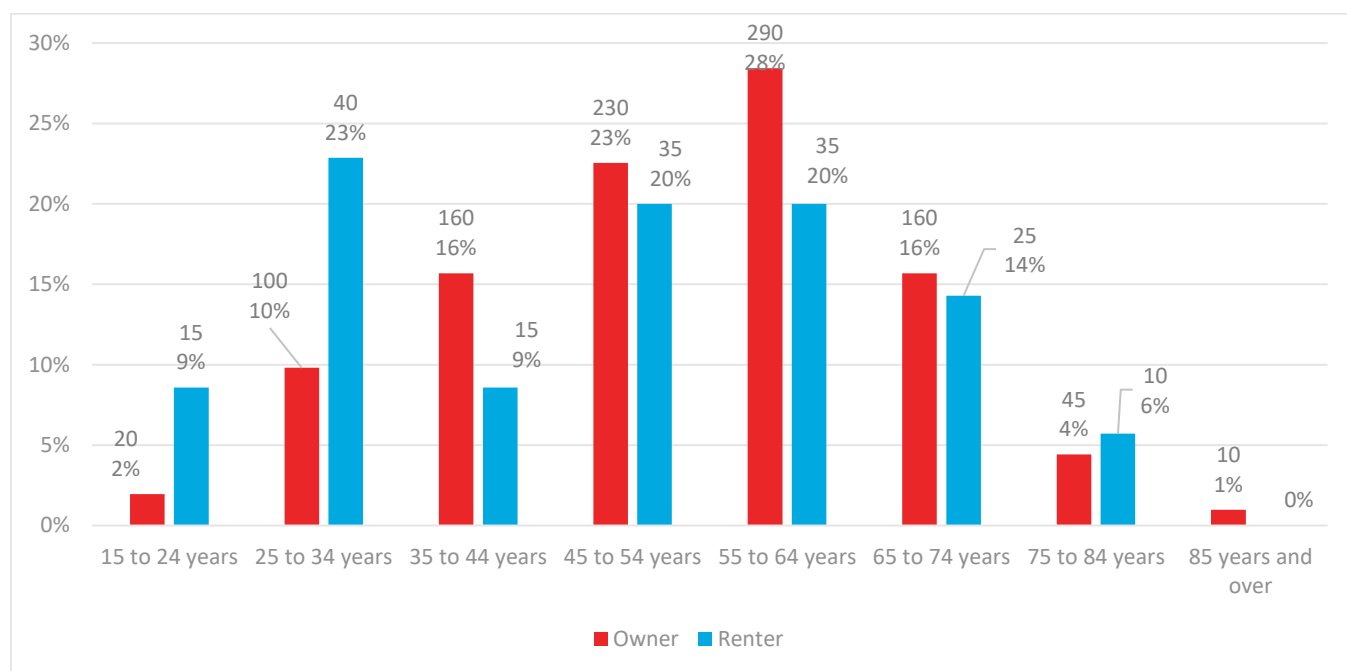
Figure 9 – Households by Household Type in Electoral Area E and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The Census allows two to be identified per household and the data is based on the first entry. In Electoral Area E, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (61% of renters were under the age of 55, and 32% were under the age of 35), while 49% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016



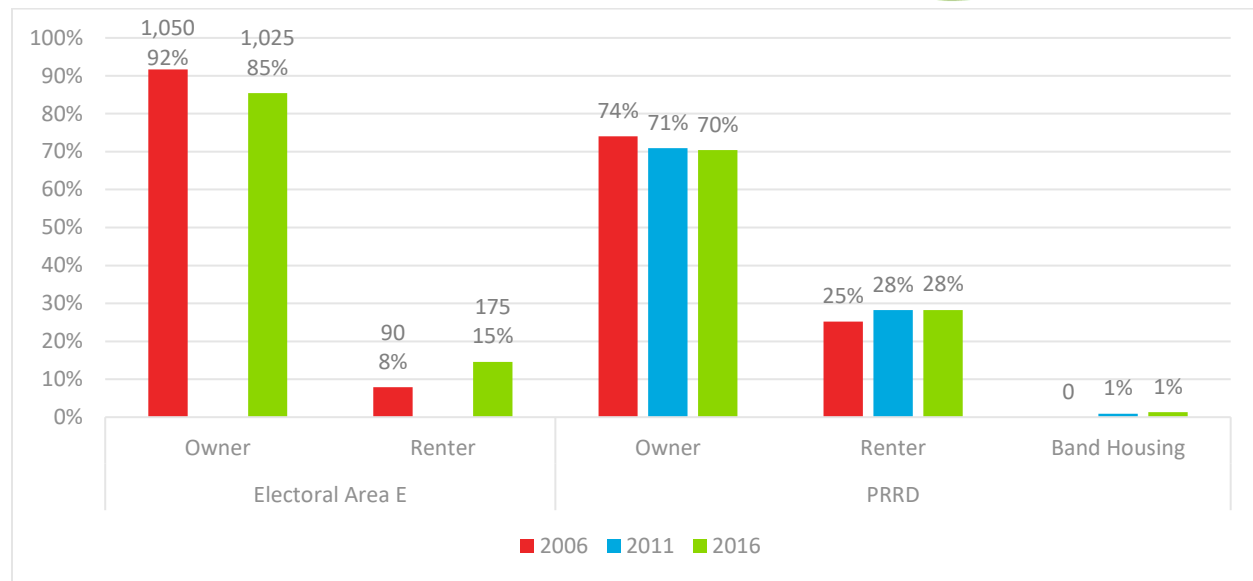
Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 TENURE

Electoral Area E has seen the proportion of owner households decline slightly over the past three Census periods, from 92% in 2006 to 85% in 2016 (Figure 11)⁴. This also reflects an overall decrease in owners from 1,050 households to 1,025 households. The proportion of renter households in Electoral Area E has increased over the same time period, from 8% to 15%, and shows actual growth in terms of actual households, from 90 to 175 households. Similarly, the PRRD experienced the same trend of owner households decreasing from 74% to 70% and renter households increasing from 25% to 28% over the same time period. In part, this tenure breakdown can be attributed to higher household incomes (i.e. more ability to afford to own) or lack of available rental properties within the Electoral Area, and is typical of rural communities. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

⁴ There was no data available for 2011

Figure 11 – Households by Tenure in Electoral Area E, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

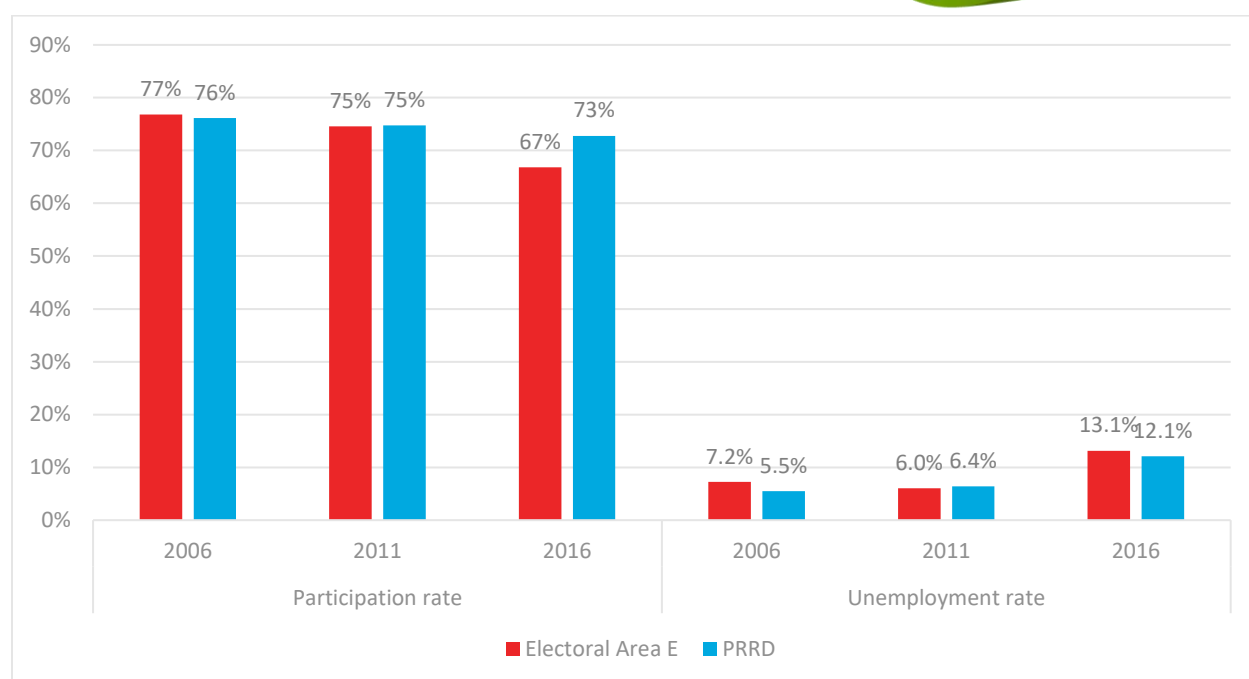
3.5 Economy

Between 2006 and 2016, the Electoral Area E labour force participation rate decreased from 77% to 67%. The unemployment rate in Electoral Area E fluctuated between 7.2% in 2006 to 6% in 2011 and 13.1% in 2016 (Figure 12). However, the estimated unemployment rate for Northeast region of BC in October 2019 is much lower at 2.6%⁵. This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1% over the same time period, which may be related to the 2014-2015 downturn in the oil and gas industry.

In 2016, the top five industries employing Electoral Area E residents included agriculture, forestry, fishing and hunting (24%), manufacturing (14%), mining quarrying, and oil and gas extraction (8%), construction (8%), and transportation and warehousing (7%). However, the current distribution of labour force by industry in Electoral Area E is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Dawson Creek and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁵ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area E and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 29% in Electoral Area E, compared to the 24% across the PRRD. In 2016, Electoral Area E had comparable but slightly lower median incomes than the PRRD. In 2016, the median income in Electoral Area E was \$87,721; about \$6,000 lower than the PRRD median income of \$94,046 (Figure 13).

Median household income differs by household type. Female lone parents and non-census families (typically individuals living alone) have the lowest median household incomes across household types. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

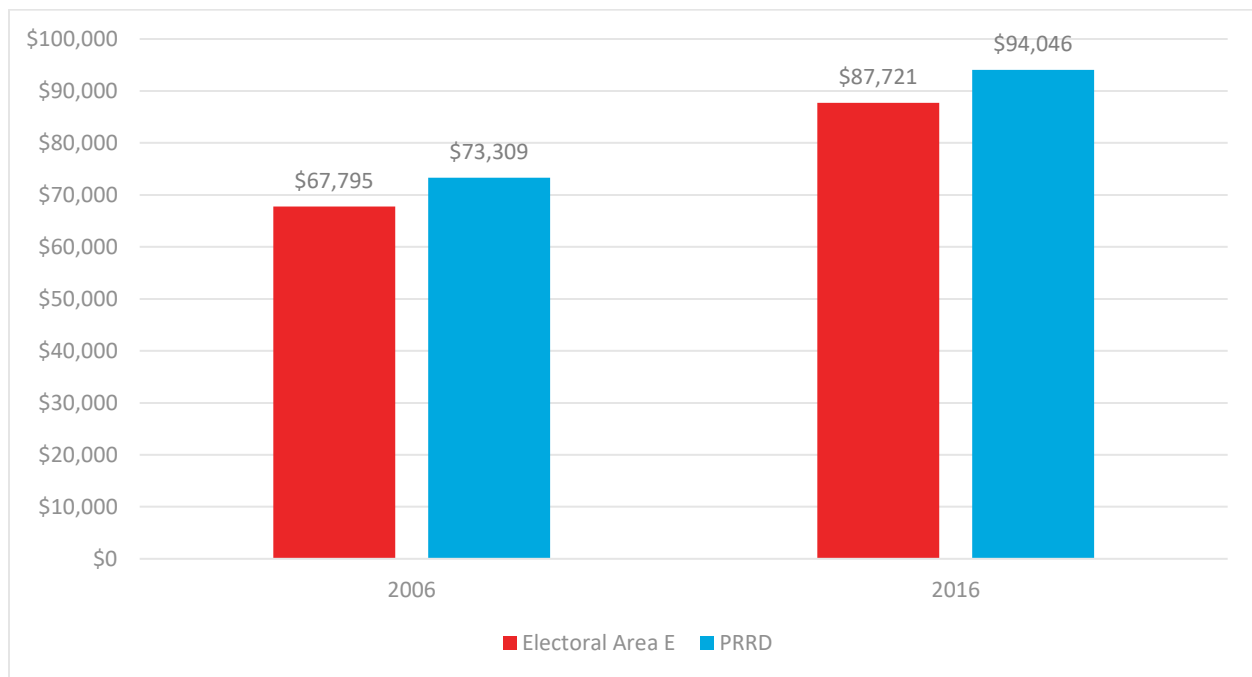
The median renter household income in a community is often lower than the median owner household income. In Electoral Area E, the median renter household income in 2016 was \$55,740, compared to the median owner household income of \$98,726 meaning that median renter incomes were 57% that of owners (Figure 15). The median income of renter households decreased by 11%,⁶ while median incomes of owner households grew by

⁶ This may reflect local downturns in the economy, but also differs from other electoral areas in the PRRD, all of which saw income growth in renters.

42%. Renters typically experience higher levels of Core Housing Need than owner households, and are generally less secure in their tenure.

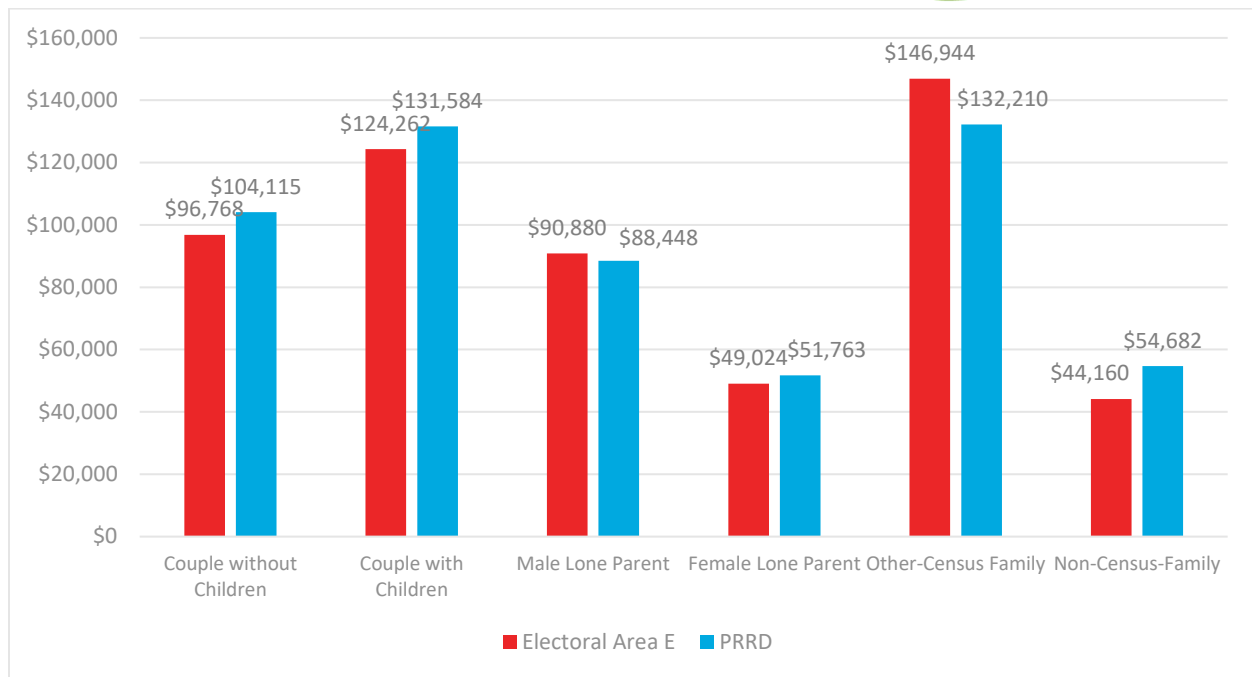
Of the renter households, 68% earn less than \$80,000, while 31% earn less than \$40,000. Owner household income is more evenly distributed across income groups (Figure 16). This indicates that lower-income renters may not necessarily choose this tenure, but rent because they are unable to afford ownership as an option.

Figure 13 – Median Before-Tax Private Household Income, 2006-2016



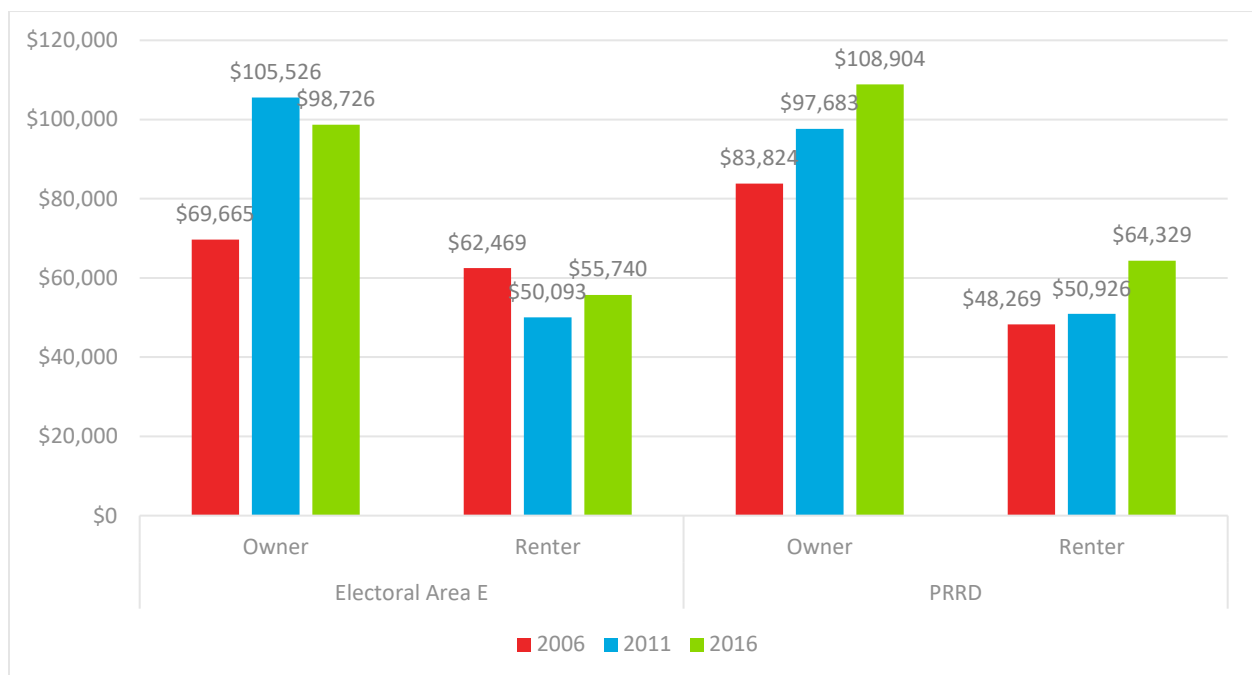
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 14 – Median Income by Household Type in Electoral Area E and PRRD, 2016



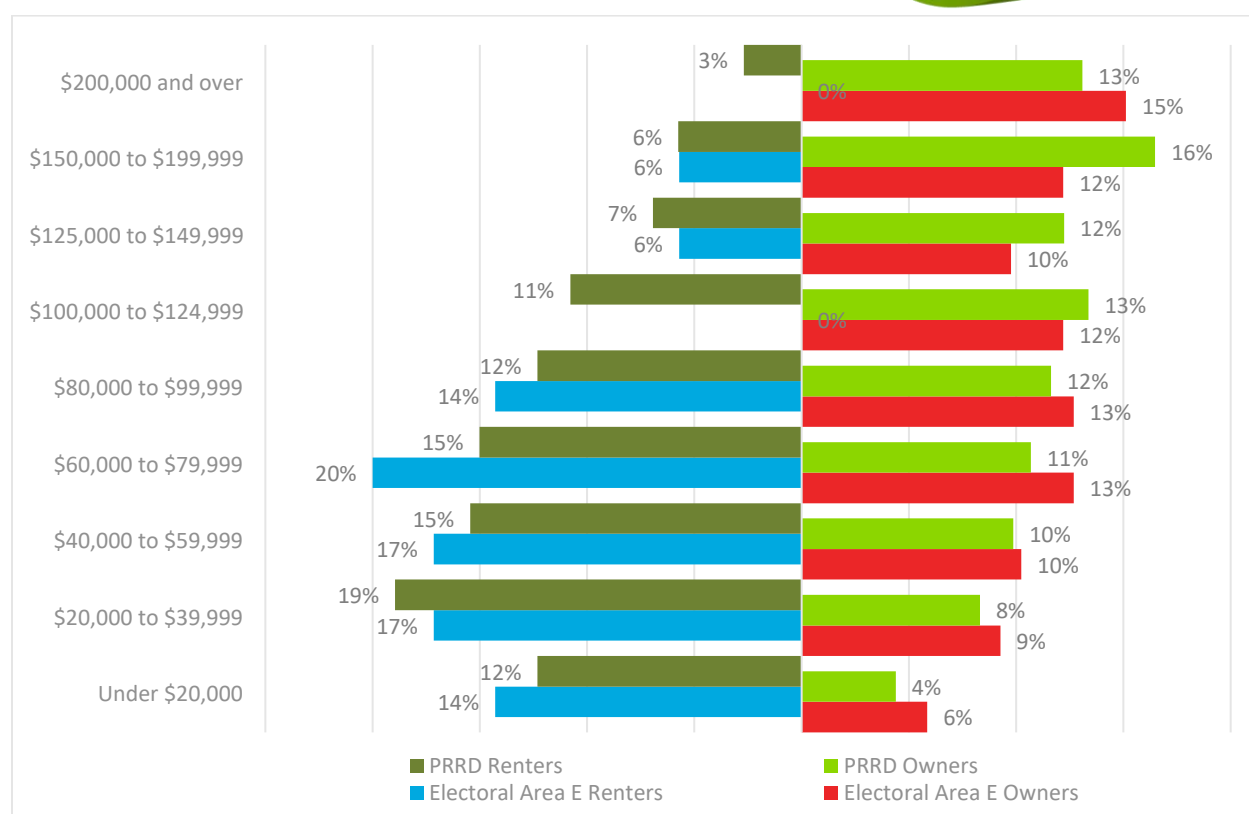
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15 – Median Income by Tenure in Electoral Area E and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16 – Renter and Private Household Income by Income Bracket, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


3.7 Summary

Between 2006 and 2016, Electoral Area E population decreased by 2.7% from 3,031 to 2,949. However, it is estimated that the population began to grow after 2017, and in 2020 it is projected to be 3,032 (See Section 5.1). The median age of Electoral Area E residents was 44 in 2016, which was higher than the median age of the total PRRD population of 34.1, indicating an older population. There are 550 individuals who identify as Indigenous in Electoral Area E (50% First Nations, 47% as Métis and 2% identified multiple Indigenous identities) who make up 6% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

In 2016, Electoral Area E experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 1% of new Electoral Area E residents that year relocated to the area from another province.

The number of households in Electoral Area E increased by 4.8% between 2006 and 2016. During the same period, the average household size decreased slightly to 2.4 persons. The majority of households in Electoral Area E are occupied by 1 or 2 persons. Compared to the PRRD, Electoral Area E had comparable family households with and without children and a lower percentage of one-person non-census family households.

In Electoral Area E, 85% of households are owned and 15% are rented, and the median income of owner households increased from 2006 to 2016 while the median incomes of renter households decreased; renter



households also had lower median incomes, earning about 57% of what a median-earning owner household would.

Between 2006 and 2016, the unemployment rate in Electoral Area E fluctuated between 7.2% to 13.1% and the participation rate also decreased from 77% to 67%. However, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%. However, the median income of private households in Electoral Area E increased slightly over the same time period with a decrease in 2016. Households with the highest median income in 2016 were couples with children.

4.0 Housing Profile

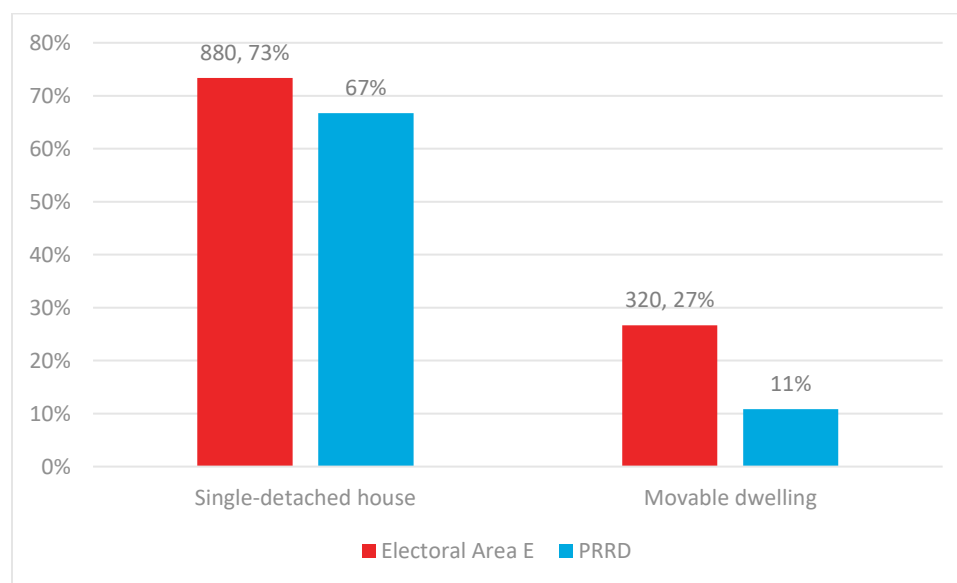
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 HOUSING UNITS

As of 2016, there were 1,200 dwellings in Electoral Area E. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. Compared to the PRRD as a whole, Electoral Area E has a higher proportion of single-detached houses (73%) and movable dwellings (27%), but fewer numbers of all other dwelling types (Figure 17). While this is true of the region, Electoral Area E has a higher proportion of single-detached houses than the PRRD and few of any other dwelling types. There is also a significant proportion of movable dwelling units (27%) in Electoral Area E.

Figure 17 – Dwelling by Structure Type in Electoral Area E and PRRD, 2016⁷

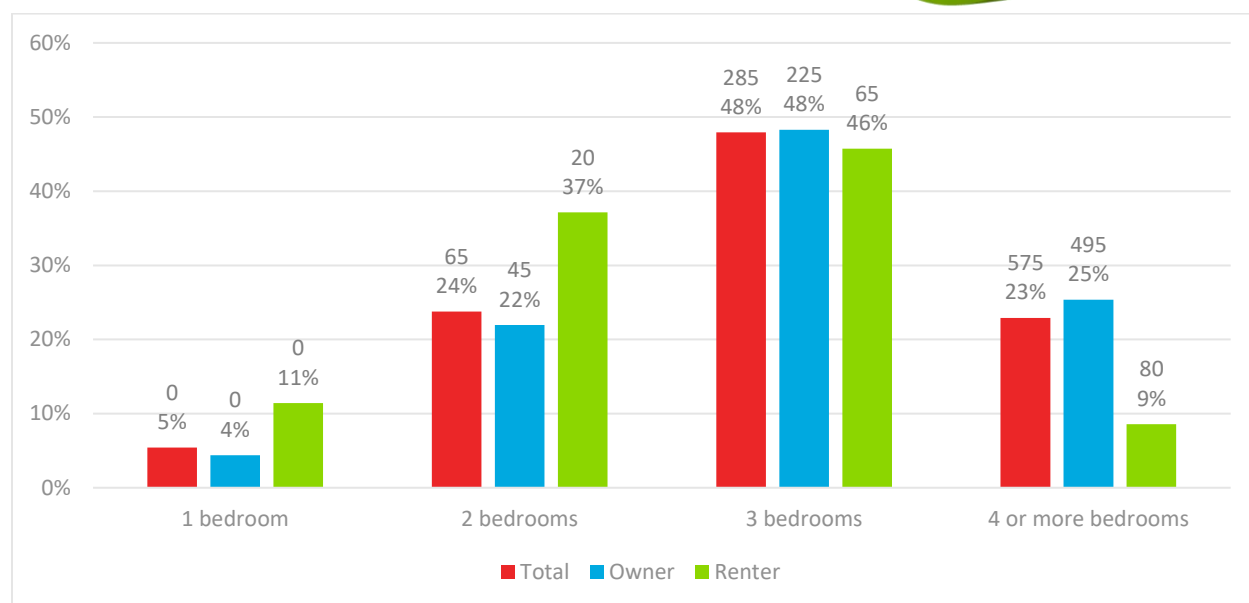


Source: Statistics Canada Census Program, Census Profiles 2016

In 2016, 71% of all dwellings in Electoral Area E had three or more bedrooms and 48% of rented dwellings had two or less bedrooms (Figure 18). The most common structural housing type in Electoral Area E occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households (Figure 19).

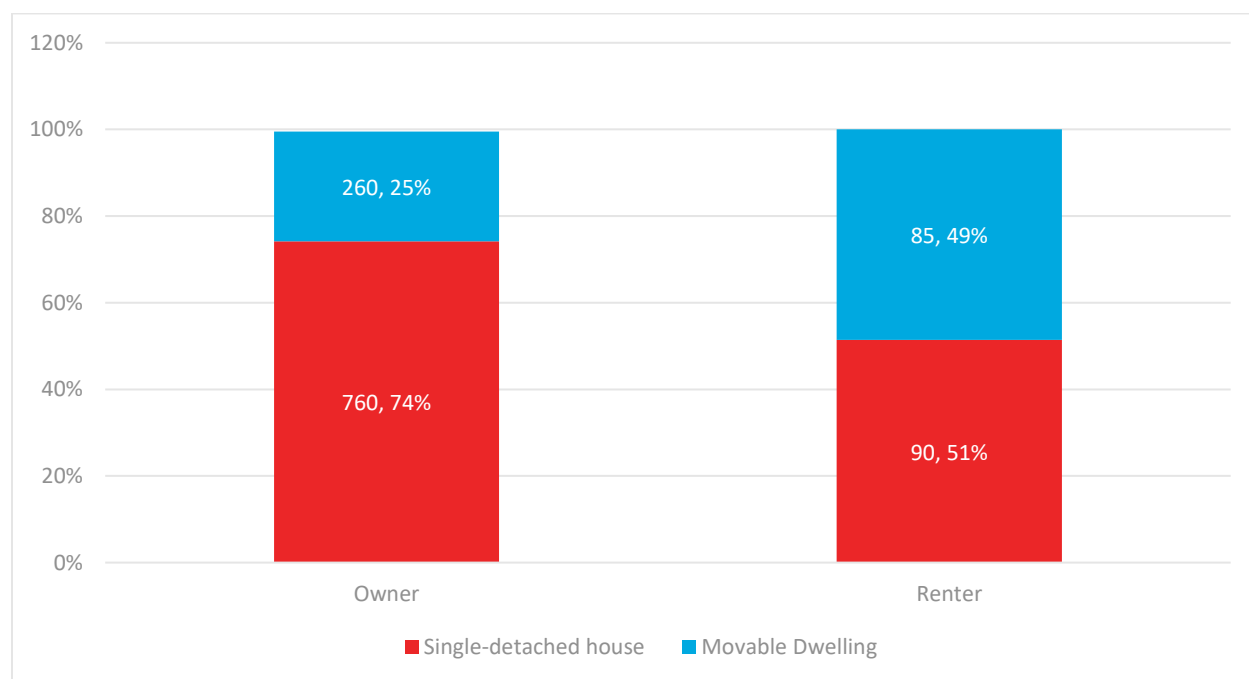
⁷ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%. A small proportion of Electoral Area E residents resided in other attached or semi-attached dwelling units, but not a large enough number to be significant in this analysis.

Figure 18 – Households by Bedroom Number and Tenure in Electoral Area E, 2016⁸



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X201622

Figure 19 – Dwellings by Structure Type and Tenure, 2016



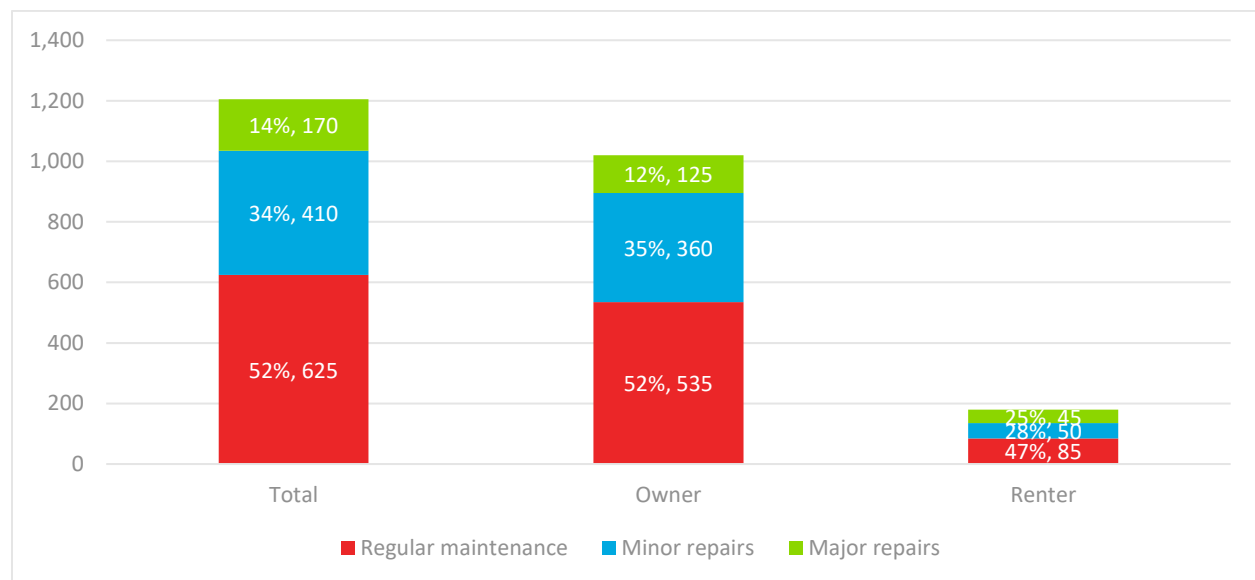
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁸ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

4.1.2 CONDITION OF HOUSING

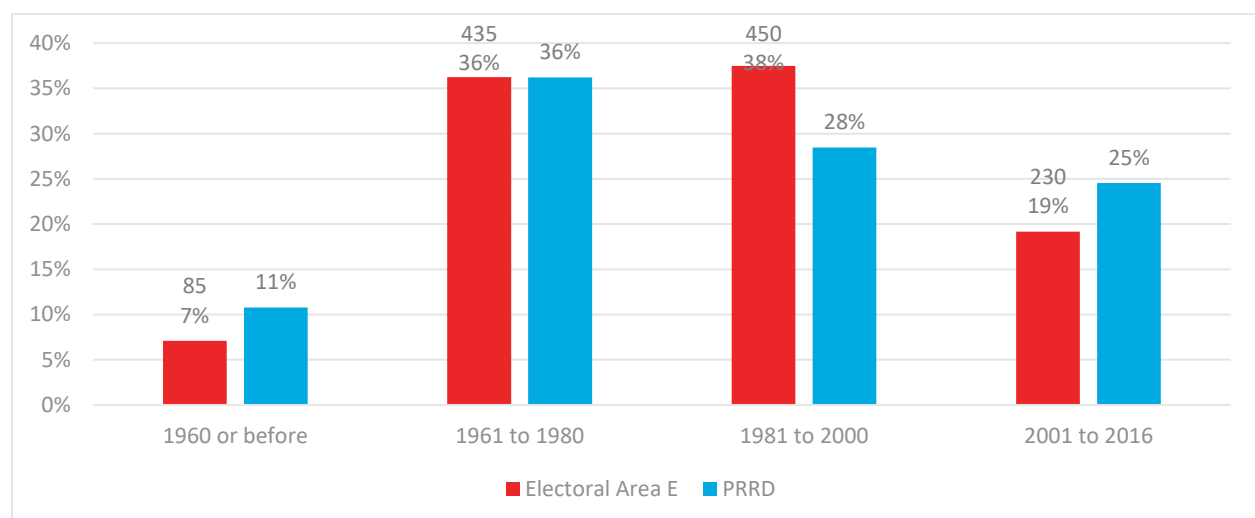
Most dwellings require regular maintenance only (52% of all dwellings), while 34% require minor repairs and 14% require major repairs. A greater proportion of owner households required only regular maintenance or minor repairs, while a greater proportion of renter households required major repairs, indicating that rented dwellings are generally in worse condition than owned dwellings (Figure 20). Dwellings in Electoral Area E are comparable in age with the PRRD as a whole, with 43%-47% of dwellings being built before 1980 (Figure 21). However, a greater proportion of dwellings were built between 1981 and 2000 in Electoral Area E compared to the whole PRRD, and a smaller proportion were built between 2001 and 2016.

Figure 20 – Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 21 – Dwellings by Period of Construction in Electoral Area E and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area E, 93% of private dwellings were occupied and 7% (231 units) were unoccupied.

Table 1 – Occupied Private Dwellings, Electoral Area E, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	1,430	100%
Private dwellings occupied by usual residents	1,199	93%
Private dwellings not occupied by usual residents	231	7%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral E remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area E, 2016-2019

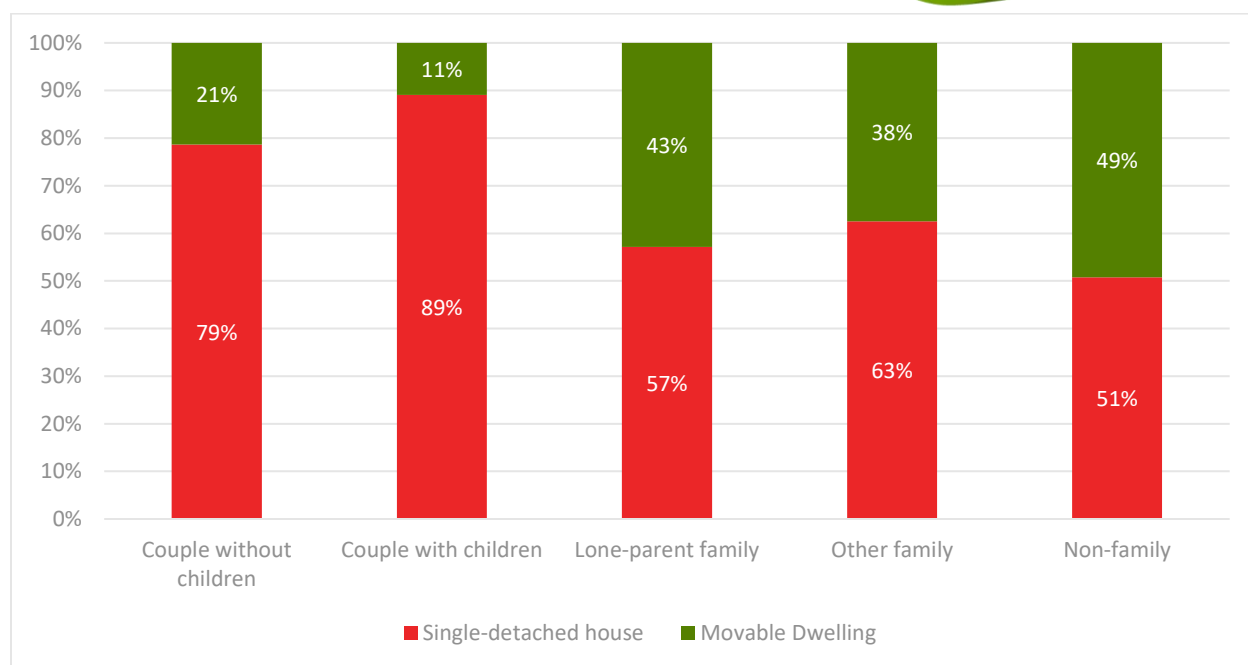
	2016	2017	2018	2019
Residential Dwelling Building Permits	6	5	0	2
Demolition Permits	0	1	0	1

Source: Peace River Regional District, 2020

4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Electoral Area E, the majority of all family types live in a single-detached house. Other than single-detached houses, the remaining population resides in moveable dwellings (Figure 22), indicating that this may be an affordable option for households who can't afford single-detached dwellings in Electoral Area E.

Figure 22 – Households by Structure and Family Type in Electoral Area E, 2016

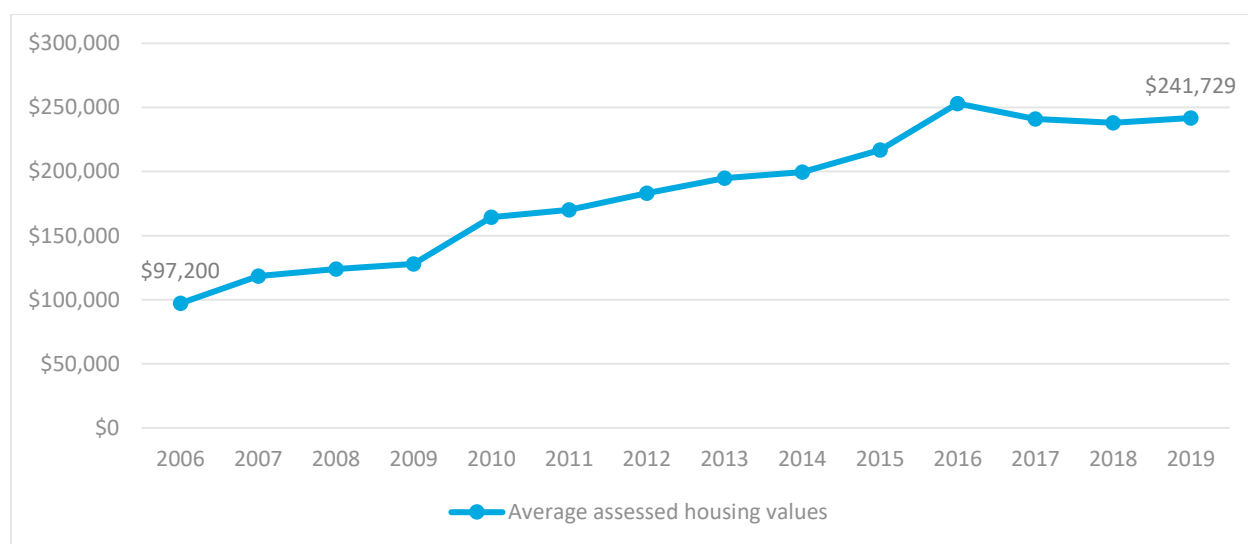


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in the Homeownership Market

Based on assessment values for residential properties in Electoral Area E, the average house value (e.g. includes all housing types), has increased from \$97,200 to \$241,729 over the last 14 years. This equivalent to an increase of approximately 149% from 2006 to 2019. The upward trend has been steady for Electoral Area E over this time period.

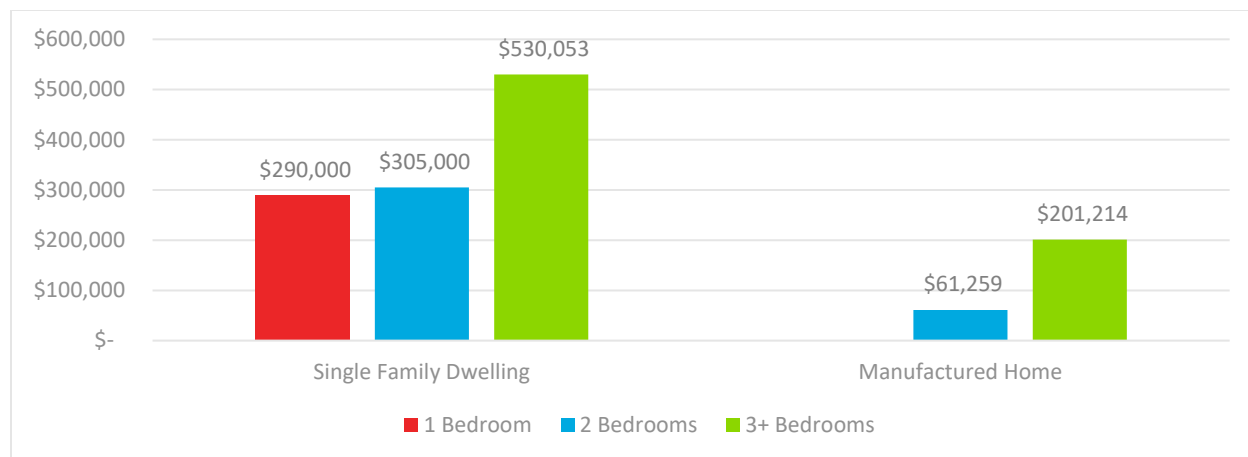
Figure 23 – Average Assessed Residential Values in Electoral Area E, 2006-2019



Source: BC Assessment, 2019

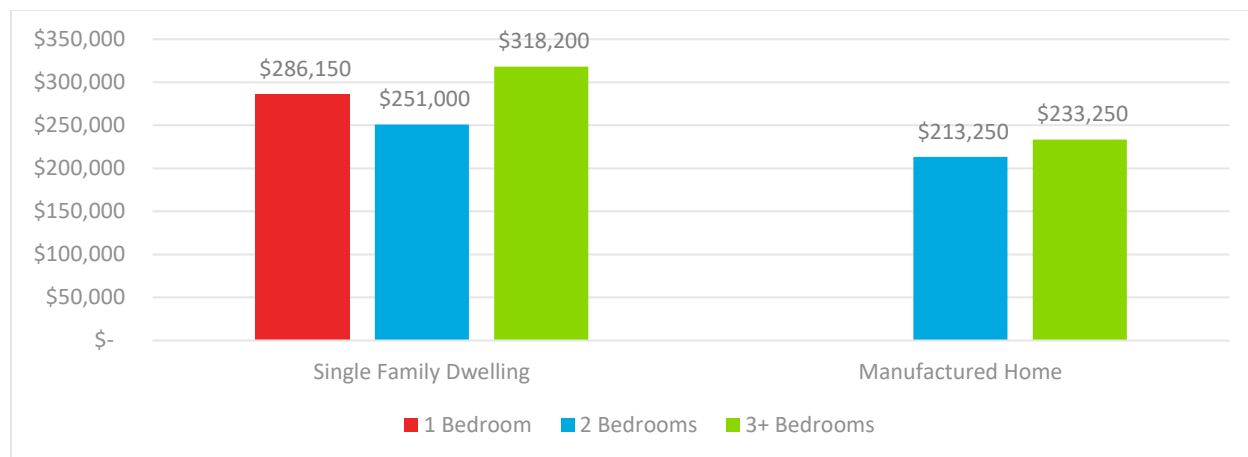
In the Electoral Area E homeownership market, single-detached dwellings with three or more bedrooms had the highest average conveyance price in 2019 (Figure 24). Single family dwellings with three or more bedrooms also had the highest median residential value, followed by single-detached dwellings with one bedroom (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24 – Average Residential Category by Conveyance Price Type and Bedroom Type, Electoral Area E, 2019



Source: BC Assessment, 2019

Figure 25 – Median Residential Category Residential Value by Type and Bedroom Type, Electoral Area E, 2019



Source: BC Assessment, 2019

4.2.1 HOMEOWNERSHIP AFFORDABILITY GAP ANALYSIS

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata

fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area E.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁹

The main gaps in affordability are in non-census families affording single-detached dwellings as well as lone parent families and non-census families in affording a row house style dwelling (Table 3). Other family types have considerably higher median household incomes than these family types because other census families can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area E¹⁰

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap:
			Single Family Home (\$299,202)
Couples without children	\$76,520	\$1,913	-\$202
Couples with children	\$98,262	\$2,457	\$342
Lone parent families	\$56,884	\$1,422	-\$692
Non-census families	\$34,920	\$873	-\$1,242
Other census families	\$116,198	\$2,905	\$790

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% downpayment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

⁹ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

¹⁰ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area E. Additionally, data for short-term rental market is unavailable for Electoral Area E. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and Core Housing Need (sections **Error! Reference source not found.** and **Error! Reference source not found.**) provide an indication of the challenges renters currently face in Electoral Area E.

4.4 Non-Market Housing

As of March 31, 2020, there was one reported non-market unit where BC Housing has a financial relationship, in Electoral Area E, which is a rent assisted unit in the private market.

4.5 Homelessness

Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

4.7 Housing Indicators

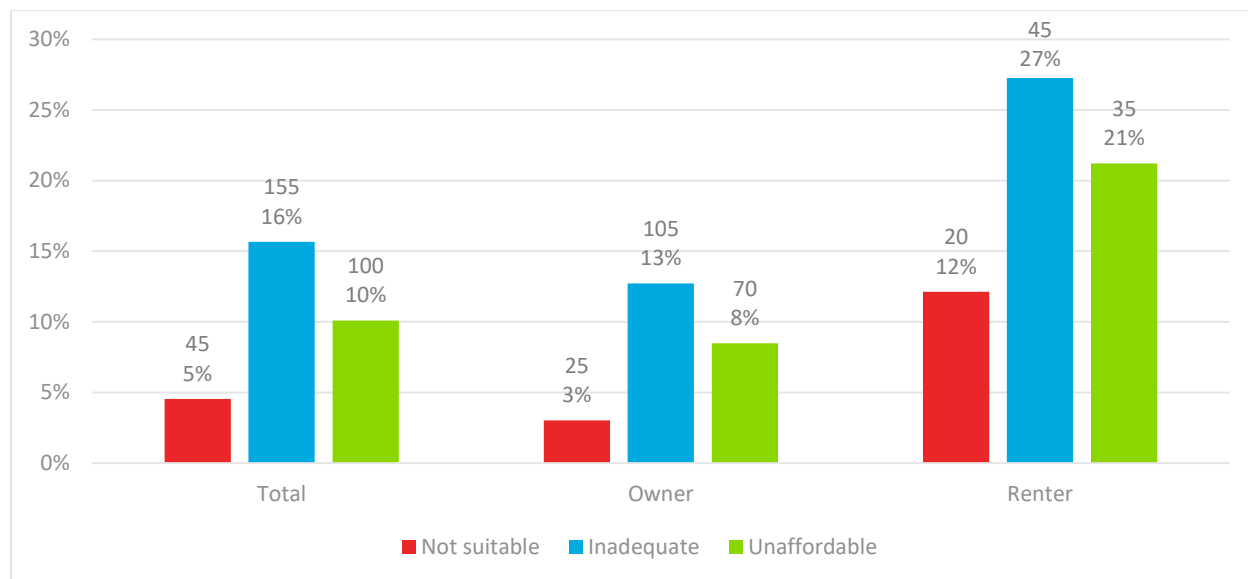
Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area E, as of 2016, 16% of households were living in inadequate housing, and 5% were living in unsuitable housing. Affordability is the second most common housing standard not met in Electoral Area E; this means that Area E differs from many communities, affordability is the largest issue typically facing both renters

and owners (Figure 26). Ten percent (10%) of all households in 2016 spent 30% or more of their income on shelter costs, including 21% of renter households and 8% of owner households. Renter households experienced significantly higher proportions of unsuitability, inadequacy, and unaffordability as compared to owner households, however it is important to remember there were 1,025 owner households in Electoral Area E in 2016, compared to 175 renter households.

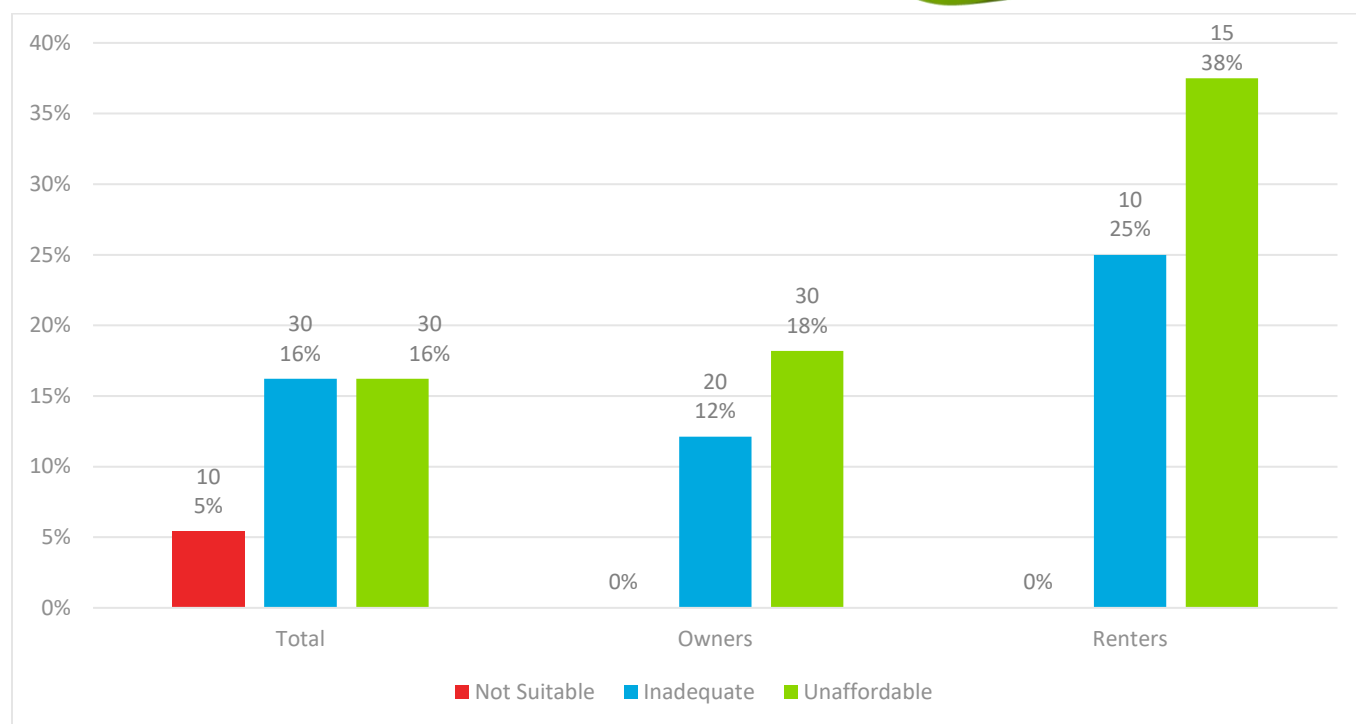
Figure 26 – Unsuitable Housing by Tenure for Private Households in Electoral Area E, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area E (aged 65 and over), 16% of households experiencing housing needs had issues with adequacy and 16% had issues with affordability (Figure 27). Thirty-eight percent (38%) of seniors who rent are paying more than 30% of their income toward shelter costs, and compared to 21% of renters overall and compared to only 18% of seniors who own. Senior renters are also more likely to experience issues with adequacy than senior owners. Seniors have fewer issues with suitability than the population as a whole in Electoral Area E. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area E.

Figure 27 – Housing Indicators of Senior Households, 2016



Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016231.

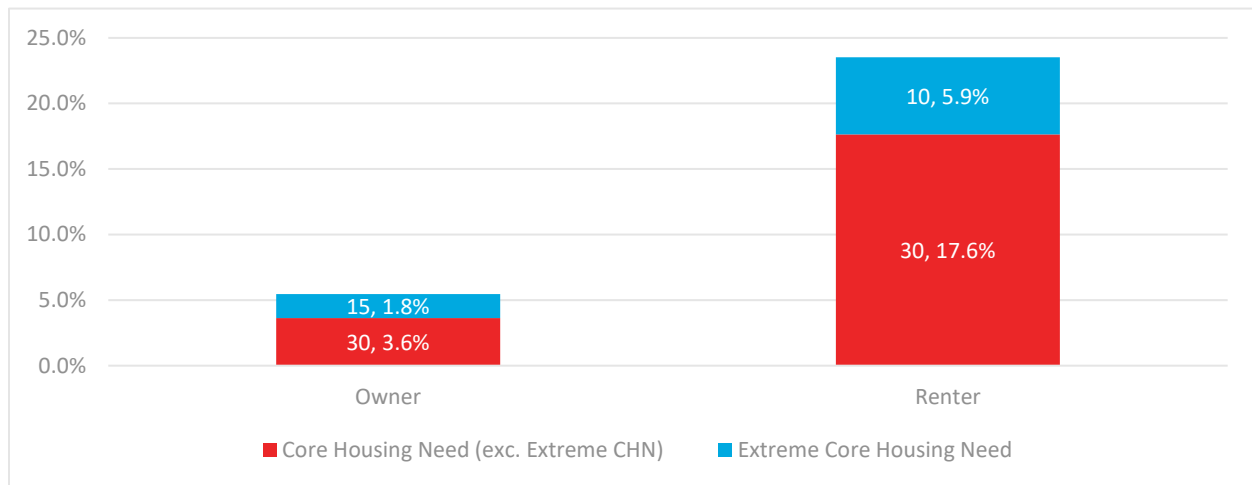
4.8 Core Housing Need

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area E had a much higher proportion of renters than owners experiencing Core Housing Need (23.5% vs. 5.4%). This is not atypical of BC communities, where renters with lower incomes are more likely to experience housing vulnerability. Of those households in Core Housing Need, a higher proportion of renters again experienced Extreme Core Housing Need compared to owners (5.9% vs. 1.8%) (Figure 28). However, overall, Electoral Area E has 40 renter households and 45 owner households in Core Housing Need who need housing supports.

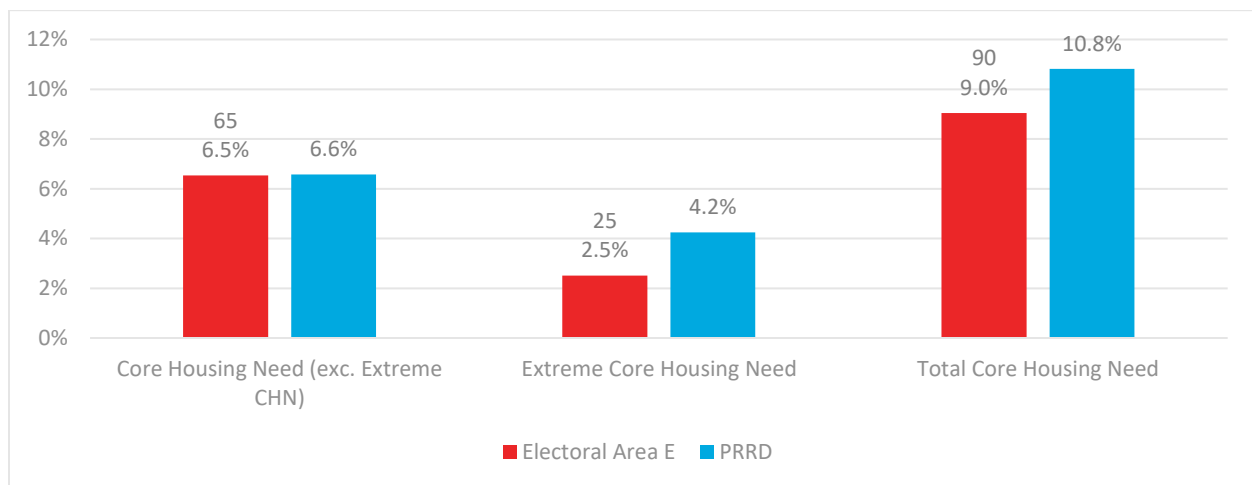
Compared to the PRRD, Electoral Area E had a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 29).

Figure 28 – Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 29 – Private Households in Core Housing Needs in Electoral Area E and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



4.9 Summary

As of 2016, there were 1,200 dwellings in Electoral Area E, 73% of which were single-detached dwellings. The remaining units were movable dwellings. Of all dwellings, 48% had three or more bedrooms, while 66% of all households had one or two occupants, suggesting some of the population may be living in larger homes than they need. Forty-eight percent (48%) of owned dwellings had three or more bedrooms and 37% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 74% single-detached houses and 25% movable dwellings. Rented dwellings consisted of 51% single-detached dwellings and 49% single-detached dwellings. There may be a lack of options within Electoral Area E for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.

Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area E dwellings, 52% require only regular maintenance and 34% require minor repairs, 14% needing major repairs. The need for repairs also corresponds with the fact that 81% of dwellings in the District were built prior to 1980. In 2019 the average sales price for a single-detached dwelling (2 bedrooms) was \$530,053.

Of all households in Electoral Area E in 2016, 16% were living in inadequate dwelling units, 5% were living in unsuitable conditions, and 10% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced Core Housing Need (23.5% vs. 5.4%). Of senior households, 16% of households experiencing housing need had issues with adequacy of their unit, 16% had affordability issues, and 5% had suitability issues. This suggests there may be a lack of affordable rental options with Electoral Area E that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.

5.0 Anticipated Population

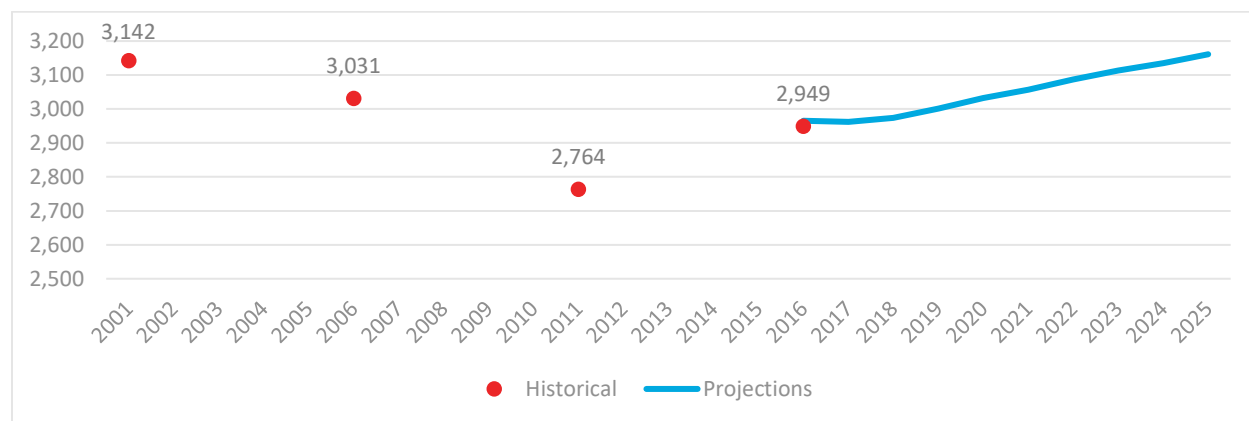
This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

The projections presented here use 2016 as the base year, which was the last year of a full population counts through the Census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River South Rural for Electoral Area E. While the service area's boundaries encompass a larger area than Electoral Area E, the projections provide insight as to how population growth may occur in Electoral Area E if it were to follow sub-regional trends. Appendix C provides a summary of the population projection methodology used in this report.

5.1 Population and Household Growth

Between 2001 and 2011, the Electoral Area E population decreased from 3,142 to 2,764, before increasing again to 2,949 in 2016. From 2016 to 2025, the population is expected to increase to regain the approximate population levels of 2001. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area E's population projection trend for that time period. This decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area E population is projected to have started growing since 2017, to reach an approximate population of 3,032 in 2020 (Figure 30). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 30 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population	2,965	2,677	2,778	-288	101

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

5.2 Age Projections

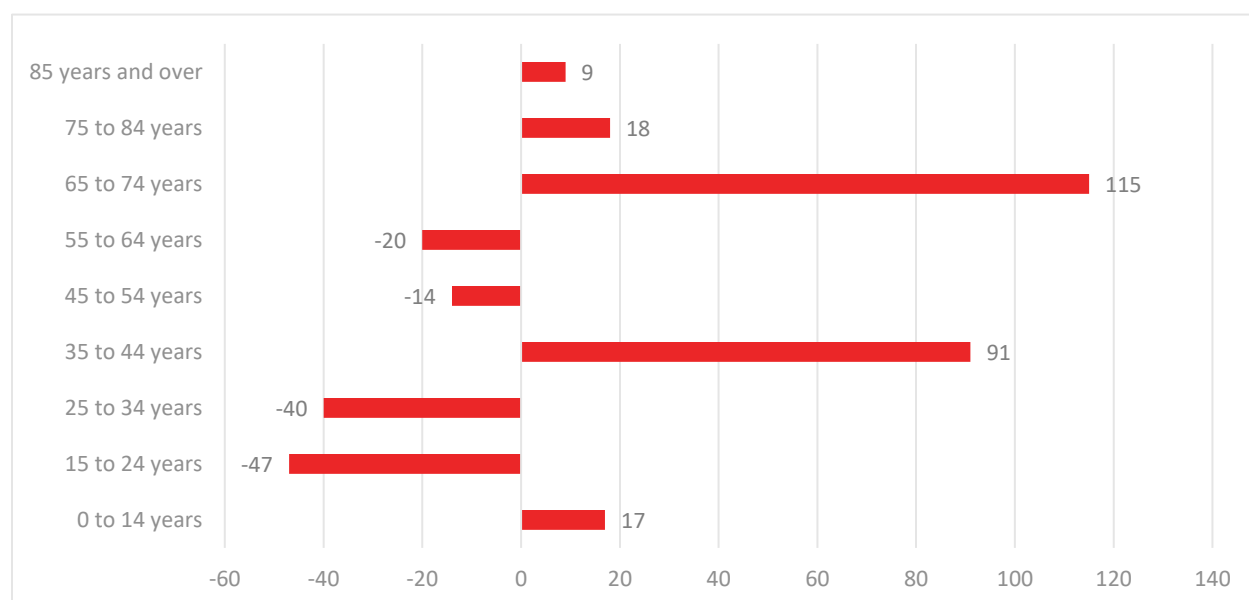
The 35 to 44 years age category is expected to experience the greatest growth period between 2020 and 2025. During the same time period, the 15 to 24 age group, 25-34 age group, 55-64 age group, and 85 years and over age group are expected to shrink. The median age in Electoral Area E is projected to have slightly decreased from 44.4 in 2016 to 44 in 2020 (Table 5).

Table 5 – Projected Population Change by Age, 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-15	15
15 to 24 years	-56	-16
25 to 34 years	-14	-19
35 to 44 years	-10	74
45 to 54 years	-137	-2
55 to 64 years	-62	-39
65 to 74 years	14	73
75 to 84 years	3	19
85 years and over	29	-4
Total	-288	101

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

Figure 31 – Projected Population Change by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

Table 6 – Median and Average Age, 2016- 2025

	2016 Actual	2016 Estimate	2020	2025
Median	44.2	44.4	44.0	44.2
Average	40.5	40.7	41.2	42.5

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

5.3 Household Projections

Household projections in Electoral Area E anticipated are an additional 54 households between 2016 and 2020 and 101 between 2020 and 2025 (Table 7).

Table 7 – Projected Households Growth

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Households	1,150	1,204	1,305	54	101

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

The number of households decreased across all family between 2016 and 2020 except for the lone-parent category. This decrease could have been due to the downturn in the economy in which families may have perceived the region to be a less attractive place to reside. It is expected that between 2020 and 2025, all households will increase all family types except for the lone-parent category (Table 8). Growth in the couples without children is likely related to the aging population trend, which is typically accompanied by an increase in individuals and couples living alone as adult children age and move out.

Table 8 – Household Change Projections by Census Family Types 2016-2025

	2016 to 2020	2020 to 2025
Couple without Children	-31	10
Couple with Children	-34	24
Lone-Parent	10	-1
Other-Census-Family	-7	0
Non-Census-Family	-22	21
Total	-84	54

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will require 2-bedroom dwellings.

Table 9 – Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-84	54	-30
Anticipated Housing Units	0	54	54
Bachelor/ 1 Bedroom	0	18	18
2 Bedroom	0	19	19
3+ Bedroom	0	17	17

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections



5.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to increase to 3,161. Accordingly, the number of households is expected to increase to 1,305 by 2025. It is also projected that the 15 to 24, 25 to 34, 45 to 54, and 55 to 64 age categories will experience a decline in population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples with and without children. However, the need for a range of sizes of units are still needed to accommodate other family types that will also experience some growth between 2020 and 2025 (a total of 54 units). The number of currently unoccupied dwellings in the community should also be considered in accommodating these needs.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry, and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future¹¹.

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

¹¹ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle or low income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹²


The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community, and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;

¹² Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>

- 
- Providing financial incentives such as tax breaks on multi unit developments;
 - Encouraging the establishment of long term lease agreements to mitigate constant turnover;
 - Encouraging the development of additional hotels, apartments, and condo units; and
 - Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹³.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the

¹³ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



unemployment rate across British Columbia reached 11% in July 2020¹⁴. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹⁵.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁶.

¹⁴ Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹⁵ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁶ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area E based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area E can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of Core Housing Need is one of the most pressing housing issues facing residents in Electoral Area E. Ten percent (10%) of all Electoral E households in 2016 spent 30% or more of their income on shelter costs, including 21% of renter households (35 households) and 8% of owner households (70 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 15% representing an increase of 84 renter households in the community. Renter households predominantly reside in single-detached dwellings (51%), with the remaining renter households occupying movable dwellings (49%).

In 2016, Electoral Area E had a higher proportion of renters (17% or 30 households) than owners (3.6% or 30 households) experiencing Core Housing Need.

Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.



8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

8.2.4 HOUSING FOR SENIORS

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Of senior households in Electoral Area E (aged 65 and over) 16% of households experiencing housing need had issues with adequacy and 5% had issues with suitability. Sixteen percent (16%) of these households experienced issues with affordability.

8.2.5 HOUSING FOR FAMILIES


Families in Electoral Area E are generally well served by the housing choices available to them. Over 79% of couples with children, couples without children, and other families live in a single-detached house, while 57% of lone-parent families and 51% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings.

8.2.6 HOMELESSNESS

Homelessness was identified as an issue in Electoral Area E through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

8.2.7 CONCLUSION

- The households in Electoral Area E with the lowest household incomes included male and female lone parent households, and non-census family households.
- Median incomes of renter households were 56% that of owner households in Electoral Area E in 2016.
- In 2016, Electoral Area E had a higher proportion of renters than owners experiencing Core Housing Need (23.5% vs. 5.4%). Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (5.9% vs. 1.8%). Overall, Electoral Area E has 40 renter households and 45 owner households in Core Housing Need.
- Across Electoral Area E, 27% of renter households had issues with affordability, 21% had issues with adequacy, and 12% had issues with suitability.

- 
- Of senior Households in Electoral E, 38% (15 households) had issues with affordability, and 25% (10 households) had issues with adequacy.
 - Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
 - Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
 - In Electoral Area E, the most apparent housing need is in lower income households and renter households. Stakeholders also indicated challenges with lack of supportive housing for seniors and lack of options for seniors to downsize from their current homes and receive adequate at home care.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.



<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Multiple Census Families: A **household** in which two or more **census families** (with or without additional persons) occupy the same private dwelling. **Family households** may also be divided based on the presence of persons not in a **census family**.



<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>


Primary Household Maintainer: The first (or only) maintainer of a household listed on the Census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>



Subsidized Housing: “‘Subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$97,200	\$118,310	\$123,915	\$127,972	\$164,421	\$170,084	\$183,216	\$194,755
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$199,670	\$216,718	\$253,086	\$240,927	\$237,969	\$241,729	\$258,576
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$124,105	\$140,511	\$148,207	\$143,376	\$166,921
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$32,809	\$31,253	\$32,077	\$33,181	\$38,713
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$178,530	\$194,892	\$202,888	\$207,728	\$222,465
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$40,333	\$40,987	\$44,426	\$55,765	\$58,714
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$273,277	\$266,606	\$248,859	\$251,364	\$282,637
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$68,836	\$64,815	\$62,925	\$64,776	\$68,094
Median Assessed Value by Structural Type	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$70,429	\$90,158	\$93,574	\$102,805	\$138,835
2	\$60,109	\$73,714	\$79,186	\$82,223	\$110,533
3+	\$136,965	\$165,113	\$170,344	\$172,557	\$214,824
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$93,574	\$102,805	\$138,835
2	N/A	N/A	\$79,186	\$82,223	\$110,533
3+	N/A	N/A	\$170,344	\$172,557	\$214,824

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$141,545	\$145,270	\$158,717	\$165,902	\$181,900
2	\$111,082	\$119,817	\$128,346	\$129,425	\$138,396
3+	\$225,515	\$243,069	\$254,200	\$260,807	\$280,698
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$141,545	\$145,270	\$158,717	\$165,902	\$181,900
2	\$111,082	\$119,817	\$128,346	\$129,425	\$138,396
3+	\$225,515	\$243,069	\$254,200	\$260,807	\$280,698

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$236,422	\$207,447	\$198,204	\$200,090	\$220,883
2	\$169,594	\$156,878	\$156,850	\$159,306	\$171,027
3+	\$317,937	\$307,007	\$300,095	\$302,266	\$321,966
Median Assessed Value by Number of Bedrooms					
0	\$236,422	\$207,447	\$198,204	\$200,090	\$220,883
1	\$169,594	\$156,878	\$156,850	\$159,306	\$171,027
2	\$317,937	\$307,007	\$300,095	\$302,266	\$321,966
3+	\$236,422	\$207,447	\$198,204	\$200,090	\$220,883

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$97,094	\$118,641	\$146,098	\$181,418	\$175,926	\$195,807	\$211,302	\$215,293
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$217,421	\$230,421	\$289,053	\$265,625	\$251,123	\$319,297	\$254,287
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$147,000	\$152,650	\$230,900	\$174,600	\$179,317
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$23,721	\$35,862	\$20,157	\$47,847	\$73,222
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$144,667	\$245,000	\$136,750	#DIV/0!	\$285,500
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$32,257	\$41,927	\$75,686	\$45,986	\$30,375
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$358,000	\$195,000	\$259,357	\$220,000	\$341,300
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$35,486	\$114,857	\$203,211	\$72,829	\$87,500
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$129,500	\$123,680	\$132,000	\$100,000	#DIV/0!
2	\$50,223	\$63,290	\$79,341	\$118,793	\$88,073
3+	\$140,144	\$173,346	\$234,147	\$222,249	\$233,030
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$108,200	\$385,000	\$164,000	\$186,000	\$196,667
2	\$126,182	\$147,422	\$131,841	\$127,431	\$162,950
3+	\$263,749	\$255,976	\$264,972	\$294,125	\$311,014
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	\$281,750	\$110,000	\$140,000	\$290,000	N/A
1	\$214,883	\$186,447	\$132,582	\$131,178	\$163,692
2	\$345,898	#DIV/0!	\$332,904	\$432,945	\$348,657
3+	\$281,750	\$110,000	\$140,000	\$290,000	#DIV/0!
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	1,870	1,655	1,600

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,875	100%	1,655	100%	1,595	100%
All Categories	1,865	99%	1,625	98%	1,570	98%
11 Agriculture, forestry, fishing and hunting	375	20%	205	12%	380	24%
21 Mining, quarrying, and oil and gas extraction	130	7%	265	16%	120	8%
22 Utilities	35	2%	60	4%	50	3%
23 Construction	235	13%	105	6%	125	8%
31-33 Manufacturing	175	9%	195	12%	225	14%
41 Wholesale trade	60	3%	35	2%	10	1%
44-45 Retail trade	115	6%	70	4%	65	4%
48-49 Transportation and warehousing	135	7%	115	7%	110	7%
51 Information and cultural industries	15	1%	25	2%	25	2%
52 Finance and insurance	20	1%	40	2%	15	1%
53 Real estate and rental and leasing	20	1%	0	0%	0	0%
54 Professional, scientific and technical services	45	2%	60	4%	50	3%
55 Management of companies and enterprises	10	1%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	40	2%	0	0%	35	2%
61 Educational services	105	6%	70	4%	60	4%
62 Health care and social assistance	110	6%	75	5%	75	5%
71 Arts, entertainment and recreation	25	1%	0	0%	0	0%
72 Accommodation and food services	40	2%	40	2%	95	6%
81 Other services (except public administration)	85	5%	180	11%	80	5%
91 Public administration	80	4%	60	4%	35	2%
Not Applicable	10	1%	25	2%	25	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	905	100%
Commute within census subdivision (CSD) of residence	15	2%
Commute to a different census subdivision (CSD) within census division (CD) of residence	875	97%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	20	2%
Commute to a different province or territory	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$82,403	\$106,092	\$109,249
Owner	\$85,093	\$111,657	\$117,422
Renter	\$51,572	\$59,839	\$61,912

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	2,990	2,680	2,895
Mover	160	230	275
Migrant	100	105	130
Non-migrant	60	125	145
Non-mover	2,830	2,455	2,620

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$82,403	\$106,092	\$109,249

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,145	100%	1,025	100%	1,200	100%
\$0-\$4,999	20	2%	0	0%	25	2%
\$5,000-\$9,999	0	0%	10	1%	10	1%
\$10,000-\$14,999	15	1%	0	0%	25	2%
\$15,000-\$19,999	45	4%	20	2%	35	3%
\$20,000-\$24,999	30	3%	30	3%	20	2%
\$25,000-\$29,999	55	5%	60	6%	45	4%
\$30,000-\$34,999	70	6%	20	2%	35	3%
\$35,000-\$39,999	70	6%	55	5%	25	2%
\$40,000-\$44,999	55	5%	50	5%	40	3%
\$45,000-\$49,999	55	5%	0	0%	30	3%
\$50,000-\$59,999	90	8%	40	4%	60	5%
\$60,000-\$69,999	100	9%	95	9%	80	7%
\$70,000-\$79,999	85	7%	25	2%	90	8%
\$80,000-\$89,999	45	4%	20	2%	90	8%
\$90,000-\$99,999	75	7%	80	8%	55	5%
\$100,000-\$124,999	105	9%	165	16%	135	11%
\$125,000-\$149,999	80	7%	80	8%	105	9%
\$150,000-\$199,999	95	8%	145	14%	135	11%
\$200,000 and over	60	5%	100	10%	155	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	95	100%	110	100%	175	100%
Renter households in subsidized housing	N/A	N/A	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

CMHC

Average rental prices for all units and by unit size [Section 6 (1) (h) (i), (ii)]

Average and Median Monthly Rent by Number of Bedrooms															
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															

Source: CMHC Primary Rental Market Survey



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area E are presented here.

A total of 12 respondents from Electoral Area E responded to the survey. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

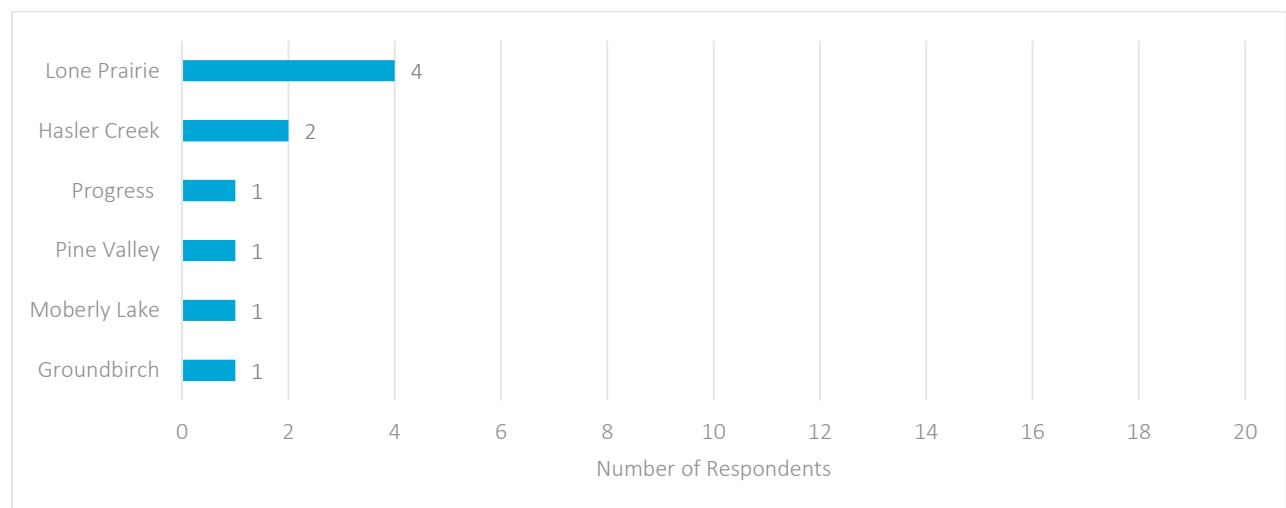
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 COMMUNITY

Figure 32 shows where survey respondents live in Electoral Area E.

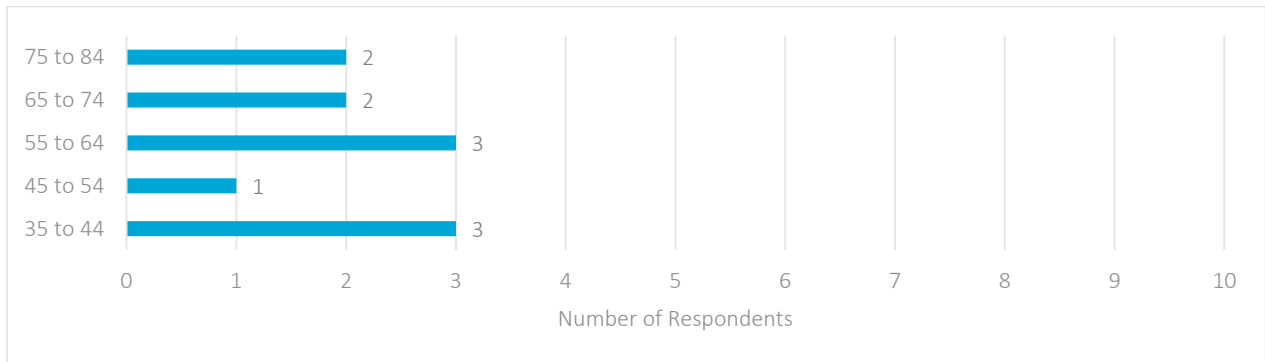
Figure 32 – Communities Where Respondents Live (N=10)



1.2.2 AGE

The survey received responses from individuals between the ages of 35 to 84. The survey did not receive any responses from individuals between the ages of 15 to 34 and 85 and over.

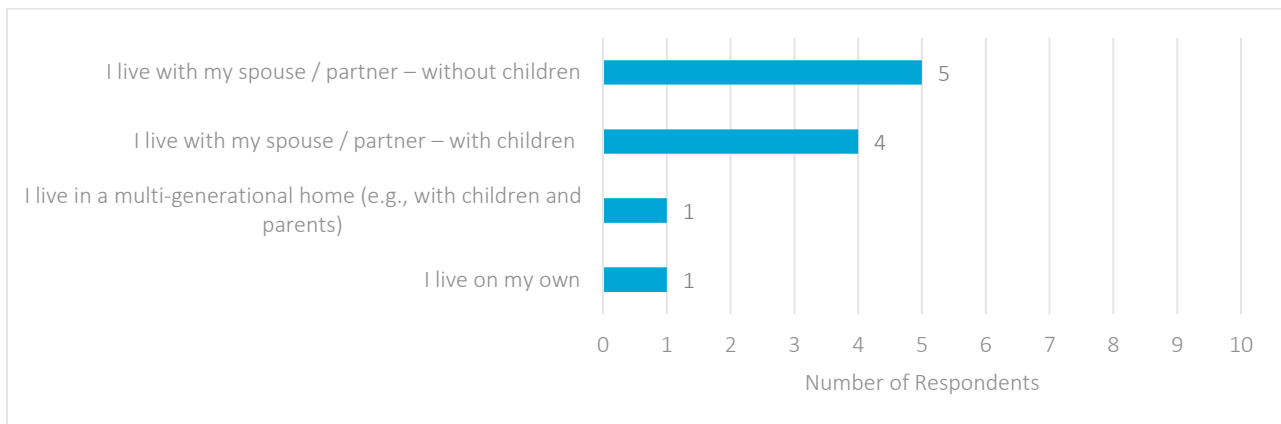
Figure 33 – Age of Respondents (N=11)



1.2.3 HOUSEHOLD TYPE AND SIZE

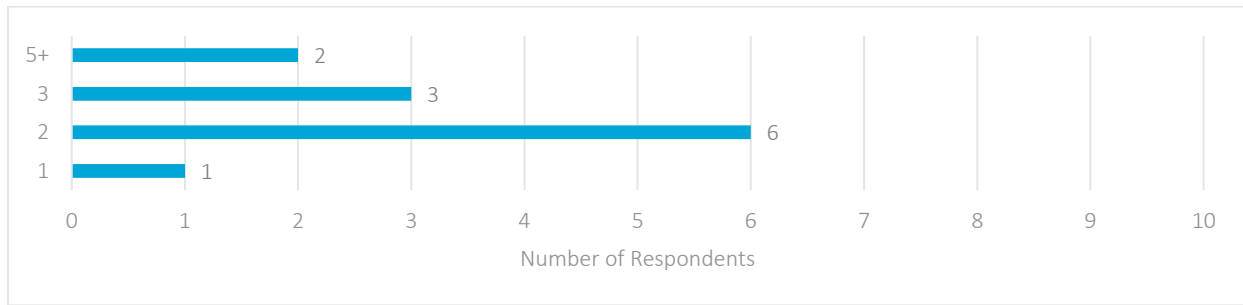
Survey respondents were asked to describe their household (Figure 34). Most respondents live in households with a spouse or partner with (4 respondents) or without (5 respondents) children.

Figure 34 – Household Types (N=11)



Respondents were also asked about the size of their household (Figure 35). Most respondents live in two-person (6 respondents) or three-person households (3 respondents).

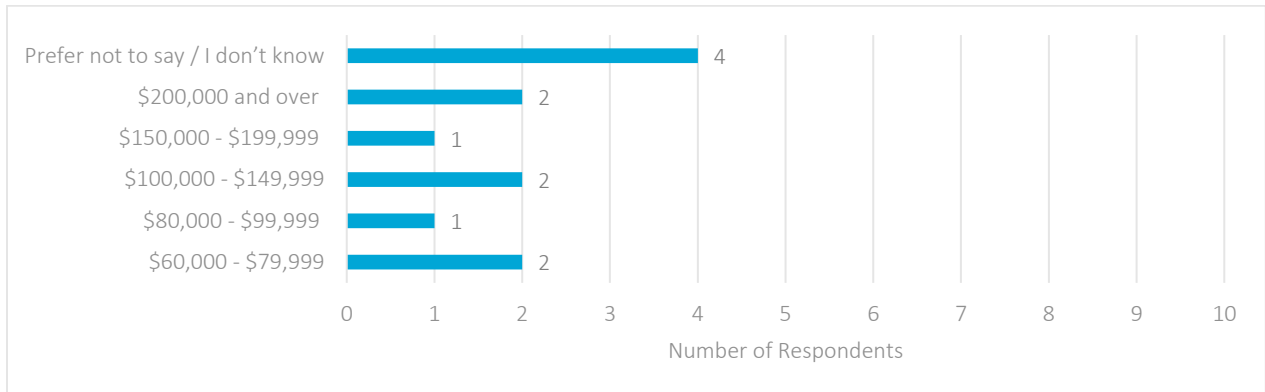
Figure 35 – Number of People in Households (N=12)



1.2.4 HOUSEHOLD INCOME

Figure 36 shows the annual household income distribution of survey respondents. All respondents' annual incomes were above \$60,000. Four respondents preferred not to disclose their annual household income information.

Figure 36 – Annual Household Income (N=11)



1.3 Housing Experiences

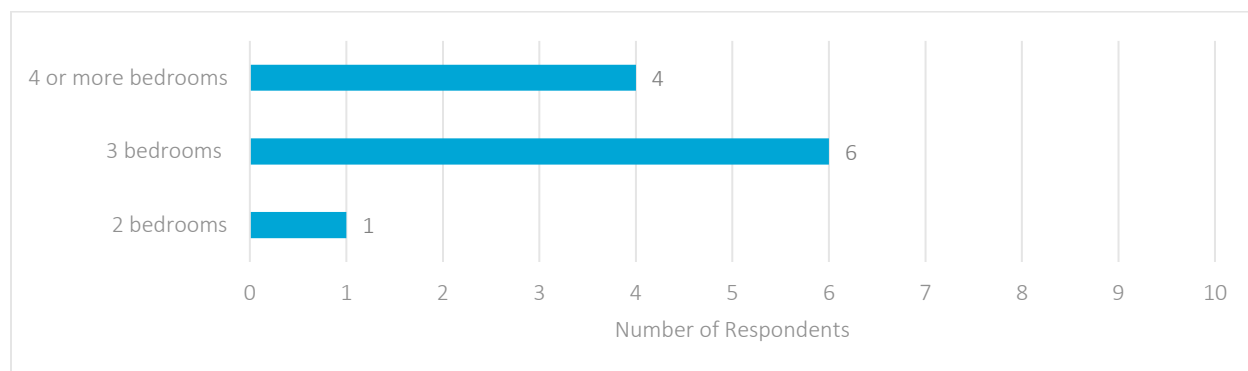
Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 CURRENT HOME

Respondents were asked about their tenure type. Nine respondents reported that they owned their home and two respondents reported they neither rent nor own their home.

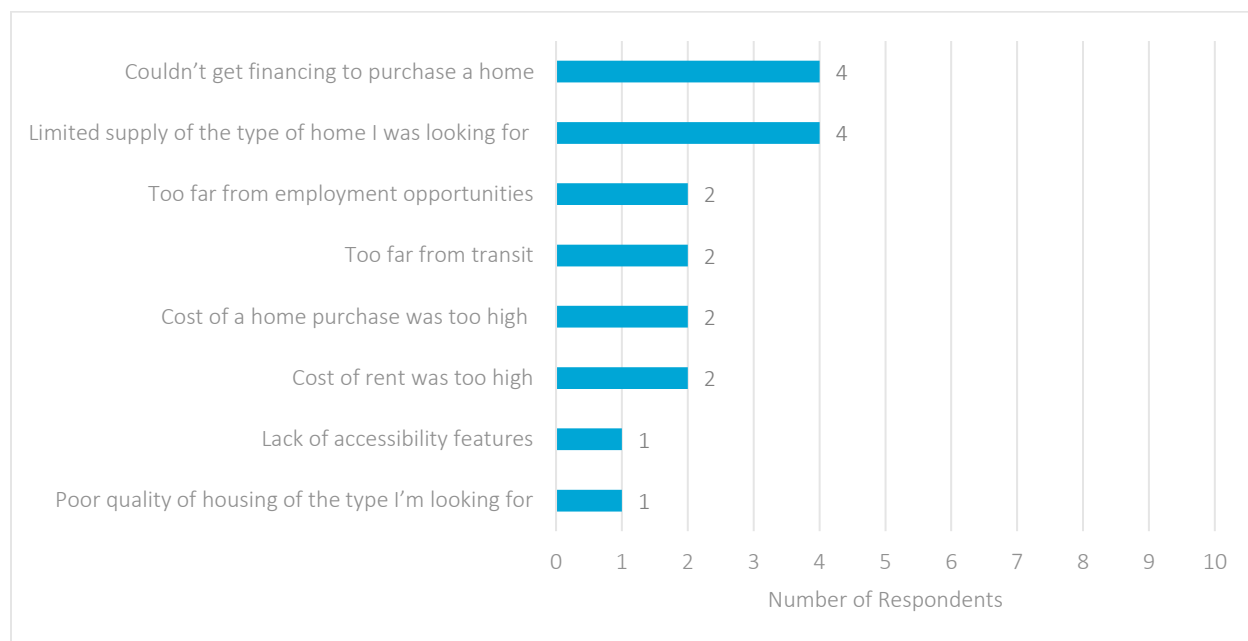
Most respondents live in homes with three or more bedrooms (Figure 37).

Figure 37 – Number of Bedrooms in Current Home (N=11)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were difficulties in getting financing (4 respondents) and the limited supply of the type of home they were looking for (4 respondents).

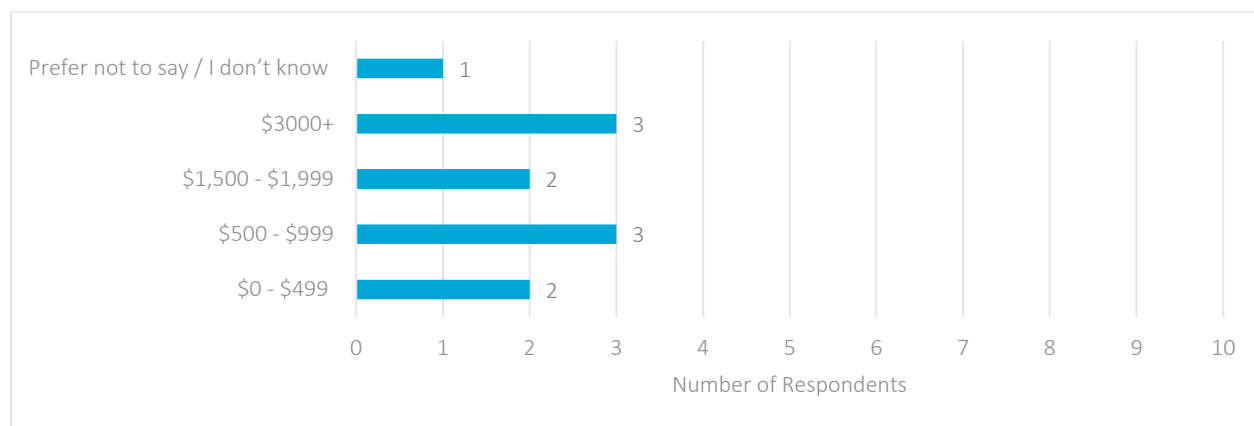
Figure 38 – Barriers During Search of Current Home (N=6)



1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 39.

Figure 39 – Housing Costs (N=11)



Respondents were asked if they believed their housing costs were affordable to them. Ten respondents reported that their housing costs were affordable and one reported that their costs were not affordable.

1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 40 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them.

Figure 40 – Top Current Housing Issues (N=4)

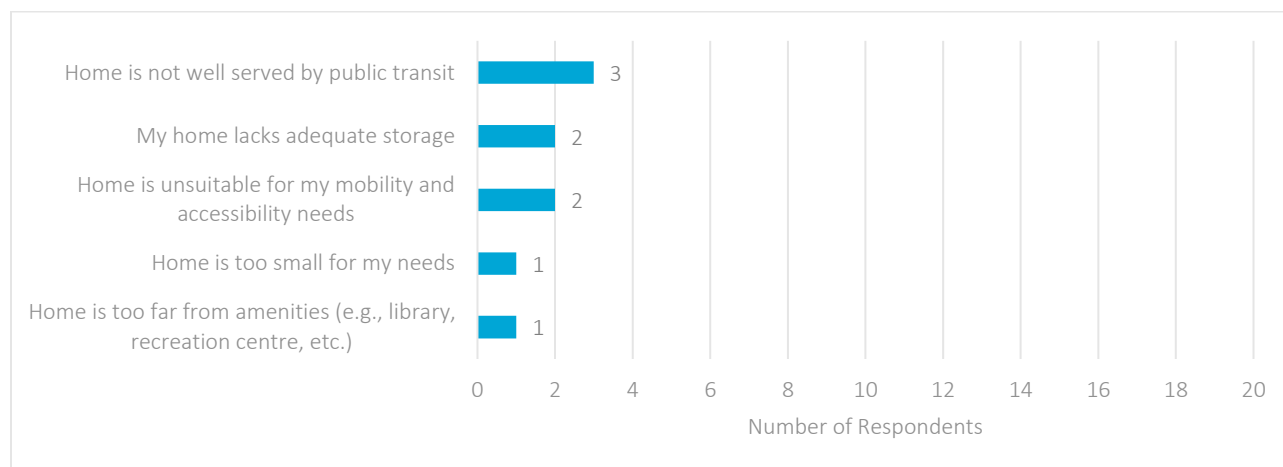
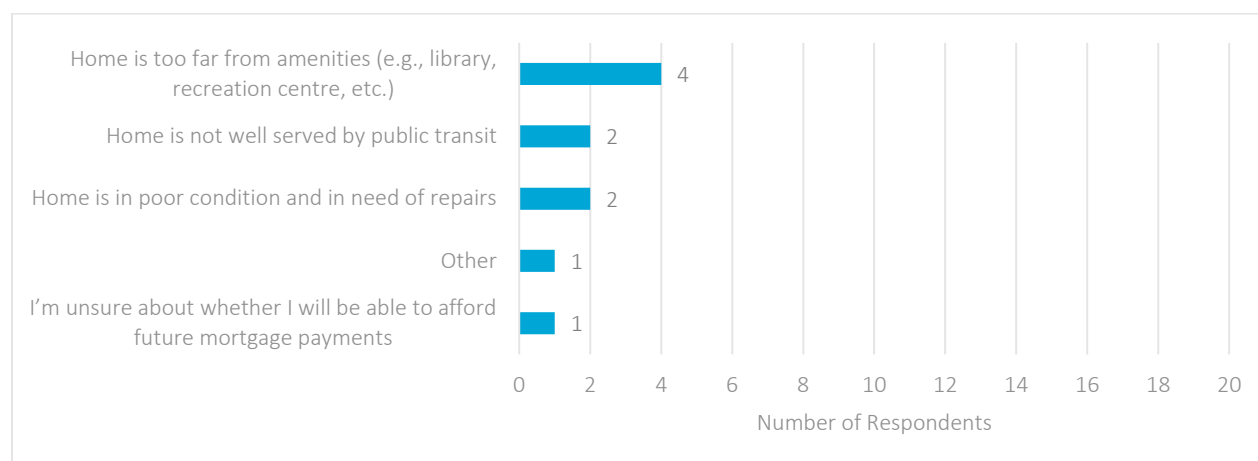


Figure 41 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. All respondents that answered the question anticipate that their homes will be too far amenities (4 respondents).

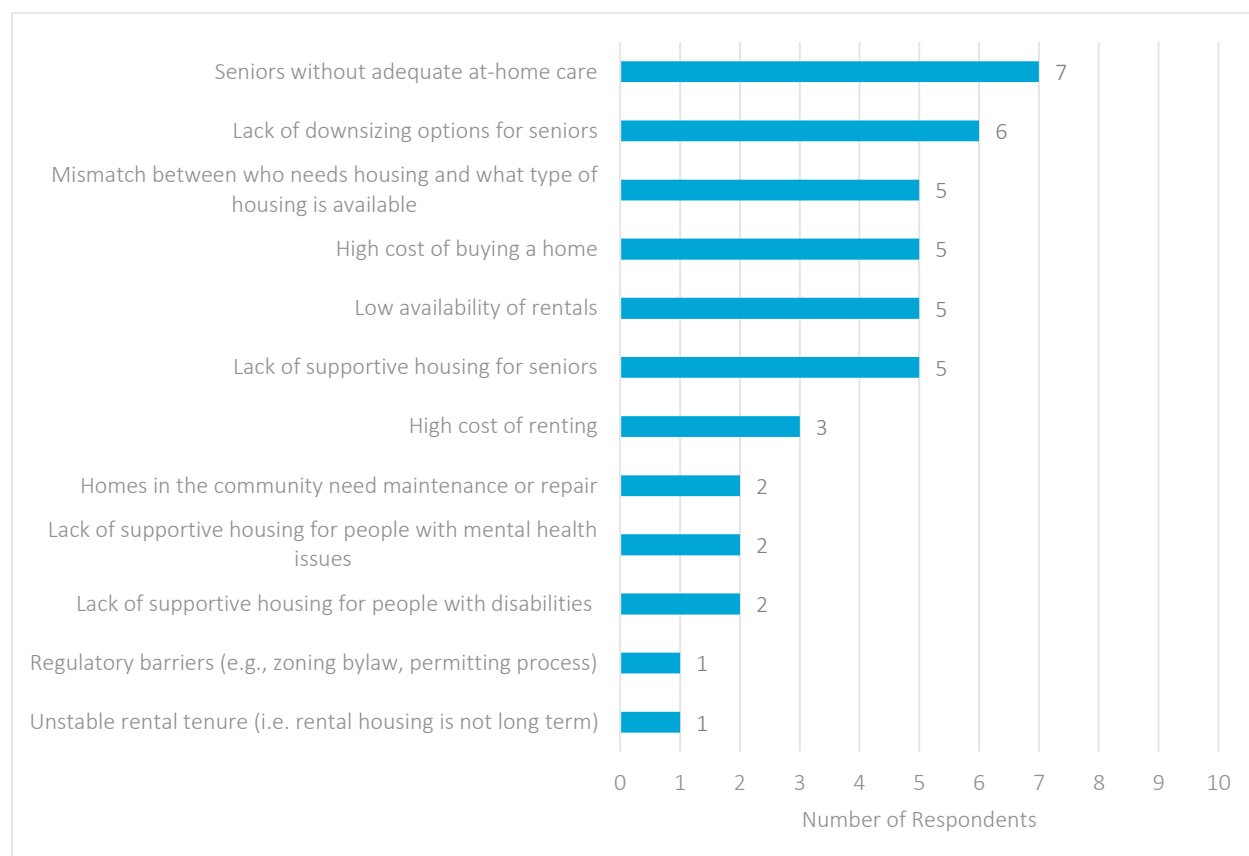
Figure 41 – Top Housing Issues Anticipated in the Next 5 Years (N=4)



1.4 Community Issues

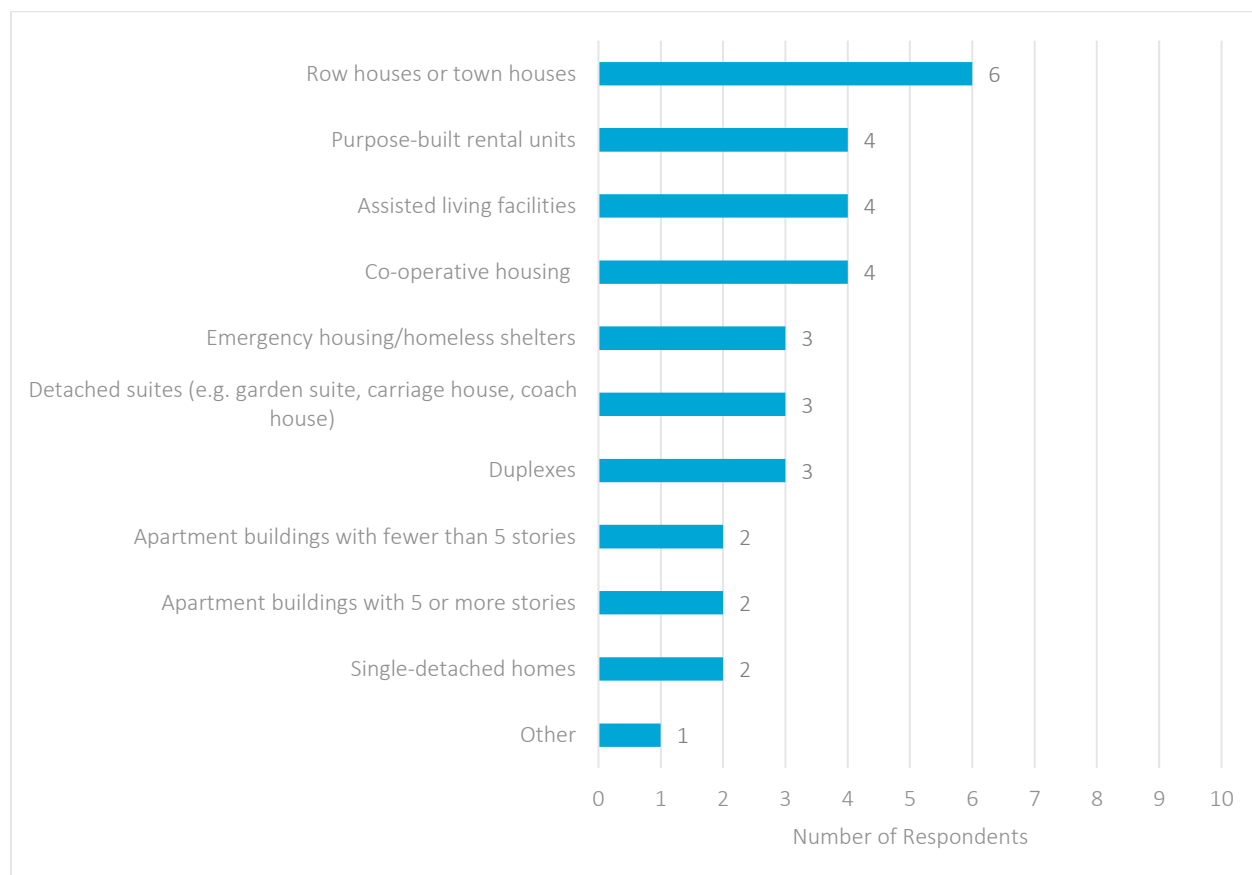
Figure 42 shows the community issues reported by respondents in Electoral Area E. Respondents suggested that the lack of adequate at-home care (7 respondents) and supportive housing (6 respondents) for seniors are the top issues. One respondent commented that seniors are having to move away once they retire because there is a lack of affordable options and access to medical or hospital services.

Figure 42 – Community Housing Issues (N=9)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area E are row houses or town houses (6 respondents). Two respondents commented that while there is housing available, prices are unaffordable. Three respondents suggested that more housing options are needed for couples, seniors, and individuals with low-incomes.

Figure 43 – Forms of Housing Needed (N=9)



Respondents were asked if they had any additional comments. Two respondents commented that more access to services and transportation is needed in the community. Two respondents commented that the price of rent is unaffordable, especially for young adults wanting to move out of their parents' home. One respondent suggested that a new townhouse complex dedicated to employees in the public sector who are moving into the community would provide a sense of local connection.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

**Focus group participants*

Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.

Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

*Focus group participants

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single-detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a cyclical cycle and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee

reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS

Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. When the industry is strong, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a North Peace Senior Housing Society unit (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for units with the North Peace Senior Housing Society. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs.
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on Income Assistance, rental

companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.

- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.
- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the PRRD. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

The following opportunities were discussed in the interviews:

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).

- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for housing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.

2.3 Electoral Area E

2.3.1 CHALLENGES / NEEDS

There are limited housing-related stakeholders in Electoral Area E. A number of community organizations were invited to participate in an interview or focus group. However, there was limited participation during the engagement period for this project.

The following information was collected through two interviews, which identified the following needs:

- Lack of downsizing options for seniors
- Seniors without adequate home care
- High cost of renting, low vacancy rates
- Lack of supportive housing for people with mental health concerns
- Transportation and amenities are far away, making it challenging for some to reach the services they need.
- Industry shifts – many people commuting to work or living in camps.
- Rural areas and municipalities need to work together to fill housing gaps.



Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on BC Stats population projections developed for the PRRD and the municipalities therein. These population projections are based in large part on historical fertility, mortality, and migration for the PRRD, adjusted where possible to take into account expected changes in the region.

The household projections presented within this report are the result of combining the population projections presented above with headship rates by age of primary household maintainer, household family type, and household tenure. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area E are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led couple households without children, and owned their homes, then we would project that there would be an additional 20 couple households without children where the occupants owned their home, and the where the head of the home was between the ages 45 and 54.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by household family type.

Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁷ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area E) certainly will impact the formation of households and the development of housing in Electoral Area E, in an attractive and growing region, the provision of housing may determine

¹⁷ Or will continue to change in the same manner as they have been changing in the past.

household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report. Due to the relatively small population of Electoral Area E (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.

South Peace Shared Care Project

Polypharmacy Risk Reduction Through
Team-based Care

Presentation to PRRD March 11, 2021
Charleigh Rudy & Charles Helm

1

Physicians & Nurse Practitioner:	Pharmacists:	Other:
Dr. Charles Helm, Tumbler Ridge	Charissa Tonnesen, Tumbler Ridge	Charleigh Rudy, Coordinator, SP Division
Dr. Tom Perry, Internist, UBC Therapeutics Initiative	Mark Kunzli, Chetwynd	Rebecca Borton, Practice Support Coach
Dr. Aous Alshehabi, Dawson Creek	Sydney Saunders, Dawson Creek	Andrea Goodine, PQI NH
Christy Demeter, NP Dawson Creek	Tennielle Metz, Dawson Creek	Tricia Taylor, Administrator
	Rachelle Miller, Dawson Creek	Reina Pharness, Project Lead
	Lina Al-Sakran, UBC TI (Evaluation)	Simon Zukowski, NH Evaluation
	Greg Carney, UBC TI (Evaluation)	Jodi Busche, Practice Support Coach

2

Project Purpose:

To increase appropriateness of medications for older adults **aged 65+** taking **5 or more medications**

This will be achieved through:

1. Education in Polypharmacy
2. Team-based Medication Assessments
3. Transitions in Care (improving the med rec process)
4. *And evaluation....*

3

Team- Based Medication Assessments:

- Primary care providers and Pharmacists working with patients (also includes Long Term Care)
- Each community in the South Peace which includes Dawson Creek, Tumbler Ridge, and Chetwynd have a process to identify patients, conduct med assessments and follow up
- Number of med assessments & associated interventions are tracked and discussed at team meetings
- Some cases may be selected to discuss at the CME learning sessions
- Patient feedback is being tracked and potential to get patient testimonials for project reporting & communications throughout the project

4

Number of Team- Based Medication Assessments Tumbler Ridge & Dawson Creek (Initiated July, 2020):

- There have been **77 medication reviews** and **269 medication changes** recommended in the communities of Dawson Creek and Tumbler Ridge in patients over the age of 65 (149 discontinuations, 60 dose reductions, 15 dose increases, and 45 initiations).
- This works out to 3.5 drug therapy problems per patient

5

Evaluation:

- Engaged UBC Therapeutics Initiative (PharmacoEpidemiology Group PEG) to evaluate the project using Ministry of Health data
 - Final Data and Report will be completed in January, 2022
- Engaged Northern Health to evaluate the project by constructing surveys and analysing qualitative data
 - Baseline survey completed in September, 2020
 - Post project survey will be conducted in early summer, 2021

6

Patient Experience & Successes - Meet our Patient:

- 80 years old, taking multiple medications
- Ongoing right shoulder pain

7

Patient Experience & Successes:



8

Uniqueness of the Project:



9

Shared Learnings:

- Doctors of BC & Northern Health article published February 8, 2021
- Preventing Overdiagnosis Conference – Calgary September 19-21
- 3D Conference – Tumbler Ridge June 2022
- Rural and Remote Conference 2022 (Society of Rural Physicians of Canada)
- Peer Review Publication

10



South Peace Shared Care Polypharmacy Risk Reduction Project Project Overview for PRRD

Background

The South Peace project team aims to increase appropriateness of medications for older adults with complex medical conditions. Building on the current team based model of primary care in Chetwynd, Tumbler Ridge, and Dawson Creek, family physicians, pharmacists and specialists in the South Peace are working together to identify and implement practical polypharmacy risk reduction strategies in older adults aged 65+ that are currently taking 5 or more medications.

Deliverables

The project team has identified two overarching deliverables for this project:

1. Education in polypharmacy
2. Team-based medication assessments

Education: Providers will participate in a CME accredited virtual conference series hosted by the project team with support from UBC's Therapeutic Initiative and Northern Health. The workshops are focused on meaningful medication assessments; developing the skills to effectively reduce polypharmacy and taper medications. The series consists of monthly webinars with topics selected by the project team members, based on information that was captured in a survey that was sent to healthcare providers across the South Peace Region.

Team Based Medication Assessments: Primary care providers and Pharmacists are working with patients to conduct a medication review with patients who are taking 5 or more medications. Patients are being selected through certain criteria identified in the Primary Care Clinic's EMR, and also through patient lists that are accessible to the Pharmacists. Patients are then contacted to see if they are interested in participating. The number of assessments and associated interventions are being tracked and will be discussed with the project team and reported in the final project evaluation.

Information Sharing

An important component of this project is to share the great work that is happening in the region so others can benefit from the lessons learned throughout this project. Doctors of BC and Dr. Charles Helm worked together on an article that describes the project and its direct benefit to patients.

<https://sharedcarebc.ca/results/success-stories/northern-seniors-reaping-benefits-medication-reviews>

Term

The South Peace Polypharmacy Project Team will be active until July 2021.



DIRECTOR REPORT

To: Chair and Directors

Report Number: DR-BRD-014

From: Leonard Hiebert, Director

Date: March 11, 2021

Subject: Farmington Bridge Replacement

PURPOSE / ISSUE:

To discuss the urgent issue regarding bridge replacement in Farmington on Road 218.

RECOMMENDATION / ACTION: *[Corporate Unweighted]*

That the Regional Board receive the report titled "Farmington Bridge Replacement DR-BRD-014", which explains the Farmington bridge condition, for discussion.

BACKGROUND/RATIONALE:

On June 14, 2020, both approaches for the Farmington Bridge located on Road 218 washed out due to a flood, revealing a deteriorating undercarriage. As such, the road is closed, and access to the bridge is blocked off.

Prior to the bridge being damaged, the farming community depended on the bridge to access their fields. Without the bridge, farmers will need to move their farm equipment on the highway in order to access their fields. When farm equipment is moved on a busy highway, such as Highway 97, there is a safety risk to both the farmers and users of the highway. Farm equipment is very large, and travels a lot slower than other highway users.

A cohort of landowners have sent a letter to the Minister of Transportation and Infrastructure requesting assurance from the Ministry that the bridge be repaired prior to April 15, 2021, in the interest of public safety.

The Minister has responded, stating that local ministry staff are conducting an engineering assessment of the bridge, and will reach out to the farmers when the assessment is completed to provide an update on the Ministry's plans.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

Attachments:

1. Letters from Coal Creek Farms Ltd to MOTI
2. Response Letter from MOTI

COAL CREEK FARMS Ltd

Box 237

Dawson Creek

B.C

VOC4G4

December 12, 2020

Honorable Rob Fleming

Ministry of Transportation and Infrastructure

PO Box 9055 Prov Stn Govt

VICTORIA, B.C.

V8W 9E2

RE: FARMINGTON BRIDGE Replacement on ROAD #218 (now closed)

The above noted bridge has serviced the Farmington community for the past 70+ years. Currently 5 plus active farms depend on this bridge to access their fields. A very high-water event on June 14, 2020 washed out both of the approaches and revealed a deteriorating under carriage. Presently the road is closed as the bridge is blocked off.

To do a proper re-build of the bridge it will need to be totally replaced in the interest of Public Safety. The key feature of this bridge is that it provides an alternate route around Alaska Highway #97. The larger farm equipment that we use today now poses a SERIOUS SAFETY THREAT on Highway #97 and this bridge route allows us to safely access our fields.

We need assurance of your Ministry that THE BRIDGE WILL BE REPLACED PRIOR TO April 15, 2021 in interest of Public Safety and so we can access our fields without using Highway #97 for the Spring Seeding of 2021.

An immediate response to our need is required.

Stan Mracek

Richard Miller

Murray Handfield

Matthew Spenner

Dan Tschetter

cc

Kathryn Krishna Deputy Minister of Transportation and Infrastructure

Steve Dowling District Operations Manager

Shane Bennetts Area Manager(roads)

MLA Mike Bernier

Brad Sperling, Chair of PRRD



January 12, 2021

Stan Mracek, Richard Miller, Murray Handfield,
Matthew Spenner and Dan Tschetter
Coal Creek Farms Ltd.
PO Box 237
Dawson Creek BC V0C 4G4

Reference: 297755

Dear Stan Mracek, Richard Miller, Murray Handfield, Matthew Spenner and Dan Tschetter:

Re: Farmington Bridge

Thank you for your letter of December 12, 2020, regarding the Farmington Bridge on Road 218.

I understand the importance of this crossing to residents and travellers, and I appreciated the opportunity to review your concerns. As you are aware, the Farmington Bridge is currently closed to traffic following severe damage to the approaches and ballast walls at either end of the crossing resulting from flooding in the region last summer.

Local ministry staff are currently conducting an engineering assessment of the bridge, which is located on an unmaintained road, to evaluate potential replacement options. I have asked the ministry's local District Manager, Katherine Styba, to reach out to you once this assessment is complete to provide you with an update on the ministry's plans.

Should you have any questions in the meantime, Ms. Styba can be reached at 778 576-1157 or Katherine.Styba@gov.bc.ca and would be pleased to assist you.

Thank you again for taking the time to write.

Sincerely,

Rob Fleming
Minister

.../2

Ministry of Transportation
and Infrastructure

Office of the Minister

Mailing Address:
Parliament Buildings
Victoria BC V8V 1X4

Copy to: Kathryn Kaye, Deputy Minister

Katherine Styba, District Manager
Peace District

Steve Dowling, District Operations Manager
Peace District

Shane Bennetts, Area Manager, Roads
South Peace Region



DIRECTOR REPORT

To: Chair and Directors

Report Number: DR-BRD-016

From: Leonard Hiebert, Director

Date: March 11, 2021

Subject: First Responder Tax Credit

PURPOSE / ISSUE:

To forward a letter of support to the Prime Minister of Canada and Mr. MP Gord Johns from the Courtenay- Alberni area, regarding Bill C-264.

RECOMMENDATION / ACTION: *[Corporate Unweighted]*

That the Regional Board authorize that a letter of support for Bill C-264, which will increase the tax credit for volunteer firefighters and search and rescue volunteers from \$3,000 to \$10,000 per year, be forwarded to the Prime Minister of Canada and MP Gord Johns.

BACKGROUND/RATIONALE:

On February 3, 2021, Courtenay-Alberni MP Gord Johns introduced a Private Member's Bill to the House of Commons that proposes increasing the tax credit for volunteer firefighters and search and rescue volunteers from \$3,000 to \$10,000 a year. This equates to about \$450 per year under existing tax rules, or \$2.25 per volunteer hour worked.

The PRRD depends on volunteers to provide emergency services throughout the entire region. In Canada, volunteers account for 83% of the total firefighters, with a further 8,000 essential search and rescue volunteers who respond to thousands of incidents every year. These essential volunteers not only put their lives on the line and give their time, but they also allow municipalities and regional districts to keep property taxes lower than if fulltime paid services were required.

Canada's tax code currently allows volunteer firefighters and search and rescue volunteers to claim a \$3,000 tax credit if 200 hours of volunteer services were completed in a calendar year. This works out to a mere \$450 per year. If they volunteer more than 200 hours, which many do, this tax credit becomes even less. Increasing this tax credit would allow these essential volunteers to keep more of their hard-earned money. It is likely to be spent in the communities in which they live, and it would also help retain these volunteers when volunteerism is decreasing.

STRATEGIC PLAN RELEVANCE:

- ☒ Advocacy
- ☒ Emergency Response Capacity for Local Governments



REPORT

To: Chair and Directors

Report Number: ADM-BRD-156

From: Rural Budgets Administration Committee

Date: March 11, 2021

Subject: February 18, 2021 Rural Budgets Administration Committee Recommendations

The following recommendations from the February 18, 2021 Rural Budgets Administration Committee meeting are being presented to the Regional Board for its consideration:

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board propose to the District of Taylor and the District of Hudson's Hope that the estimated contract value listed in the draft North Peace Rural Roads Coalition Memorandum of Understanding be changed from "\$50,000 - \$150,000" to "\$0 to a maximum of \$150,000 a year"; and further, that the funding commitment for the North Peace Rural Roads be resolved by the Rural Budgets Administration Committee.

**The District of Taylor has provided an updated MOU that reflects this change See Item 15.11 on the consent calendar.*

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board authorize that a Memorandum of Understanding be drafted between the PRRD and the Village of Pouce Coupe, to assist with the operation and maintenance of the Pouce Coupe Cemetery, for the provision of an annual contribution in the amount of \$1,500, funded through Cemetery Grants-in-Aid Area D, to begin in 2021; and further, that the draft Memorandum of Understanding be brought back to the Rural Budgets Administration Committee for review prior to final approval of the Regional Board.

BACKGROUND/RATIONALE:

The draft minutes of the February 18, 2021 Rural Budgets Administration Committee Meeting are on the Consent Calendar.

Recommendation #1

Please [click here](#) (Item 8.3) to access the report provided to the Rural Budgets Administration Committee.

Recommendation #2

Please [click here](#) (Item 9.2) to access the report provided to the Rural Budgets Administration Committee.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Organizational Effectiveness
 - ☒ Comprehensive Policy Review
- ☒ Partnerships
 - ☒ Collaboration with Local and First Nations governments

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-151

From: Rural Budgets Administration Committee

Date: March 11, 2021

Subject: Cemetery Grant Policy 0340-59

The following recommendation from the March 4, 2021 Special Rural Budgets Administration Committee meeting is being presented to the Regional Board for its consideration:

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board adopt the amended Cemetery Grant Policy, which allows member municipalities who provide Cemetery Services in Electoral Areas B, C, D and E, to apply for a grant, and authorizes grant funds to be paid directly to recipients upon ratification by the Rural Budgets Administration Committee

BACKGROUND/RATIONALE:

At the November 12, 2020, Regional Board Meeting, the Board approved the following Rural Budgets Administration Committee recommendation:

MOVED, SECOND, CARRIED

That the Regional Board amend Cemetery Services Establishment Bylaw No. 839, 1993, to expressly authorize provision of grants to member municipalities that provide Cemetery Services to Electoral Areas.

In the process of amending the Cemetery Services Establishment Bylaw, staff reached out to the Ministry for pre-approval of the proposed changes. The Ministry indicated that the Bylaw did not need to be changed, as the Bylaw language authorizes the provision of grants to member municipalities as written.

The Cemetery Grants Policy needs to be amended to match the authorization given by the Cemetery Establishment Bylaw. This change will allow grants to member municipalities for cemeteries. Other changes being presented for consideration include the ability to issue the grant to all recipients after ratification by the Rural Budgets Administration Committee instead of by claim reimbursement.

The proposed revised Cemetery Grants Policy is attached. For convenience, all information being proposed to be removed has been stricken out. Additions to the policy are highlighted in yellow.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Organizational Effectiveness
- ☒ Comprehensive Policy Review

Staff Initials:

Dept. Head:

CAO: *Shawn Dahlen*

Page 1 of 2

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

If approved, the new Cemetery Grants Policy will be uploaded to the PRRD Web Page.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Cemetery Grant Policy 0340-59



Cemetery Grant Policy

Department	Finance	Policy No.	0340-59
Section	RBAC	Date Approved by Board	
Repeals		Board Resolution #	

Amended		Board Resolution #	
Amended		Board Resolution #	
Amended		Board Resolution #	

Repealed		Board Resolution #	
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1. Purpose

- 1.1 This policy provides the guidelines and administrative procedures for the approval and disbursement of grant funds, from the Cemetery Function, to the following: ~~to not-for-profit societies or community organizations who maintain rural cemeteries located in Electoral Areas B, C, D and E of the Peace River Regional District.~~
- a) Not-for-profit societies;
 - b) Community organizations who maintain rural cemeteries located in Electoral Areas B, C, D and E of the Peace River Regional District; and
 - c) Member municipalities that provide Cemetery Services for residents of Electoral Areas B, C, D and E of the Peace River Regional District.
- 1.2 Grant funding may assist local groups and member municipalities with improvements to rural cemeteries, and may be issued to support capital projects and/or expenses related to the operation, development and maintenance of the cemetery as set forth in Bylaw No. 839, 1993.

2. Scope

- 2.1 This policy applies to all organizations eligible to be considered for grant funds from the Cemetery Function.

3. Definitions

- 3.1 *Rural Budgets Administration Committee*: refers to a Standing Committee of the Regional Board comprised of each Electoral Director from each Electoral Area in the Peace River Regional District who has the authority, by delegation of the Regional Board, to administer the rural budgets as identified in the Annual Financial Plan of the Peace River Regional District and in accordance with the "Rural Budgets Administration Bylaw No. 116, 1998".
- 3.2 *Not-for-Profit Society*: refers to an organization which is not driven by profit, who is registered and in good standing with the Societies Act of BC.



- 3.3 *Volunteer Community Organization*: refers to a group consisting of volunteer community members who is financially and administratively sound which can be demonstrated by providing meeting minutes, financial statements and/or proof of a bank account.
- 3.4 *Operational Costs*: refers to expenses incurred for the day-to-day operating, developing and maintaining of a cemetery and its grounds.
- 3.5 *Minor Improvements* refers to smaller projects costing less than \$5,000 such as the purchase and installation of commemorative monuments, benches, or signage that are shorter in duration to complete.
- 3.6 *Capital Improvements*: refers to larger projects in excess of \$5,000 such as the addition of a permanent structure such as a columbarium or cemetery gates that are longer duration to complete.

4. Policy

4.1 Applicant Eligibility Criteria

- a) The Rural Budgets Administration Committee recognizes that community groups who care for cemeteries are often very small and operate with a very limited number of volunteers; therefore the Committee is willing to wave the eligibility criteria that all applicants must be a registered Not-for-Profit society in good standing with the *Societies Act of BC*. In order to apply for grant funding under this policy, **the applicant must operate in the Peace River Regional District** and the applicant must meet one of the following criteria:
 - i. registered Not-for-Profit society in good standing with the *Society Act of BC*;
 - ii. a volunteer organization consisting of community members who is financially and administratively sound which can be demonstrated by providing meeting minutes, financial statements and/or proof of bank account; or
 - iii. **a member municipality that provides Cemetery Services for residents of Electoral Areas B, C, D, and E of the Peace River Regional District, may apply for a grant under this policy.**
 - iv. ~~must operate in the Peace River Regional District.~~

4.2 Application Criteria:

- a) Applicants must submit a completed grant application that outlines the details for the intended use of the funds, the amount requested and all necessary supporting documentation as indicated on the application form



4.3 Eligible Expenses

- a) The information below provides examples of eligible expenses or projects costs that may be considered for funding:
 - i. Operational Costs
 - ii. Minor cemetery improvement project costs
 - iii. Capital improvement project costs

~~3.1 Grant Authorization~~

- ~~a) The Rural Budgets Administration Committee has the sole discretion to approve or reject applications.~~

4.4 Disbursement of Funds

- ~~a) Upon approval of the grant, funds will be paid directly to the applicant for all grants in the amount of \$1,500 or less.~~
- ~~b) Grant funding in excess of \$1,500 will be paid to the applicant through claim reimbursement.~~
- a) Approved Grant funds will be payable to the recipients upon ratification by the Rural Budget Administration Committee.

4.5 Allocation of Funds

- a) Grant funding may be budgeted for annually by each Electoral Area Director as part of the PRRD Annual Financial plan, to be ratified by the Board of Directors.

4.6 Acknowledgement of Grant Funding

- a) The Rural Budgets Administration Committee asks all grant recipients to recognize their contribution by use of the Peace River Regional District logo through written, virtual or verbal acknowledgement.

Bylaw Reference	Peace River Regional District Cemetery Services Establishment Bylaw No. 839, 1993
Bylaw Reference	Peace River Regional District Rural Budgets Administration Bylaw No. 116, 1998



REPORT

To: Chair and Directors

Report Number: ADM-BRD-164

From: Rural Budgets Administration Committee

Date: March 11, 2021

Subject: March 4, 2021 Special Rural Budgets Administration Committee Recommendation

The following recommendation from the March 4, 2021 Special Rural Budgets Administration Committee meeting is being presented to the Regional Board for its consideration:

RECOMMENDATION: [Corporate Weighted]

That the Regional Board enter into a Memorandum of Understanding with the District of Taylor and the District of Hudson's Hope for the North Peace Rural Roads Coalition.

BACKGROUND/RATIONALE:

The draft minutes of the March 4, 2021 Rural Budgets Administration Committee Meeting are on the Consent Calendar.

Please [click here](#) (Item 4.1) to access the report provided to the Rural Budgets Administration Committee.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☐ Organizational Effectiveness
- ☒ Comprehensive Policy Review
- ☐ Partnerships
- ☒ Collaboration with Local and First Nations governments

FINANCIAL CONSIDERATION(S):

The Rural Budgets Administration Committee have authorized a funding commitment up to a maximum of \$112,500, payable from Electoral Area B Fair Share, to be issued to the District of Taylor, for the North Peace Rural Roads Coalition.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-159

From: Electoral Area Directors Committee

Date: March 11, 2021

Subject: February 18, 2021 Electoral Area Directors Committee Recommendation

The following recommendation from the February 18, 2021 Electoral Area Directors Committee meeting is being presented to the Regional Board for its consideration:

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize that a report be developed describing the steps required to build a business case for application to the Province, to obtain a licence to remove weeds from Charlie Lake, and further, that the report be brought to a future Electoral Area Directors Committee meeting.

BACKGROUND/RATIONALE:

The draft minutes of the February 18, 2021 Electoral Area Directors Committee Meeting are on the Consent Calendar.

Please [click here](#) (Item 9.2) to access the report that was provided to the Electoral Area Directors Committee.

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):

None at this time.

OTHER CONSIDERATION(S):

None at this time.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-160

From: Electoral Area Directors Committee

Date: March 11, 2021

Subject: March 4, 2021 Special Electoral Area Directors Committee Recommendations

The following recommendations from the March 4, 2021 Special Electoral Area Directors Committee meeting are being presented to the Regional Board for its consideration:

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board authorize the closure of the Rose Prairie Potable Water Bulk Fill Station and cease all operations.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board authorize the removal of all rental equipment at the Rose Prairie Potable Water Bulk fill station.

RECOMMENDATION #3: [Corporate Unweighted]

That the Regional Board authorize a virtual town hall meeting with the residents within the vicinity of the Rose Prairie Potable Water Bulk Fill Station before the end of March 2021.

RECOMMENDATION #4: [Corporate Unweighted]

That the Regional Board authorize a feasibility study within the Rose Prairie region of Area B to identify potential treatable water sources to establish a potable water bulk fill service station.

RECOMMENDATION #5: [Corporate Unweighted]

That the Regional Board authorize a report be prepared clarifying the requirements in the Local Government Act for posting Board and Committee agendas; further, that the report include options for amendments to the Board Procedure Bylaw No. 2200, 2015 in regards to when and where Board and Committee agendas are posted.

BACKGROUND/RATIONALE:

The draft minutes of the March 4, 2021 Special Electoral Area Directors Committee Meeting are on the Consent Calendar.

Please [click here](#) to access the Committee Agenda, please see Item 3.1 to review the report.

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):

If approved, a communications plan will be developed for the public meeting.

OTHER CONSIDERATION(S):

None at this time.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-161

From: Crystal Brown, Electoral Area Manager

Date: March 11, 2021

Subject: Gotta Go Memorandum of Understanding

RECOMMENDATION #1: *[Corporate Weighted]*

That the Regional Board enter into a Memorandum of Understanding with the B.C. Ministry of Transportation and Infrastructure, Northern B.C. Tourism, Public Services and Procurement Canada, and the Northern Rockies Regional Municipality, which outlines guiding principles, roles and responsibilities between parties for the management and oversight of the Gotta Go project, for a period of five years; and further, that the Chair and Chief Administrative Officer be authorized to sign the Memorandum of Understanding on behalf of the PRRD.

RECOMMENDATION #2: *[Corporate Weighted]*

That the Regional Board authorize that \$60,000, payable from Economic Development - Function 140, be issued to the Northern Rockies Regional Municipality, for operation and maintenance of the Gotta Go roadside facility located at Km 319 of the Alaska Highway, upon all Parties signing the Gotta Go Memorandum of Understanding.

BACKGROUND/RATIONALE:

In 2016, the North Peace Economic Development Commission (NPEDC) contracted a review of the rest areas and facilities available along major transportation corridors throughout the North Peace. The review identified the need for additional investment in the rest area portions of the region's road infrastructure. Particularly, it noted that more facilities were needed for travelers heading up the Alaska Highway.

The Gotta Go initiative aims to develop and manage roadside facilities along remote areas of the Alaska Highway throughout northeast BC. These facilities will include wheelchair accessible washroom amenities, picnic benches, a tourism informational kiosk, signage for safety and emergency management, and increased communication technologies.

The Gotta Go Partners (Parties) include the PRRD, Northern Rockies Regional Municipality (NRRM), Ministry of Transportation and Infrastructure (MOTI), Public Services & Procurement Canada (PSPC), and the Northern BC Tourism Association.

The Parties have been developing a Memorandum of Understanding (MOU) intended to outline guiding principles, roles, and responsibilities between the parties and establish a coordinated approach for establishing, maintaining, and funding the development of adequate roadside facilities along the Alaska Highway. The parties agree that there is an opportunity to promote First Nation recognition, tourism, history, and community, while improving public safety, cleanliness, access, and connection. Gotta Go will also be filling a need for public infrastructure. In October 2018, the Gotta Go partners piloted a test site at km 319 (Trutch) of the Alaska Highway. The site includes two accessible outhouse facilities, garbage cans, a cellular

booster tower, and a DriveBC camera. Picnic tables have been purchased and are ready for placement. Informational kiosk and additional signage are still to come.

Based on the success of km 319 (Trutch), the parties have identified the pullouts at km 250 (Sikanni Brake Check), and km 536 (Steamboat) for the development of future sites. The Parties have received a grant in the amount of \$285,750 from Northern Development Initiative Trust, to be used for the construction of the km 250 (Sikanni Brake Check) and km 536 (Steamboat) locations.

The Parties have agreed that a Maintenance Trust Fund will be created to fund the maintenance of all three sites, and that each Party will supply predetermined funding to the Trust.

The NRRM will be responsible for holding and managing the Trust, and manage maintenance contracts for all sites, and will fund maintenance costs at km 536 (Steamboat).

MoTI and PSPC have both committed funding for the project that will be used for capital and operations.

The PRRD Funding Partners have agreed, in principle, that the PRRD will fund future maintenance costs for km 319 (Trutch), and km 250 (Sikanni Brake Check).

Anticipated costs for the proposed “Gotta Go” function include:

- Annual maintenance for each roadside facility – km 319 and km 250
- Development, maintenance and replacement costs of cellular boosters if required

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Partnerships
- ☒ Collaboration with Local and First Nations governments

FINANCIAL CONSIDERATION(S):

The balance of funds in Economic Development - Function 140 remaining from 2020 is \$124,992. If approved by the Board, the \$60,000 that will be issued to the Northern Rockies Regional Municipality will come from this surplus. Funding partners for Gotta Go in 2020 include the City of Dawson Creek, the District of Hudson's Hope, the District of Tumbler Ridge, the District of Chetwynd, the District of Taylor and Electoral Area B.

COMMUNICATIONS CONSIDERATION(S):

A communications plan will be developed for the establishment of the Gotta Go service establishment.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Gotta Go Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING (MOU)

This Memorandum of Understanding dated for reference the ____ day of _____, 2021 is between

Peace River Regional District, B.C. Ministry of Transportation and Infrastructure,
Northern B.C. Tourism, Public Services and Procurement Canada,
and the Northern Rockies Regional Municipality

1.0 PURPOSE

This Memorandum of Understanding (MOU) is an agreement between the Parties intended to outline guiding principles, roles and responsibilities, define how the respective Parties will cooperate with each other, and establish a coordinated approach for developing, maintaining and funding roadside facilities along the Alaska Highway located in Northern British Columbia, Canada. Newly developed roadside facilities will include accessible washroom amenities, picnic benches, tourism kiosk, and where needed, increased communication technologies. This project will further be known as 'Gotta Go'.

2.0 BACKGROUND

In 2016, the North Peace Economic Development Commission contracted a review of the rest areas and facilities available along the major transportation corridors throughout the North Peace. It was noted that one of the top priorities for the sustainable economic development of the region is the safe movement of people and goods throughout the area; the review was meant to establish the strength of the rest areas and facilities in relation to connectivity and safety. The results from the review clearly identified the need for additional investment in the rest area portions of the road infrastructure in the region, and particularly, noted that the one existing government rest area between Fort St. John and Mile 220 was simply not adequate for travelers heading up the Alaska Highway.

This initiative also supports a key objective in the 10-year Northeastern BC Destination Development Strategy, which notes the importance of improving roadside amenities and pullouts along the route to support tourism experiences. Currently, the Alaska Highway north of kilometre 319 does not include any rest areas and is reliant upon businesses located along the Highway.

3.0 PRINCIPLES

The Parties will, where possible, work to achieve the following principles during Gotta Go. These principles include, safety, accessibility, and mutual cooperation.

The 10-Year Northeastern BC Destination Development Strategy and the Road Safety Co-operation will serve as two of the guiding documents for cooperation between the Parties. This Agreement will recognize and respect each of the Parties' autonomy and individual objectives for development of additional roadside washrooms, while pursuing a coordinated approach.

This Agreement recognizes that no Party is expected or responsible for the full cost of the Gotta Go project.

4.0 MUTUAL INTERESTS

That the Parties agree that there is an opportunity to promote First Nation recognition, tourism, history, and community, while improving public safety, cleanliness, access, and connection. Gotta Go will also be filling a need for public infrastructure.

5.0 FINANCIAL OR IN-KIND SUPPORT

The Parties agree to allocate resources for program initiatives on a case-by-case basis.

The Parties will work collaboratively to secure additional funding from other sources to support the development of roadside washroom facilities along the Alaska Highway located in Northern British Columbia, Canada.

Actions will be determined and agreed upon prior to undertaking any of the work noted in the MOU.

6.0 COORDINATION FUNCTIONS

The Parties will co-brand promotional materials associated with any agreed upon programming.

All Parties will make any joint promotional activities available for review and approval.

7.0 COORDINATION MANAGEMENT

The Parties will identify a key contact for each party to coordinate efforts on behalf of each party.

8.0 SITES

The Parties have agreed that three initial sites will be built at:

- a) Sikanni – also referred to as km 250 and Mile 155
- b) Trutch – also referred to as km 319 and Mile 202
- c) Steamboat Hill – also referred to as km 536 or Mile 354

9.0 MAINTENANCE TRUST FUND

The Parties have agreed that a Maintenance Trust Fund will be created to fund the maintenance of all the sites. Each Party will supply predetermined funding to the Trust.

10.0 RESPONSIBILITIES UNDER THIS MOU

10.1 Party A – Peace River Regional District shall under take the following activities:

- a) Install and maintain a cell booster for a period of no less than 3 years at KM 319 – Trutch.
- b) Conduct an elector approval process in 2021 for a Gotta Go Service Function.
- c) Will be responsible for maintenance costs at KM 319 - Trutch and KM 250 Sikanni for a period of no less than 5 years, depended upon approval of a Gotta Go service function.
- d) Upon PRRD Board approval, and MOU signing by all Parties, \$60,000 will be contributed to the Maintenance Trust Fund for maintenance costs.

10.2 Party B – B.C. Ministry of Transportation and Infrastructure shall under take the following activities:

- a) One time contribution of \$150,000 to assist in the establishment of new sites and maintenance thereof.

10.3 Party C – Northern B.C. Tourism Association (NBCTA) will work with tourism partners to:

- a) Coordinate the development of a Corridor Experience Master Plan for the Alaska Highway which will define and guide the development of future interpretive and tourism experiences within the region that attract and appeal to visitors and residents of all ages and motivations.
- b) Coordinate the development of the content and design of the signage and kiosks at each of the rest stops and work with partners to include the Indigenous perspective and elements of universal design.
- c) NBCTA will commit to holding the design files and will work with the partners to make any updates to sign content if necessary.

10.4 Party D – Public Service and Procurement Canada (PSPC):

- a) Contribute \$75 000 per fiscal year for no less than 5 years to the Maintenance Trust Fund of which \$25,000 is to go toward the ‘Public Washroom Partnership Program’ for maintenance and improvements to Sikanni Brake Check, Trutch, and Steamboat sites.

10.5 Party E – Northern Rockies Regional Municipality:

1. In-kind contribution: hold and manage the Maintenance Trust Fund, in reference to section 9.0, which will be funded by all Parties part of this project.
2. In-kind contribution: hold and manage maintenance contracts for all sites, which will be funded by the Maintenance Trust Fund.
3. Will contribute \$50,000 annually to the Maintenance Trust Fund for maintenance costs at Steamboat and for the ‘Public Washroom Partnership Program’ with the highway operators, for a period no less than 5 years.
4. As requested by the parties to the Gotta Go Program, an accounting of transactions specific to the Maintenance Trust Fund will be provided.

11.0 GENERAL TERMS

In keeping with the intent of this Memorandum, the Parties agree that:

5. This MOU is effective from the date of signing for a period of 5 years.
6. The Parties may enter into discussion to renew this agreement no later than 4 years prior to expiration.
7. The Parties will act in good faith for the implementation of this MOU.
8. The Agreement will be reviewed from time to time and may be amended at any time by the mutual consent of both Parties.
9. Nothing in this Memorandum shall encumber or fetter the mandate, authority, or responsibilities of any party in any way, or create legally binding obligations among the Parties.
10. The Parties will work together to encourage widespread understanding and support for the MOU.
11. Either Party can provide not less than 90 days written notice of a decision to propose amendments, and/or not less than 6 month’s notice to unilaterally withdraw from this Memorandum.

12.0 LEGALITY

This Document does not create legally enforceable conditions. It is an expression of the shared intent of the Parties on how to conduct business together.

Peace River Regional District

Agreed to on _____ day of _____ 2021

Authorized Signatory

Authorized Signatory

Print Name and Title

Print Name and Title

**B.C. MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE**

Agreed to on _____ day of _____ 2021

Authorized Signatory

Authorized Signatory

Print Name and Title

Print Name and Title

NORTHERN B.C. TOURISM

Agreed to on _____ day of _____ 2021

Authorized Signatory

Authorized Signatory

Print Name and Title

Print Name and Title

**PUBLIC SERVICE AND
PROCUREMENT CANADA**

Agreed to on _____ day of _____ 2021

Authorized Signatory

Authorized Signatory

Print Name and Title

Print Name and Title

**NORTHERN ROCKIES
REGIONAL MUNICIPALITY**

Agreed to on _____ day of _____ 2021

Authorized Signatory

Authorized Signatory

Print Name and Title

Print Name and Title



REPORT

To: Chair and Directors

Report Number: ADM-BRD-162

From: Shawn Dahlen, Chief Administrative Officer

Date: March 11, 2021

Subject: Final Housing Needs Reports

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board receive the report titled 'Final Housing Needs Reports – ADM-BRD-162,' which provides the Housing Needs Reports for the Electoral Area's for discussion; and that the reports, as presented, be received in accordance with Section 585.31 of the Local Government Act; and further that these reports be published to the PRRD website, which is publicly and freely accessible.

BACKGROUND/RATIONALE:

The Housing Needs Reports provide detailed assessments of relevant housing related data for Electoral Areas B, C, D and E. Dawson Creek, Pouce Coupe, Chetwynd, and Hudson's Hope were participating member municipalities in the Housing Needs Assessments. The purpose of the reports is to establish a clear understanding of housing needs in the Electoral Areas prior to the development of future policy considerations.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Advocacy
- ☒ Senior's Housing – Needs Assessment and Investment

FINANCIAL CONSIDERATION(S):

The Peace River Regional District (PRRD) received the \$140,000 Housing Needs Report Grant through the Provincial Housing Needs Report Funding Program, administered by the Union of BC Municipalities (UBCM). Half of the grant has been received by the PRRD and the remaining amount will be received after a satisfactory final report and financial summary has been submitted to the UBCM.

The Regional Board awarded RFP 08-2020 'Housing Needs Assessment' to Urban Matters for a total cost of 196,722 (excluding GST).

COMMUNICATIONS CONSIDERATION(S):

The Final Housing Needs Reports will be posted to the PRRD website.

OTHER CONSIDERATION(S):

Matt Thomson with Urban Matters will attend the March 25, 2021 Board Meeting to discuss policy and action items.

Attachments:

1. Electoral Area B Report
2. Electoral Area C Report
3. Electoral Area D Report
4. Electoral Area E Report




Housing Needs Report

Electoral Area B

2021



PEACE RIVER
REGIONAL DISTRICT



This report was prepared for
Electoral Area B through a joint
project with the Peace River
Regional District.

February 26, 2021

File: 0601.0089.01

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area B. The purpose of this report is to establish a baseline understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area B were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top five housing challenges identified through community and stakeholder engagement were housing affordability and supply, senior housing, and supportive housing for vulnerable populations (including youth, individuals with disabilities or accessibility challenges, those feeling domestic abuse situations, and those facing challenges with mental health and addictions).

Population and Age

Since 2006 the population of Electoral Area B increased from 5,538 to 5,628 residents, (an increase of 1.6%). The median age of residents decreased

from, 30.8 to 30.1 by 2016, which is lower than the rest of the Peace River Regional District (PRRD) population (34.1). This is indicating a younger population compared to all of BC which has a median age of 43 years and Canada (41.2 years).

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

Households

The number of households grew by 0.6% between 2006 and 2016 but the average household size has remained at 3.2 persons. A majority of Electoral Area B households are occupied by 1 or 2 persons (52%) and mainly consist of families with or without children. Eighty-nine percent (89%) of households are owned their property and 11% are renter households.

Income

The median household income of owner households increased from \$69,940 to \$98,599 between 2006 and 2016 and almost on par the median household income of renter households (\$85,570).

Current Housing Stock

As of 2016, there were 1,645 dwellings in Electoral Area B 83% of which were single-detached dwellings (additional dwellings have been constructed since the 2016 Census). The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings were two or more bedrooms. In Electoral Area B, 68% of housing units were built after 1981,

and the majority only require regular maintenance (61%) or minor repairs (33%) require minor repairs. In 2019 the average sales price of a single-family dwelling (3 bedrooms) was \$487,385.

Housing Indicators

Of all Electoral Area B households in 2016, 7% lived in inadequate dwelling units, 9% lived in unsuitable conditions, and 11% spent more than 30% or more of their income on shelter costs. Of senior households, 20% spend more than 30% or more of their income on shelter costs. Additionally, a higher proportion owner than renters experienced core housing need, having issues with adequacy, suitability and or affordability (13.6% vs 6.1%).

Key Areas of Local Need

Rental Housing

Between 2006 and 2016, both the number and proportion of rental households decreased, from 13% to 11% representing a decrease of 25 renter households in the community. In 2016, Electoral Area B had a lower proportion of renters (6.1% or 10 households) experiencing Core Housing Need¹.

Affordable housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area B. Through engagement, service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities and/or mental health

issues in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need.

Housing for Seniors

Stakeholders indicated that there are long waitlists for seniors housing and in some cases, individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available.

Housing for Families

Families in Electoral Area B are generally well serviced by housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.

Homelessness

Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the

median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area B covers the most northern portion of the regional district, and shares a southern border with Electoral Areas C, D and E. As of 2016, Electoral Area B had a population of 5,628 residents, which made it the third largest Electoral Area population in the regional district after Electoral Area C and D.

Electoral Area B residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, requiring municipalities and regional districts to complete Housing Needs Reports to help better understand current and future housing needs and incorporate these into local plans and policies. Each local government must complete their first report by 2022 with updates every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area B and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

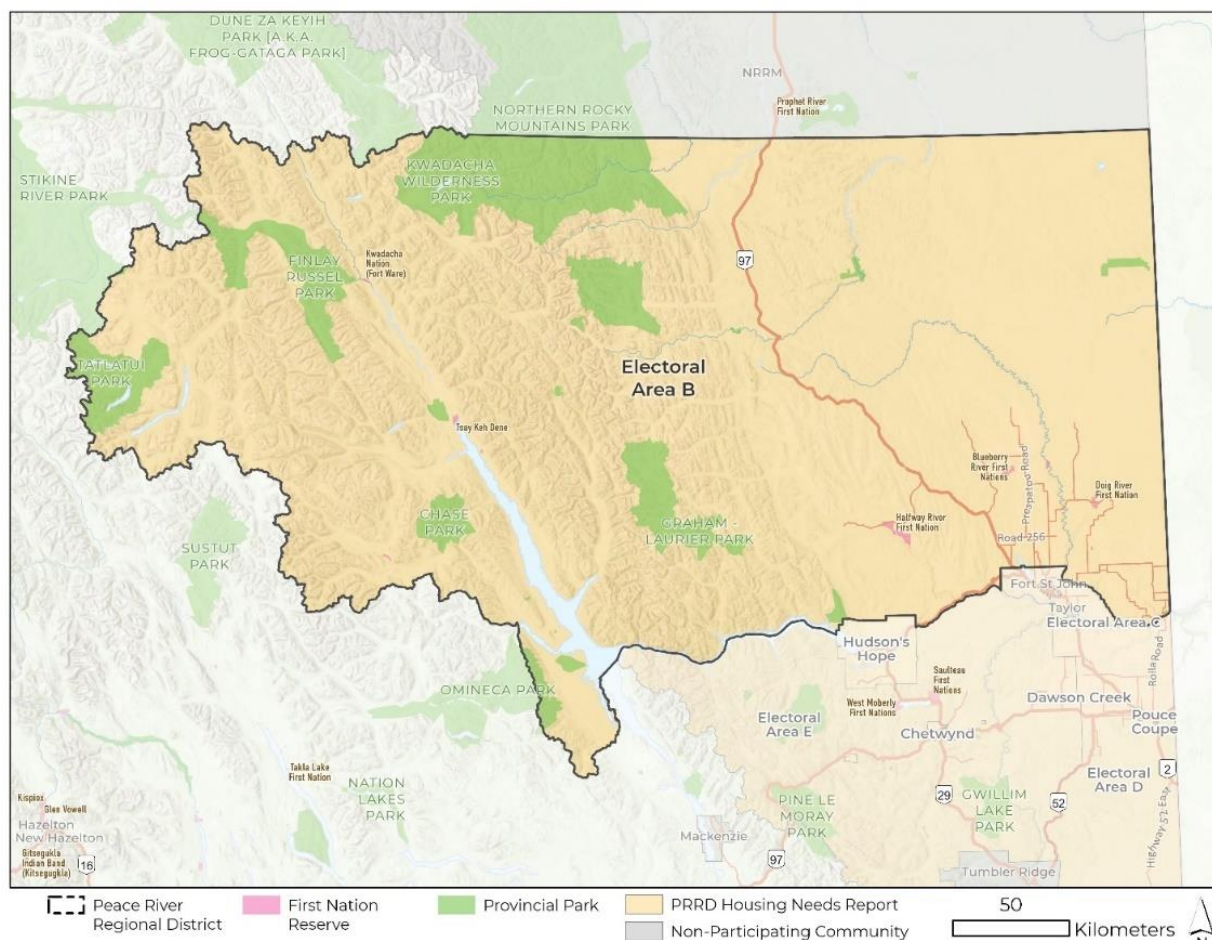
1.1 Overview

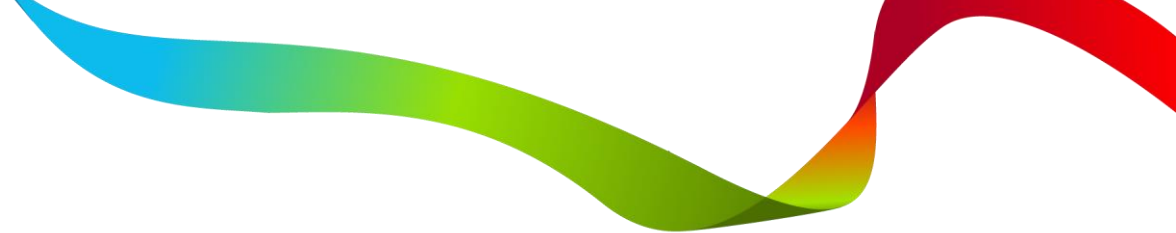
Electoral Area B covers the northern most portion of the PRRD, with Electoral Area C, D and E to the south. As of 2016, Electoral Area B had a population of 5,628 residents, which is approximately 9% of the total PRRD population. None of the seven municipalities located within the PRRD fall within Electoral Area B.

As of 2016, 83% of dwellings within Electoral Area B were single-detached dwellings. Across the rural areas of the PRRD, including Electoral Area B, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support changing demographics and development trends.

Census data labelled as Electoral Area B refers only to the population within the Electoral Area's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1— Study Area Overview Map





Portions of Electoral Area B fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the North Peace Fringe Area OCP (Bylaw 1860, 2009) covers a smaller area within the Electoral Area around Fort St. John. The North Peace Fringe Area OCP includes policies to recognize the varied housing needs and to provide for a range of locations, types, tenures, and densities to ensure there is housing suitable to meet the needs of residents. The North Peace Fringe Area OCP supports special needs and affordable housing opportunities within the plan area. Furthermore, the North Peace Fringe Area OCP accommodates Home Based Businesses within certain zoning designations and includes policies to accommodate secondary studies, special needs housing, rental units, and housing for seniors.

1.2 Housing Needs Report Requirements

Housing Needs Reports regulations require the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available can be found in the Data Appendix (Appendix A).

This document fulfills Housing Need Report requirements for Electoral Area B, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area B, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. In order to address this limitation, the future needs projections and engagement sections are intended to ensure that a more current snapshot of needs and issues is captured. Over time, as future Housing Needs Reports are produced, this tool and approach will be important to be able to track trends in the Census data and qualitative data collected through engagement. This report is intended to provide a baseline against which to assess changes.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years.

The statistical data included in this report was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 – COVID-19 Implications of this report. The findings in the concluding sections consider both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in Electoral Area B.



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Dawson Creek residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 COMMUNITY SURVEY

A community survey was available from July 15 to August 13, 2020. It was available through the PRRD website as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents.

A total of 10 respondents from Electoral Area B responded to the survey. Nine respondents were homeowners and one was a renter. The survey received responses from individuals between the ages of 25 to 54 with annual household incomes, ranging between \$20,000 to \$100,000.

2.1.2 STAKEHOLDER INTERVIEW AND FOCUS GROUPS

A wide range of stakeholders in Electoral Area C were invited to participate in an interview or focus group, including service providers, housing providers, and other community organizations. The organizations interviewed were as follows: Re-Max, Prespatou School, Wonowon Elementary School, Northern Health, Save our Northern Seniors, Fort St. John Salvation Army, Fort St. John Women's Resource Society, Fort St. John Association for Community Living. Interviews were also completed with staff from Doig River First Nation, McLeod Lake Indian Band, and Saulteau First Nation.

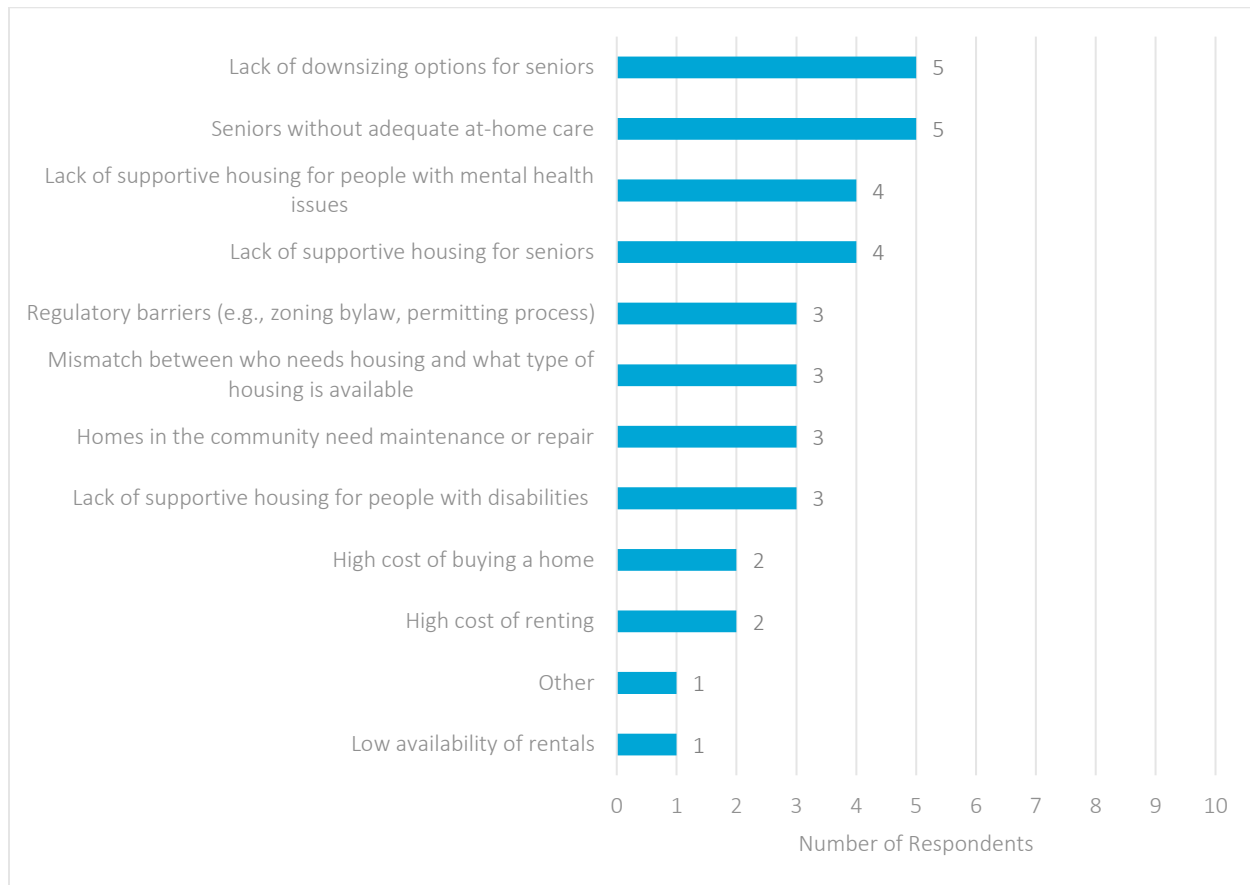
The full results of the survey and focus groups and interviews can be found in Appendix B.

2.2 Findings for Electoral Area B

2.2.1 HOUSING CHALLENGES

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area B. Figure 2 illustrates the top housing challenges that survey participants identified for Electoral Area B. Three of the top five issues respondents identified were related to housing options and supports for seniors. The lack of supportive housing for people with mental health issue was also a top concern. The following sections summarize the challenges shown in Top Community Issues in Figure 2 and other challenges mentioned by survey participants and stakeholders.

Figure 2— Top Community Issues in Electoral Area B



2.2.2 AFFORDABILITY

Since 2015, stakeholders report that housing prices have increased by 15 percent in Electoral Area B. Most residents in the community are homeowners that have property passed down to them through generations, resulting in little market or rental activity and overall higher demand. This was emphasized by survey participants who said that the barriers they experienced when looking for their current home was the high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (4 respondents). When asked to identify housing issues anticipated in the next five years, the top issue that emerged for respondents was the uncertainty of being able to purchase a home (4 respondents) or afford future mortgage payments (4 respondents).

2.2.3 SUPPORTIVE HOUSING

Survey participants said that lack of supportive housing for individuals with mental health issues was one of the top community issues (4 respondents). Three respondents felt that emergency housing or homeless shelters were needed in the community. Service providers reported that the lack of supportive housing and a safe space for social isolation has been especially difficult to find during COVID-19.



2.2.4 SENIOR HOUSING

The lack of housing options for seniors was noted as an important community issue by survey participants and stakeholders. Stakeholders commented that seniors face challenges of finding housing that allow them to age in place. As the senior population grows in the community, survey participants identified that more downsizing options (5 respondents), adequate at-home care (5 respondents), and other supportive housing (4 respondents) are needed. Six respondents felt that the most needed form of housing in Electoral Area B are assisted living facilities.

2.2.5 DEMAND FOR SMALLER ACREAGES AND NEW DEVELOPMENTS

Stakeholders pointed out that younger families in Electoral Area B are becoming less interested in farming and want to buy affordable homes on a smaller acreage closer to services, while still living in a rural community. Stakeholders suggest that there are parcels of larger farmlands that could be development into smaller residential areas, but regulation and rezoning processes are strict and difficult to go through. A survey participant commented that there is no available land for new developments.

2.2.6 ATTRACTING EMPLOYMENT

Stakeholders have observed that it has been difficult to attract employment in Electoral Area B, especially for teachers, due to the lack of housing. Many teachers have no options for housing in the community and commute daily to schools to teach. The six teacherage units at the school site are always at capacity and schools have seen a turnover of five to six staff members every year.

2.2.7 LACK OF TRANSIT SERVICES

When asked about their current housing challenges, all six respondents who answered the question said that their homes are not well served by public transit. Stakeholders described further strain on the limited transit system as residential development continues to sprawl outwards.

2.3 Housing Opportunities

Stakeholders noted opportunities to build new housing or to support groups in need:

- Update zoning bylaws that were last updated in 1998 to allow for more developments
- Build new developments on agricultural land reserves and subdivide acreages
- Build rental units near Prespatou School for students to live independently while completing their studies
- Build a mix of affordable housing, including apartments and townhouses, to attract young people for future community growth
- Build more awareness for existing initiatives (e.g. Better at Home)
- Provide training to rural residents to serve as support workers to increase service capacity
- Support existing housing societies through more grants



2.4 Regional Findings

The following section provides a summary of housing challenges and opportunities stakeholder interviewees mentioned that were relevant across all PRRD communities.

2.4.1 HOUSING AFFORDABILITY AND SUPPLY

Interviewees observed that there are more housing developments during strong economic periods which increases the availability of housing. However, strong economic periods have also been observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.4.2 SENIOR HOUSING

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.4.3 SUPPORTIVE HOUSING

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (e.g. brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (e.g. extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.



Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.

2.4.4 HOUSEHOLDS WITH INCOME ASSISTANCE

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.4.5 INDIGENOUS HOUSING

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.5 Opportunity Areas

2.5.1 COLLABORATIONS AND PARTNERSHIPS

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.



2.5.2 RESEARCH AND POLICY

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.5.3 CONTINUED SUPPORT FOR SENIOR HOUSING AND AFFORDABLE HOUSING OPTIONS

There are currently many initiatives aimed at providing more housing options for seniors and supportive living across the region. Stakeholders highlighted senior housing initiatives, including Heritage, the Mennonite's Elder's Lodge, and Better at Home, that provide house keeping duties, food provisions, and medical care for seniors. Stakeholders noted that providers (e.g. Northern Health) are interested in exploring similar opportunities to build and operate senior housing in the region, while investors are specifically interested in opportunities in Fort St. John.

Stakeholders highlighted other housing initiatives that are aimed towards providing housing options to specific groups including BC Hydro's building for Hudson's Hope's staff and medical workers, BC Housing's passive apartment building with allocation for low-income households, and apartments for medical students at CMCH rates. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.5.4 OTHER OPPORTUNITIES

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
- Provide mental health housing that allow independence for tenants
- Provide private assisted living facilities to increase options and availability for seniors
- Provide housing options for individuals living in hospital care
- Increase funding for the Homeless Prevention Program
- Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

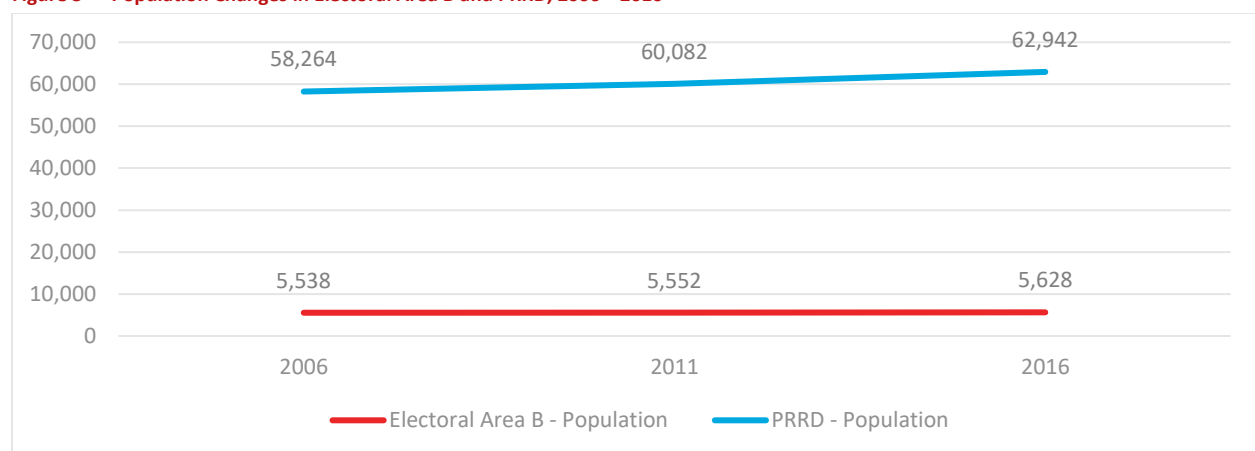
3.0 Electoral Area B Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

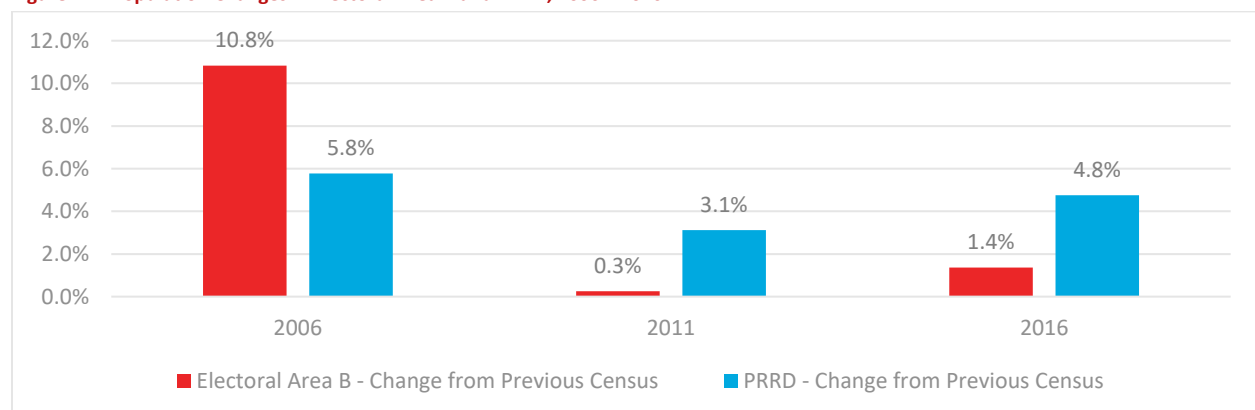
Between 2006 and 2016, Electoral Area B grew by 1.6% from 5,538 to 5,628 residents, an increase of 90 residents. Over the same time period PRRD grew by 4.5%. The bulk of the growth in Area B occurred between 2011 and 2016, with the Area growing by 76 residents in this time period for a total of 5,628 residents in 2016. As of 2016, Electoral B residents made up 9% of the PRRD's total population.

Figure 3 — Population Changes in Electoral Area B and PRRD, 2006—2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

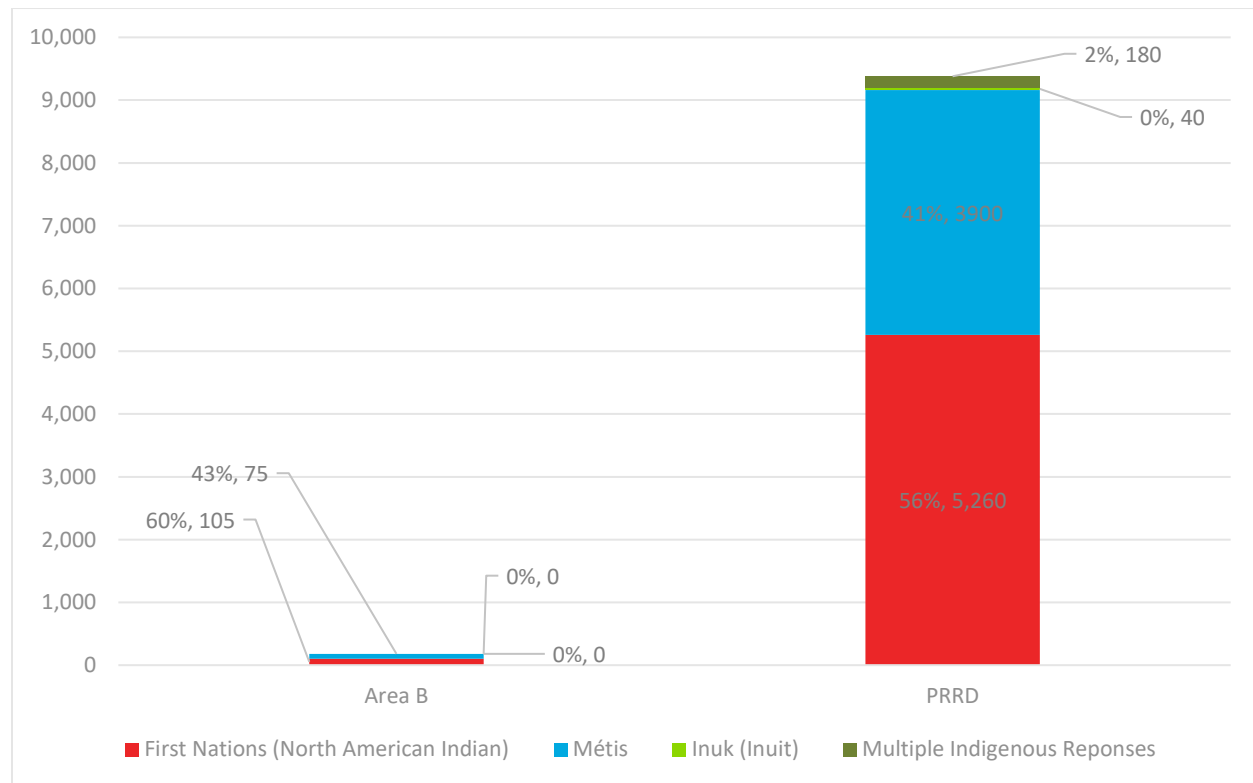
Figure 4 — Population Changes in Electoral Area B and PRRD, 2006—2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Electoral Area B has a total of 175 individuals, or 3% of the population in private households (5,285 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 60% identify as First Nations and 43% as Metis. The Indigenous population in Electoral Area B makes up approximately 2% of the Indigenous population in the PRRD as recorded in the 2016 Census.

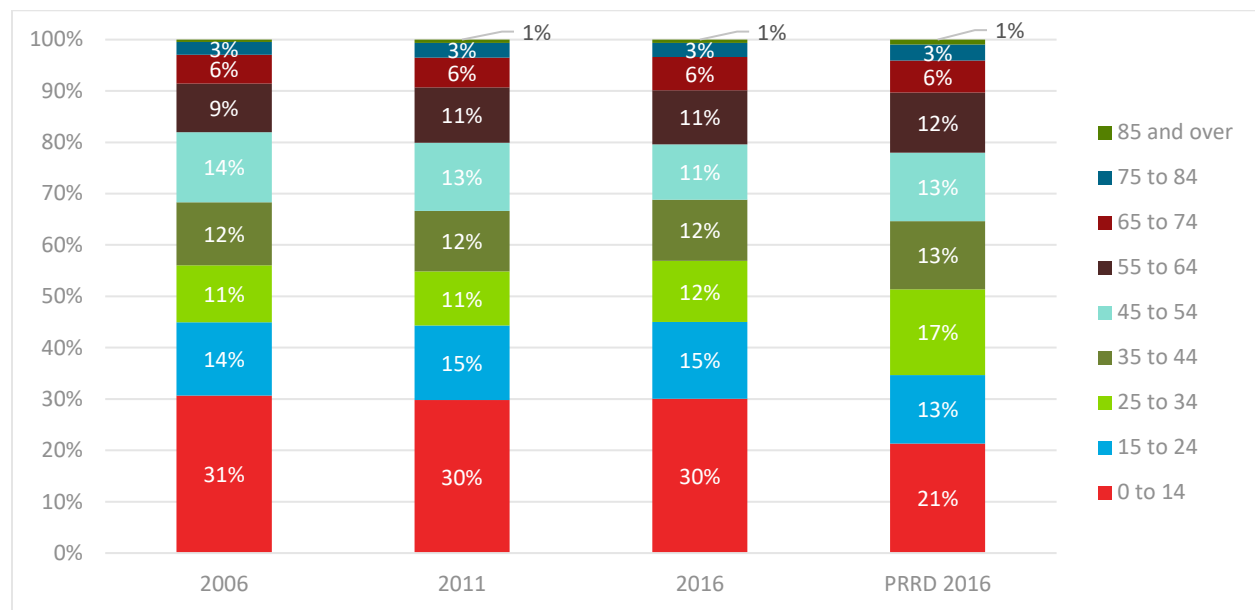
Figure 5 — Population Changes in Electoral Area B and PRRD, 2006—2016



3.2 Age

From 2006 to 2016, the median age in Electoral Area B declined slightly from 30.8 to 30.1 indicating a younger population trend than the PRRD overall. During this same time period the median age in the PRRD also remained relatively constant, decreasing only slightly from 34.2 in 2006 to 34.1 in 2016. Generally, the age cohorts in Electoral Area B showed little change between Census periods. As compared to the PRRD in 2016, Electoral Area B has a greater proportion of residents in the 0 to 14 and 15 to 24 age categories. The PRRD has a generally younger age composition than many other areas of BC, with fewer seniors and more young families, and Electoral Area B shows a particular concentration of children (aged 0 to 14) and youth and young adults (aged 15 to 24).

Figure 6— Age Distribution in Electoral Area B, 2006—2016

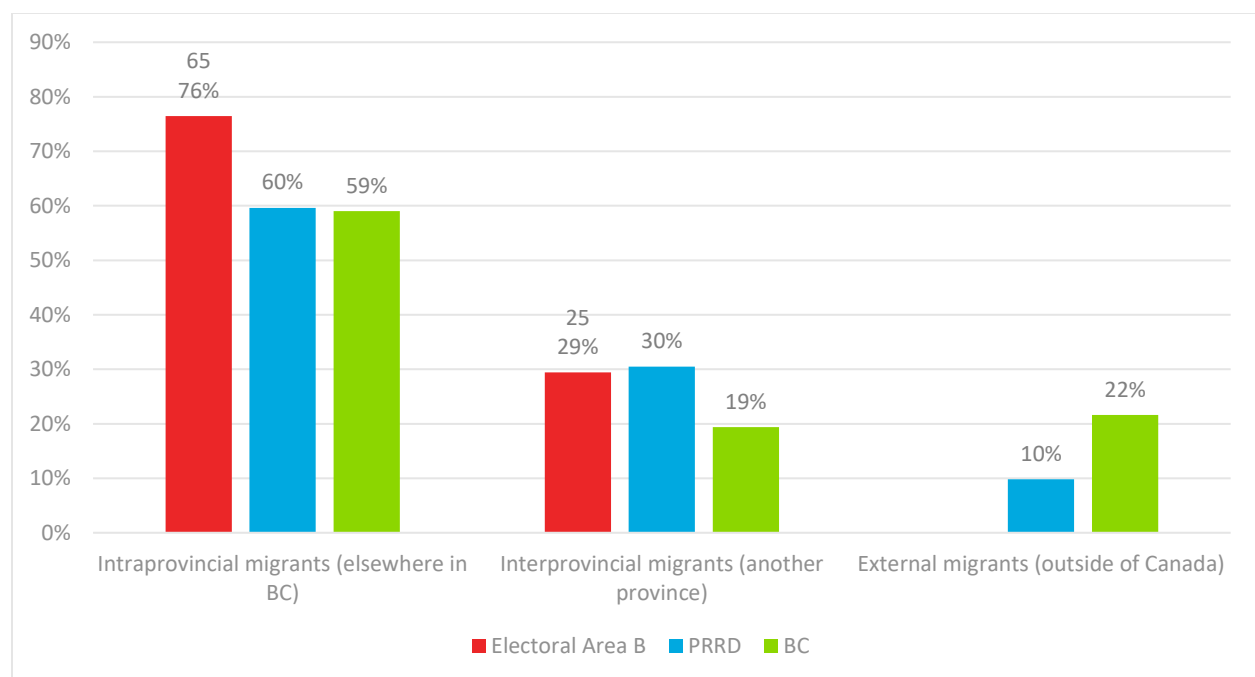


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area B, 2% of the population moved into area in a one-year period between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Electoral Area B, 76% were intra-provincial migrants (people who moved from elsewhere in BC), 29% were inter-provincial migrants (people who moved from another province), and 0% were external migrants (outside Canada). Compared to the PRRD, Electoral Area B has a higher proportion of individuals who moved intra-provincially. This suggests there is interest from BC residents and residents of other provinces in moving to the region, but lesser so interest from individuals from outside the country.

Figure 7— 1 Year Ago Mobility Status in Electoral Area B, PRRD and BC⁴



Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

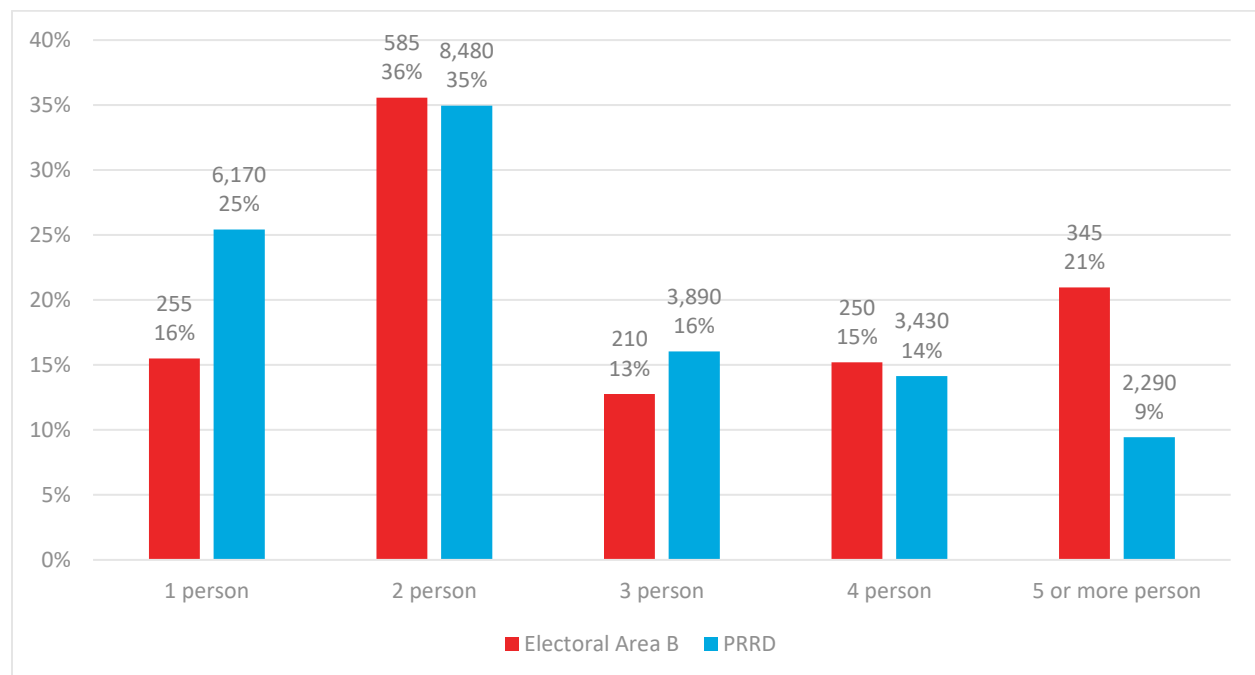
Between 2006 and 2016, the number of households in Electoral Area B grew by 10 households, or 0.6%, from 1,635 to 1,645. Compared to the population increase of 90 individuals, the increase in household growth suggests that population is outpacing the formation of households. The average household size for Electoral Area B was 3.2 in 2016, compared to the 2.5 for the PRRD. The average household size in Electoral Area B remained steady between 2006 and 2016. In 2016, 49% of households in Electoral Area B were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8). This higher proportion of larger household

⁴ Due to randomized rounding implemented by Statistics Canada, there are some cases where proportions do not add up to 100%.

sizes in Electoral Area B than the PRRD suggests a greater prevalence of families in Electoral Area B than the PRRD, rather than other household types.

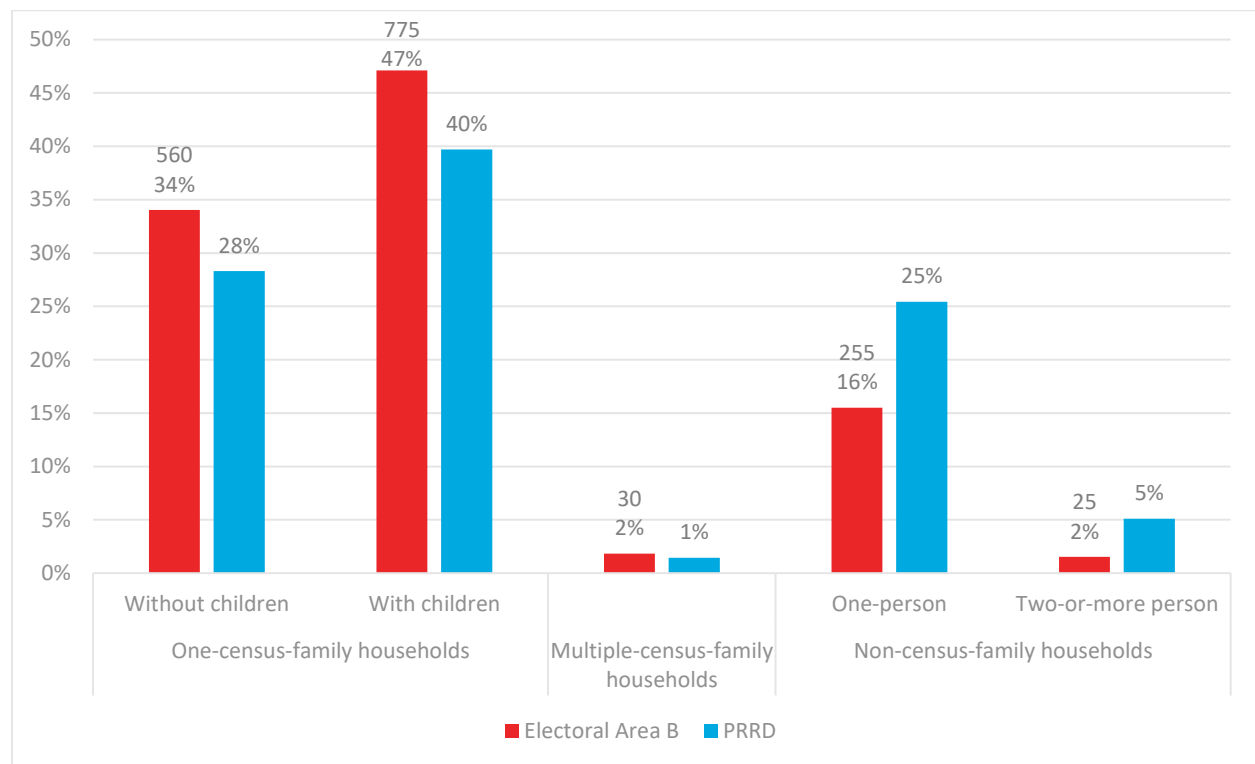
Electoral Area B has a higher proportion of family households without children (34%) than the PRRD (24%), and lower portion of one-person non-census-family households (households consisting of one person) at 16% compared to 25%, respectively (Figure 9). These figures suggest that families are more likely to live in the Electoral Area than the region, as a whole as family households make up the majority of households in the community (81%).

Figure 8— Household by Size in Electoral Area B, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

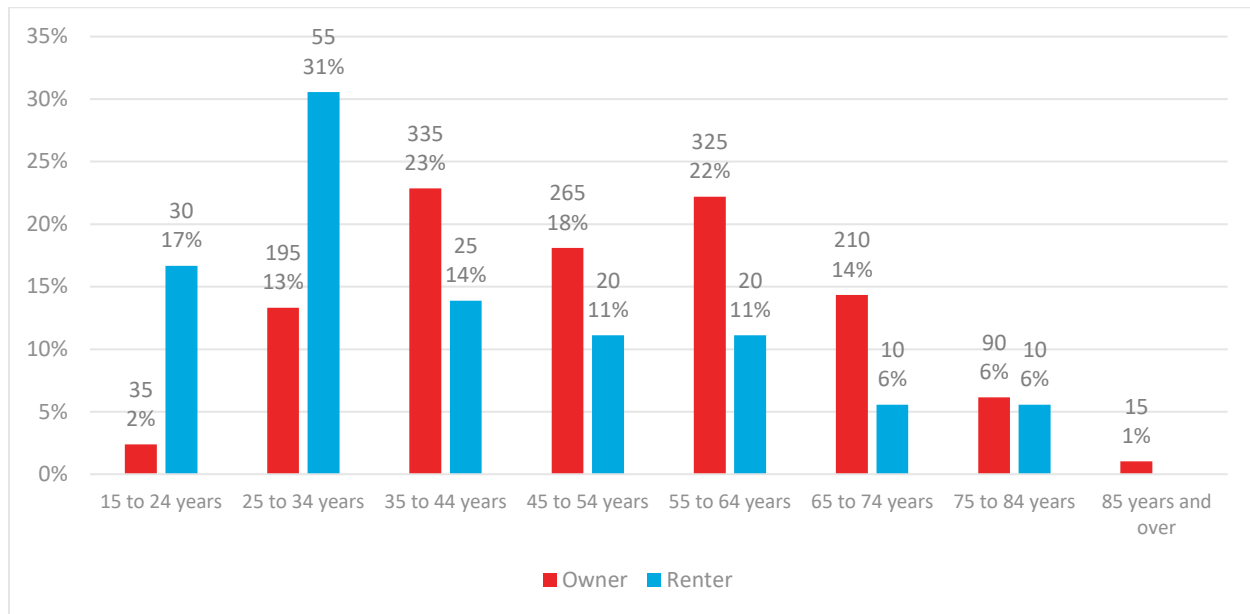
Figure 9 — Households by Household Type in Electoral Area B and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The census allows two to be identified per household and the data is based on the first entry. In Electoral Area B, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (73% of renters were under the age of 54), while 43% of owners were 55 or older.

Figure 10— Age of Primary Household Maintainer by Tenure, 2016

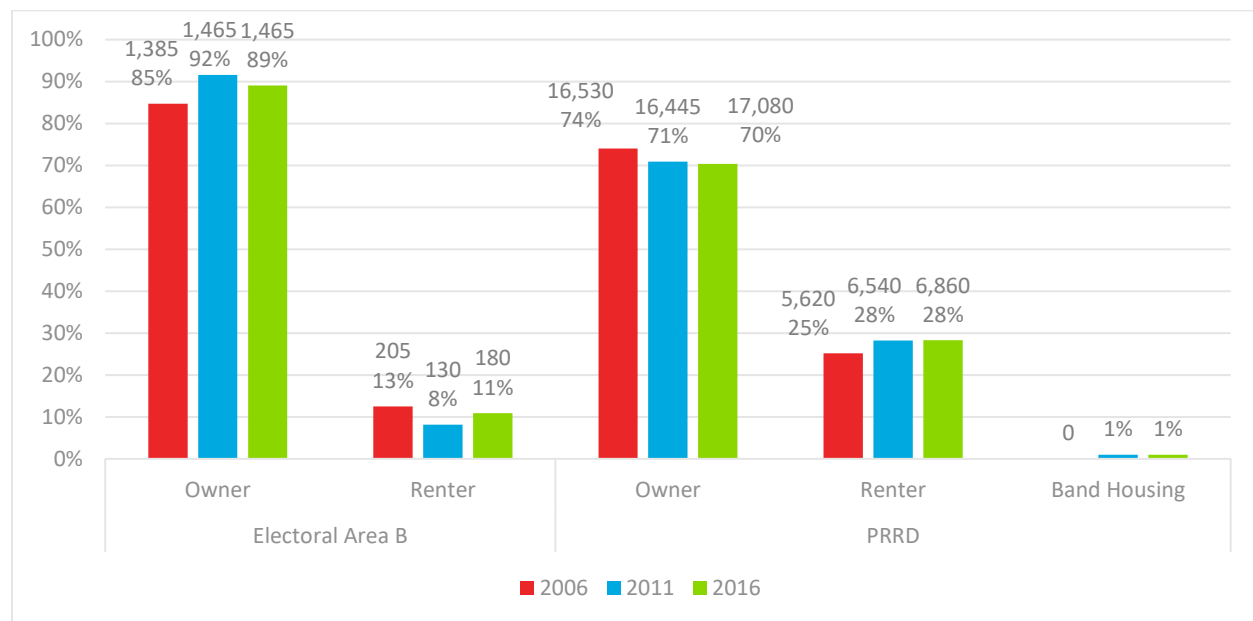


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 TENURE

Electoral Area B has seen the proportion of owner households fluctuate over the past three census periods, from 85% in 2006 to 89% in 2016 (Figure 11). Renter households decreased over the same time period from 13% to 11%. During this time the PRRD experienced a reverse trend, where the proportion of owners decreased from 74% to 70%. In part, this trend can be attributed to changes in industry demand within the region and associated changes in household income, thus a potentially lesser ability to purchase a residential property. This tenure breakdown can be attributed to affordable housing prices and high household incomes and a lack of available rental properties within the Electoral Area, which is fairly typical of rural regions and communities. The fluctuations in ownership and renters could be attributed to the changes in industry demand within the region.

Figure 11— Households by Tenure in Electoral Area B, 2006—2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

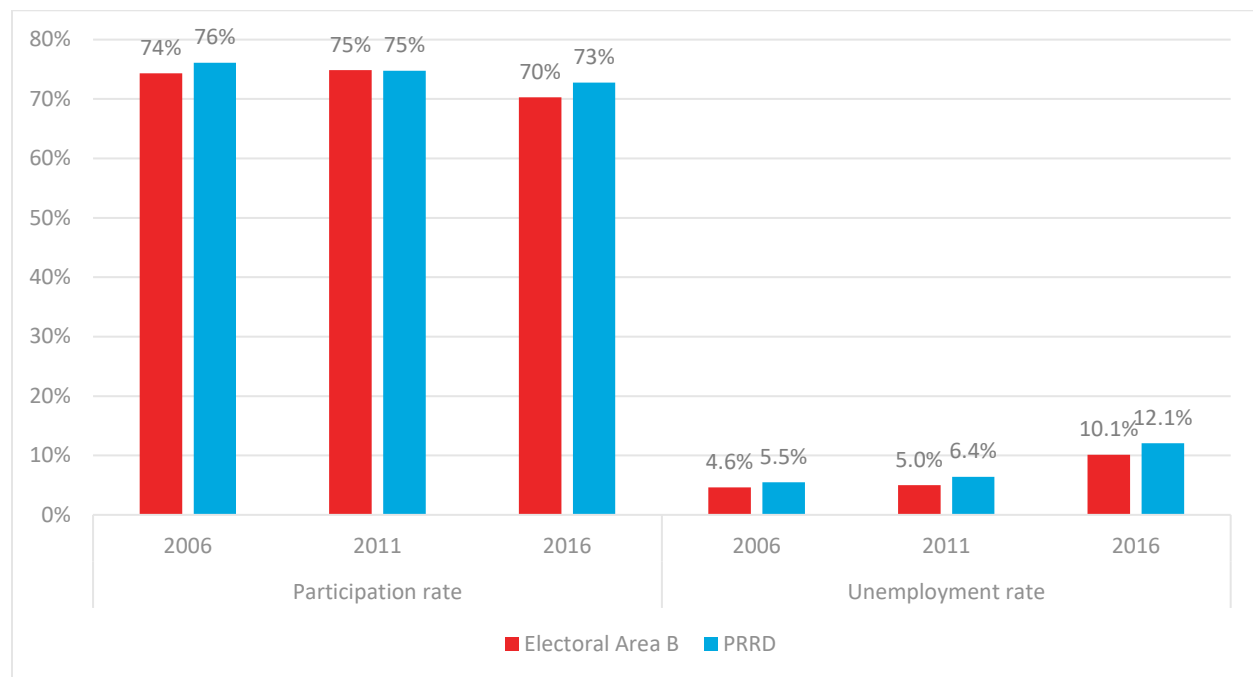
3.5 Economy

Between 2006 and 2016, the Electoral Area B labour force participation rate decreased from 74% to 70% (Figure 12). The unemployment rate in Electoral Area B increased from 4.6% to 10.1% over the same time period. The estimated unemployment rate for the Northeast region of BC in October 2019 is much lower at 2.6%⁵. This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%, which may also be related to the 2014-2015 downturn in the oil and gas industry.

In 2016, the top five industries employing Electoral Area B residents included agriculture, forestry, fishing and hunting (24%), mining quarrying, and oil and gas extraction (12%), construction (11%), retail trade (7%) and transportation and warehousing (7%). However, the current distribution of labour force by industry in Electoral Area B is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Electoral Area B and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁵ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12— Labour Participation Rate and Unemployment Rate in Electoral Area B and PRRD, 2006—2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 37% in Electoral Area B, compared to the 24% across the PRRD. As of 2016, Electoral Area B residents had a comparable but slightly lower median income to that of the total PRRD population. In 2016, the median income in Electoral Area B was \$93,379; only \$667 lower than the PRRD median income of \$94,046 (Figure 13).

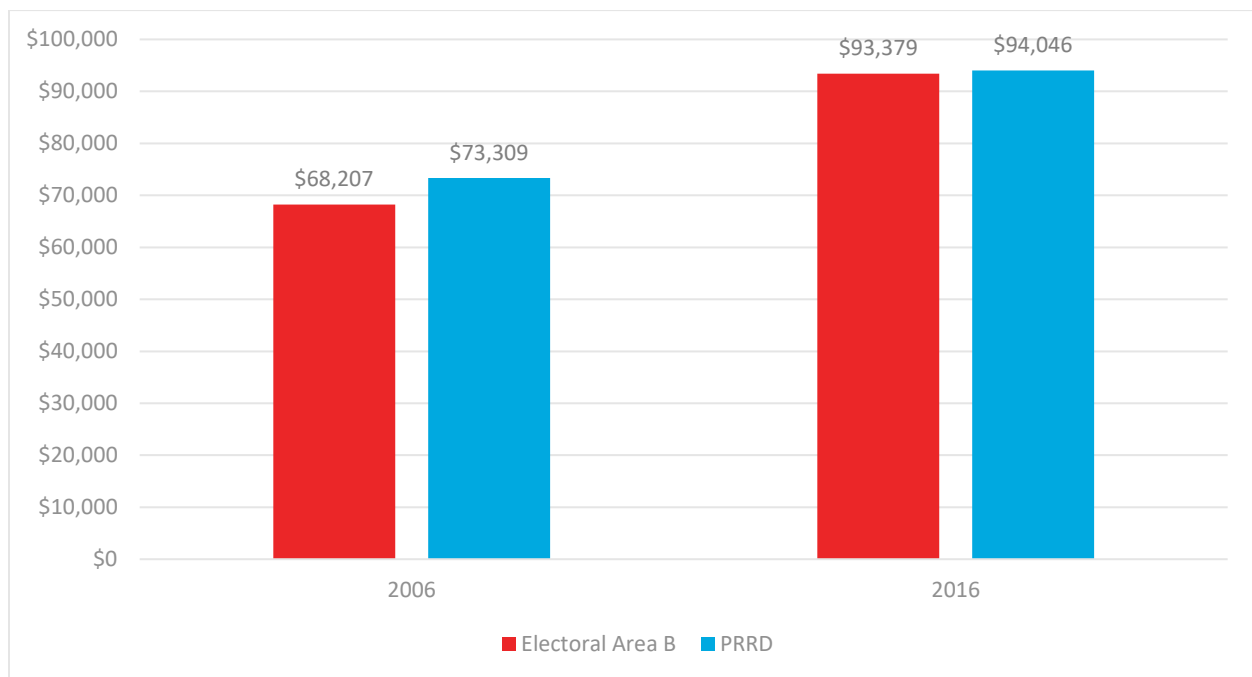
Median household income differs by household type. In Electoral Area B, female lone parents, and non-census families (typically individuals living alone) have the lowest median income across household types. Other census families and couples with children had the highest median incomes, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is typically much lower than the median owner household income. Despite this, in Electoral Area B, the median renter household income in 2016 was \$85,570, up by 81% since 2006. Compared to the median owner household income of \$98,599, renters in Electoral Area B earned 87% of what owner earned: higher than many other Peace River communities (Figure 15).

While renters typically experience higher levels of core housing need than owner households and are generally less secure in their tenure, secure rental tenure represents an important component of the housing continuum.

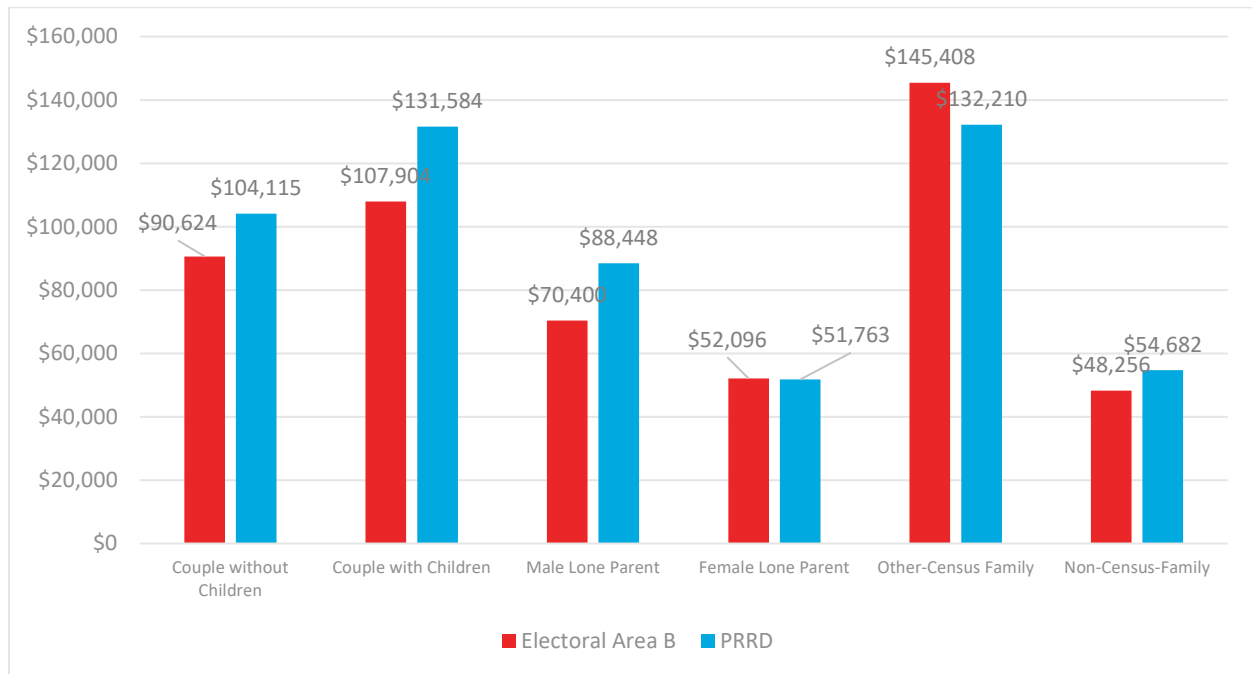
Of the renter households, 30% earn less than \$40,000. These are the households that may be most likely to experience affordability issues in renting. Owner household income is more evenly distributed across income groups (Figure 16). This indicates that renters may not necessarily choose this tenure but rent because they are unable to afford ownership as an option.

Figure 13— Median Before—Tax Private Household Income, 2006—2016



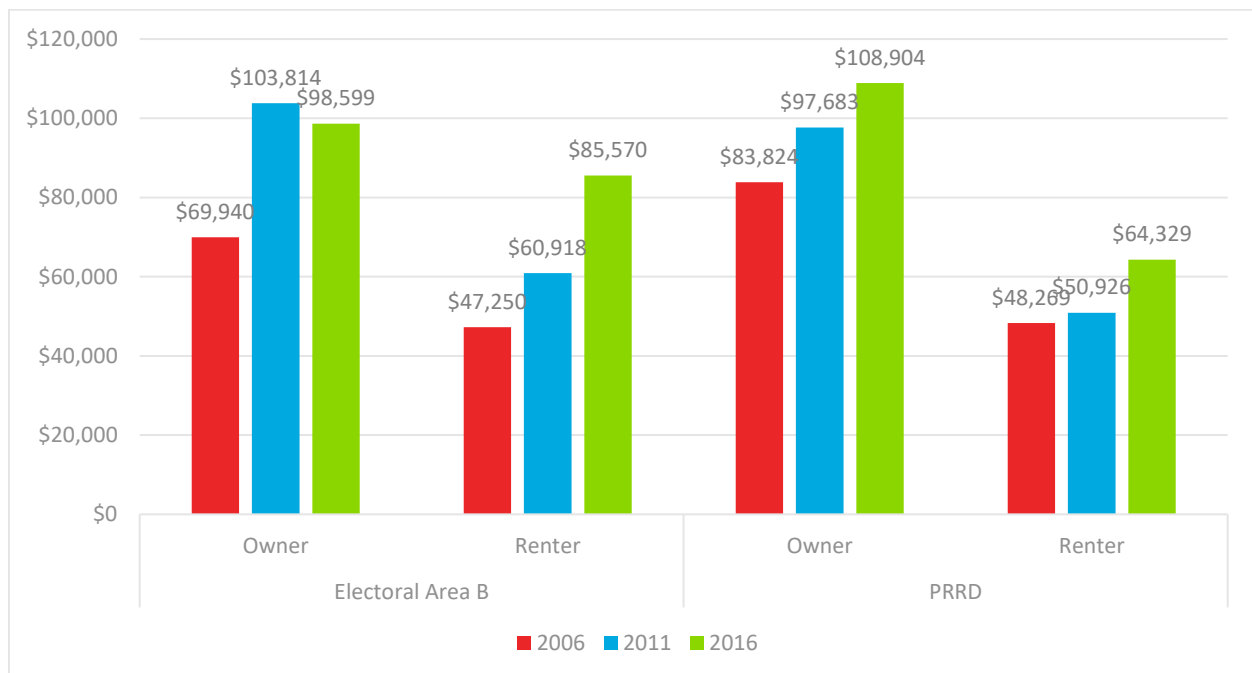
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 14— Median Income by Household Type in Electoral Area B and PRRD, 2016



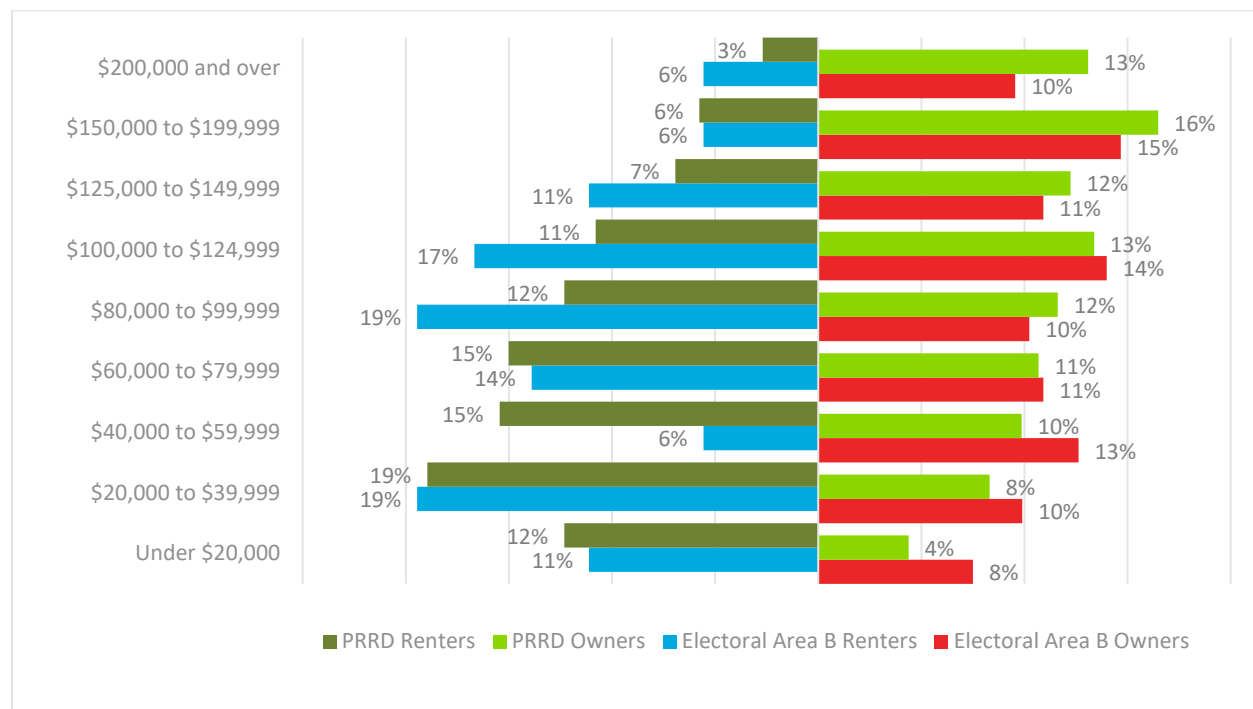
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15— Median Income by Tenure in Electoral Area B and PRRD 2006—2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16— Income Brackets by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

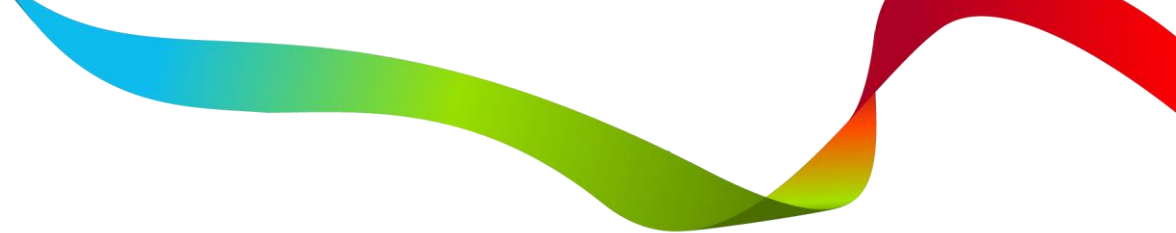
3.7 Summary

Between 2006 and 2016, Electoral Area B population increased only slightly and reached 5,628 in 2016. However, it is estimated that the population began to grow after 2017, and in 2020 it is project to be 5,464 (see Section 5.1). The median age of Electoral Area B residents was 30.1 in 2016, which was comparable to the median age of the total PRRD population of 34.1, indicating a younger population. There are 175 individuals who identify as Indigenous in Electoral Area B (60% First Nation, 43% as Métis) who make up 3% of the Electoral Area B population in private households.

In 2016, Electoral Area B experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 25 new Electoral Area B residents that year relocated to the area from another province.

The number of households in Electoral Area B increased by 0.6% between 2006 and 2016 and the average household size remained steady. The majority of households in Electoral Area B are occupied by 1 or 2 persons. Compared to the PRRD, Electoral Area B had more family households with and without children and a lower percentage of one-person non-census family households.

In Electoral Area B, 89% of households are owned and 11% are rented, and the median income of both owner and renter households increased from 2006 to 2016. The median income of owner households in 2016 was 15% higher than renter households, who saw a significant increase in median incomes between 2006 and 2016.



Between 2006 and 2016, the unemployment rate in Electoral Area B increased from 4.6% to 10.1% and the participation rate also decreased from 74% to 70%. However, the median income of private households in Electoral Area B increased slightly over the same time period. Households with the highest median income in 2016 were other census families.

Although there was a fluctuating unemployment rate in Chetwynd between 2006 and 2016 due to a downturn in the oil and gas industry in 2014 and 2015, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

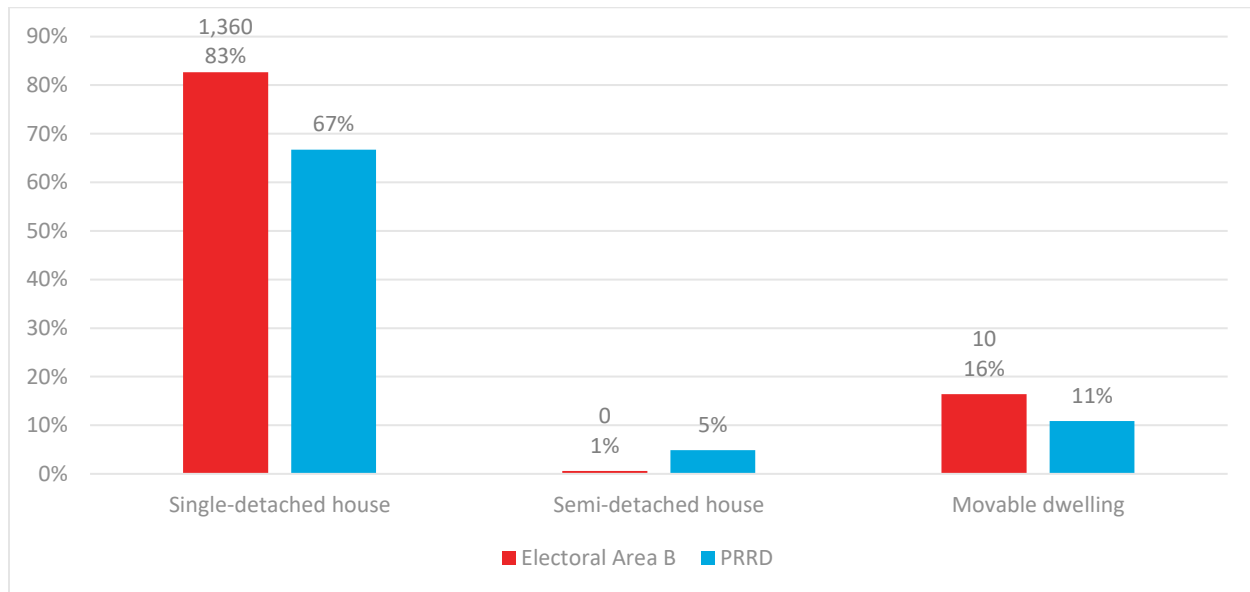
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 HOUSING UNITS

As of 2016, there were 1,645 dwellings in Electoral Area B. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area B are single-detached houses (83%). While this is true of the region, Electoral Area B has a much higher proportion of single-detached houses than the PRRD and few of any other dwelling types (Figure 17). There is also a significant proportion of movable dwellings (16%) in Electoral Area B.

Figure 17— Dwelling by Structure Type in Electoral Area B and PRRD, 2016⁶

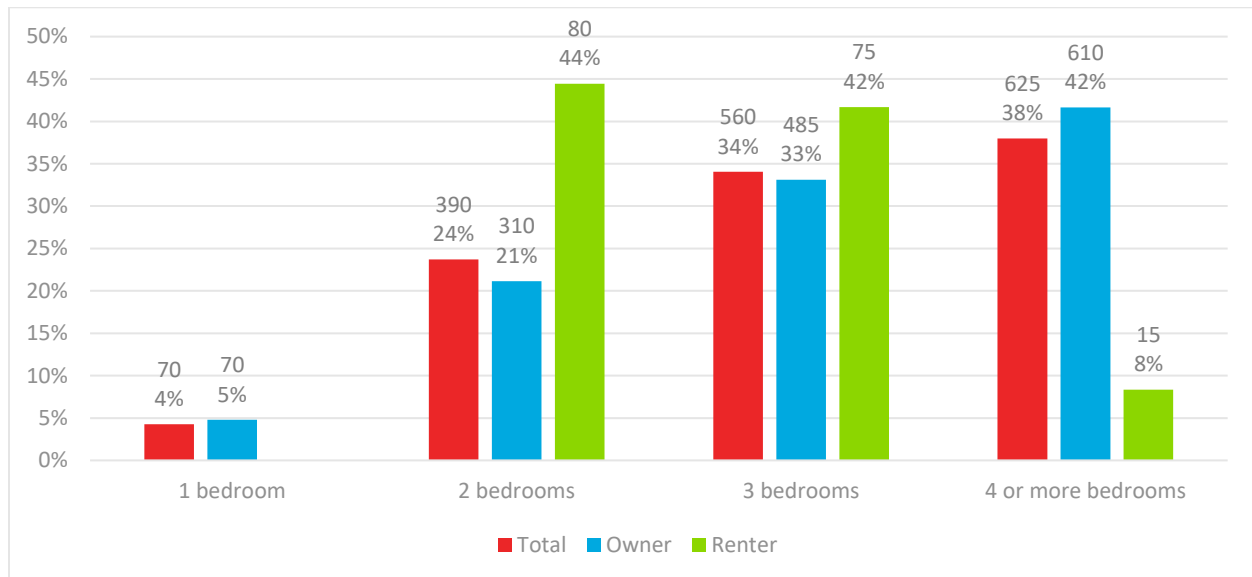


Source: Statistics Canada Census Program, Census Profiles 2016

The most common structural housing type in Electoral Area B occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses and movable dwellings than renter households, of which the remaining proportion occupied other single attached houses. In 2016, 72% of dwellings in Electoral Area B had three or more bedrooms (Figure 18). Of the rented dwellings, 44% had two bedrooms and 42% had three bedrooms. The greatest proportion of owned dwellings had four or more bedrooms (42%).

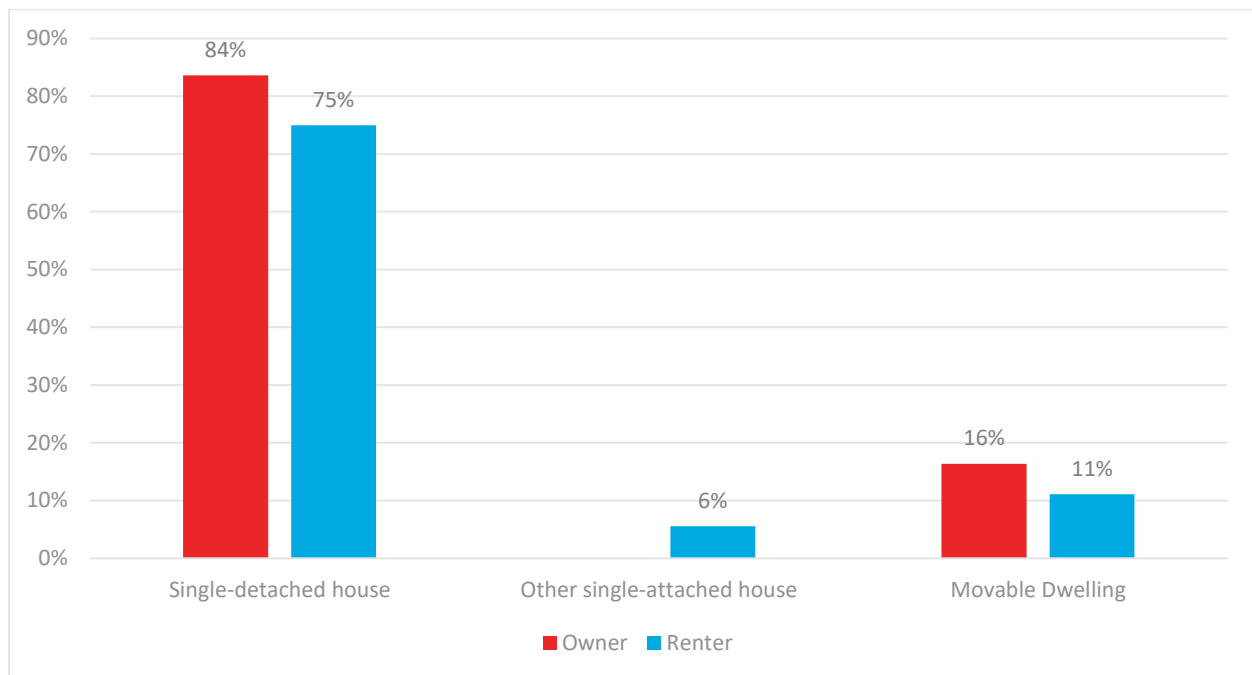
⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

Figure 18— Households by Bedroom Number and Tenure in Electoral Area B, 2016⁷



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X201622

Figure 19— Dwellings by Structure Type and Tenure, 2016



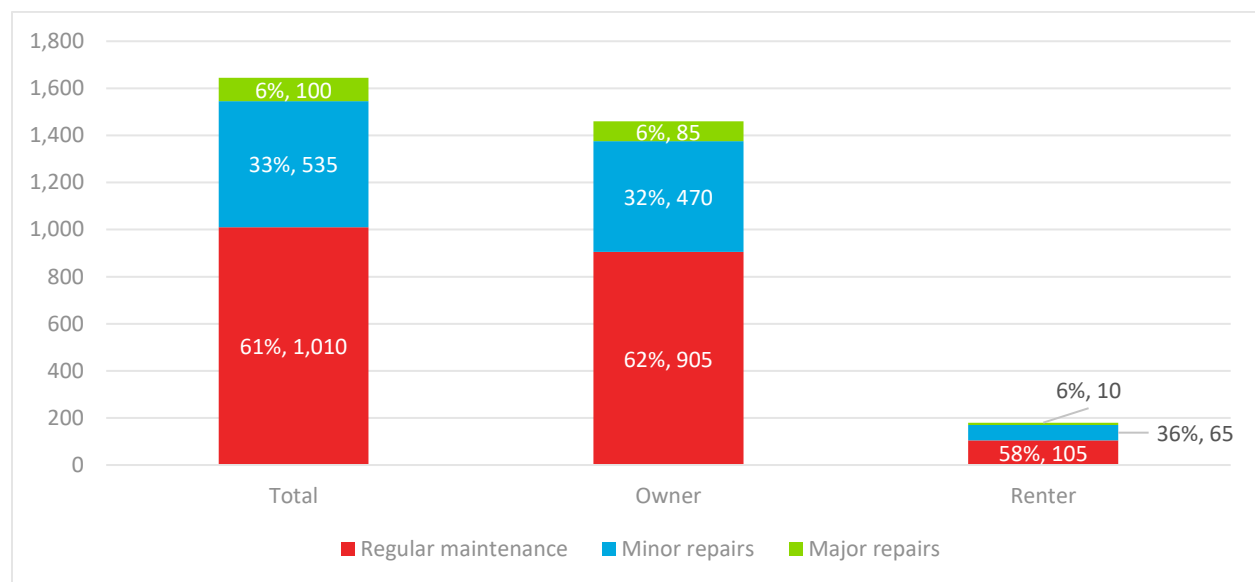
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁷ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

4.1.2 CONDITION OF HOUSING

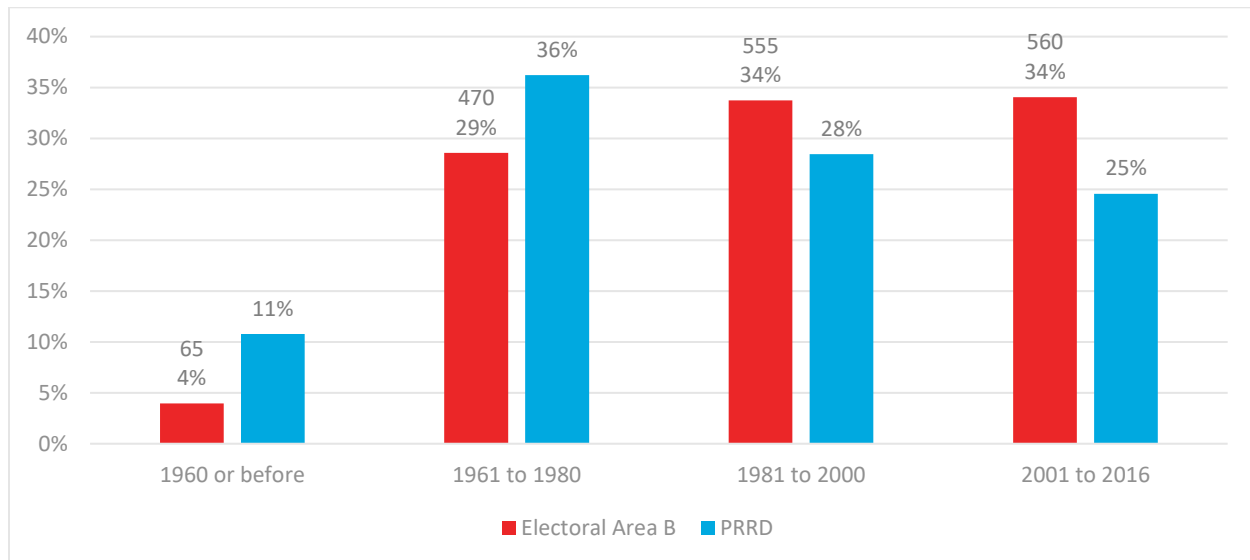
In 2016, dwelling conditions were similar between renter and owner households, with most dwellings requiring regular maintenance only (61% of all dwellings), while 33% require minor repairs and 6% require major repairs. Compared to the PRRD, dwellings in Electoral Area B are newer, with 68% of houses being built after 1981, as compared to 53% of homes being built in the same time period in the PRRD (Figure 20). This corresponds with the relatively high rates of housing requiring minor or major repairs. Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 20— Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 21— Dwellings by Period of Construction in Electoral Area B and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area B, 94% of private dwellings were occupied and 6% (96 units) were unoccupied.

Table 1 — Occupied Private Dwellings, Electoral Area B, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	1,741	100%
Private dwellings occupied by usual residents	1,645	94%
Private dwellings not occupied by usual residents	96	6%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral B were minimal, indicating low demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2— Residential Dwelling Building Permit and Demolition Permits, Electoral Area B, 2016—2019

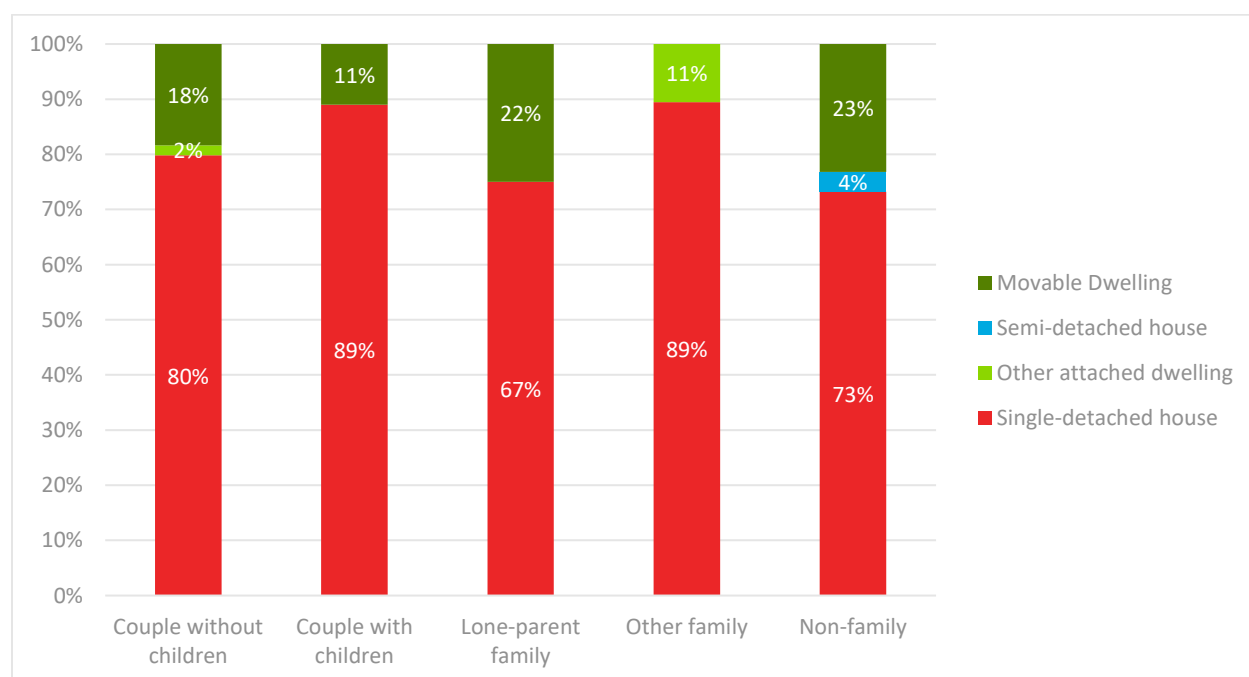
	2016	2017	2018	2019
Residential Dwelling Building Permits	0	1	1	2
Demolition Permits	0	0	0	0

Source: Peace River Regional District, 2020

4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Electoral Area B, the majority of all family types live in a single-detached house. The remaining proportion of households reside either in a movable dwelling, semi detached house or other attached dwelling (Figure 22), indicating that these dwelling types may be affordable options for households who can't afford single family homes in Electoral Area B.

Figure 22— Households by Structure and Family Type in Electoral Area B, 2016

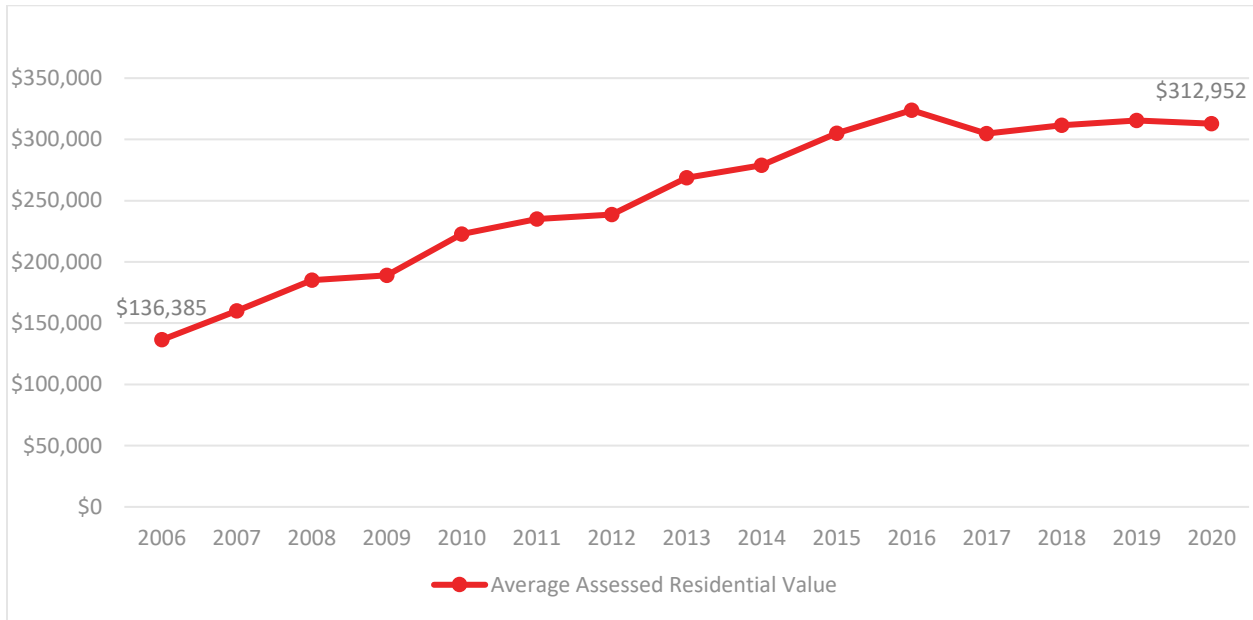


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in Homeownership Market

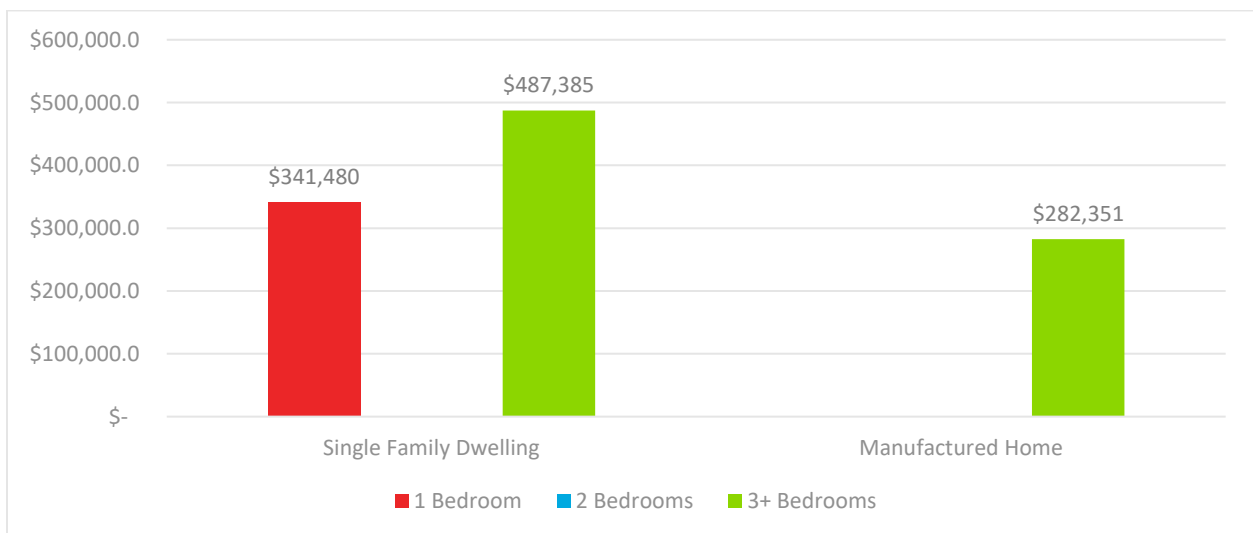
Based on assessment values for residential properties in Electoral Area B, the average house value (includes all housing types) has increased from \$136,385 to \$312,952 over the last 14 years. This is equivalent to an increase of approximately 129% from 2006 to 2020. The upward trend has been relatively consistent in Area B over this time period.

Figure 23 — Average Assessed Residential Values in Electoral Area B, 2006-2019



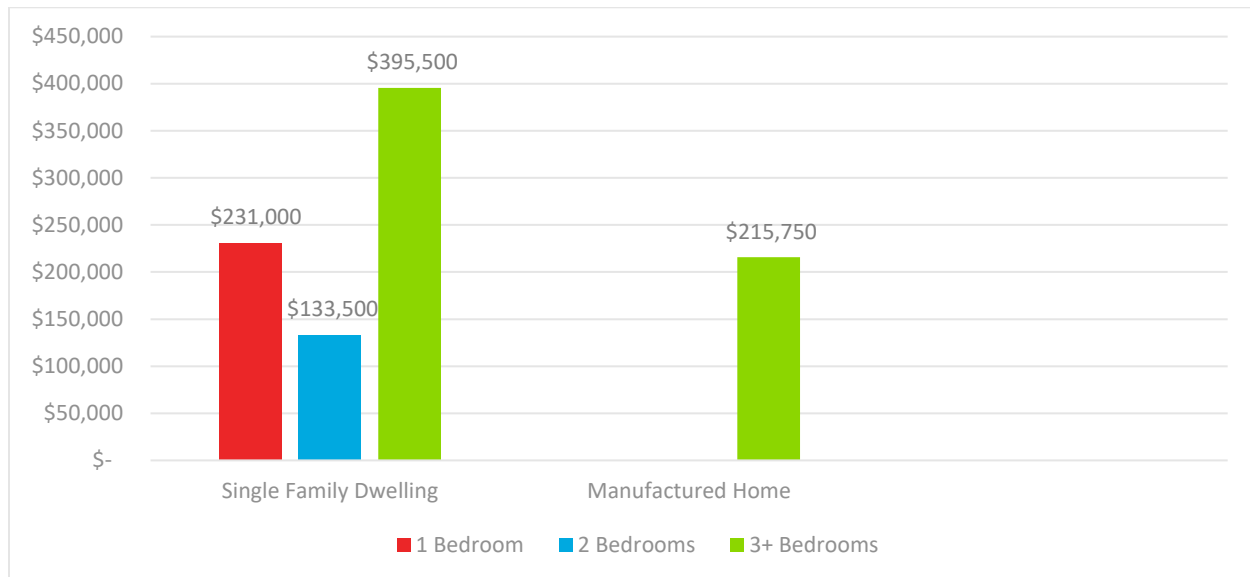
In the Electoral Area B homeownership market, single family dwellings with three or more bedrooms had the highest average conveyance price in 2019 (Figure 24). Single family dwellings with three or more bedrooms also had the highest median residential value, followed by single family dwellings with one bedroom (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24— Average Residential Category by Conveyance Price Type and Bedroom Type in Electoral Area B, 2019



Source: BC Assessment, 2019

Figure 25— Median Residential Category Residential Value by Type and Bedroom Type in Electoral Area B, 2019



Source: BC Assessment, 2019

4.2.1 HOMEOWNERSHIP AFFORDABILITY GAP ANALYSIS

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area B.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁸

The main gaps in affordability are in lone parent and non-census families affording single family (Table 3). Other family types have considerably higher median household incomes than these family types because they typically can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

⁸ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

Table 3— Affordability Gap Analysis for Owners in Electoral Area B⁹

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap	
			Single Family Home (\$414,000)	Movable Dwelling (\$282,000)
Couples without children	\$122,030	\$3,051	\$844	\$1,654
Couples with children	\$145,299	\$3,632	\$1,426	\$2,236
Lone parent families	\$87,731	\$2,193	-\$14	\$797
Non-census families	\$64,979	\$1,624	-\$582	\$228
Other census families	\$195,800	\$4,895	\$2,688	\$3,499

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% down payment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area B. Additionally, data for short-term rental market is unavailable for Electoral Area B. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and core housing need (sections 3.7 and 3.8) provide an indication of the challenge's renters currently.

4.4 Non-Market Housing

As of March 31, 2020, there were a total of 7 reported non-market units where BC Housing has a financial relationship, in Electoral Area B, all of which are rent assisted units in the private market.

⁹ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Homelessness was identified as an issue in Electoral Area B through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

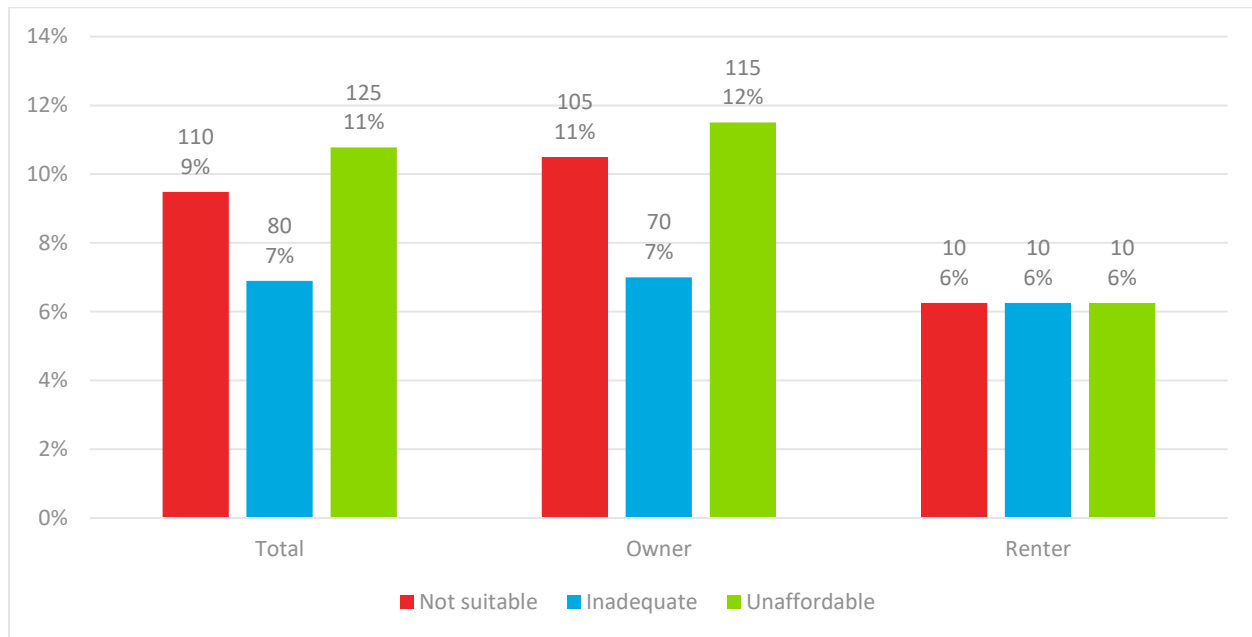
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area B as of 2016, 7% of households were living in inadequate housing, and 9% were living in unsuitable housing (Figure 26). Eleven Percent (11%) of all households in 2016 spent 30% or more of their income on shelter costs, including 12% of owner households and 6% of renter households. A higher proportion of owners than renters also experienced issues with suitability and adequacy. Although there are higher numbers of owner households not meeting adequacy and affordability standards, it is important to remember there were 1,465 owner households in Electoral Area B in 2016, compared to 180 renter households.

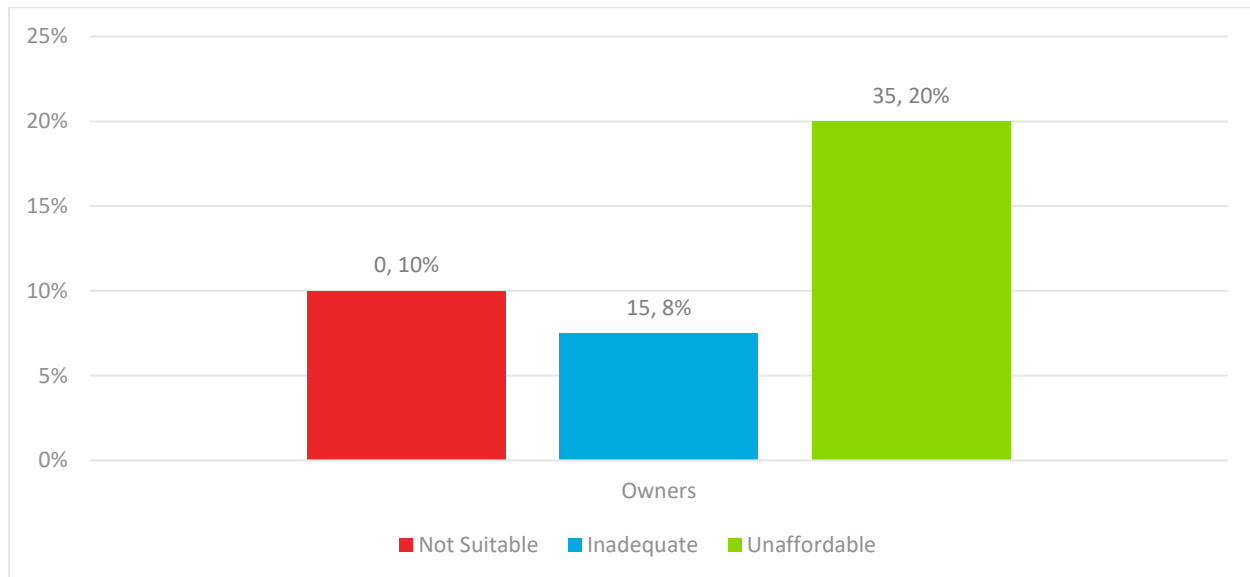
Figure 26— Unsuitable Housing by Tenure for Private Households in Electoral Area B, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area B (aged 65 and over), only owner households experienced issues with core housing need (Figure 27). Twenty percent (20%) of seniors who own are paying more than 30% of their income toward shelter costs. Seniors who own are also more likely to experience issues with suitability and adequacy than owners as a whole (Figure 26 and Figure 27); however, they also represent a relatively small portion of overall households. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area B.

Figure 27— Housing Indicators of Senior Households, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016231

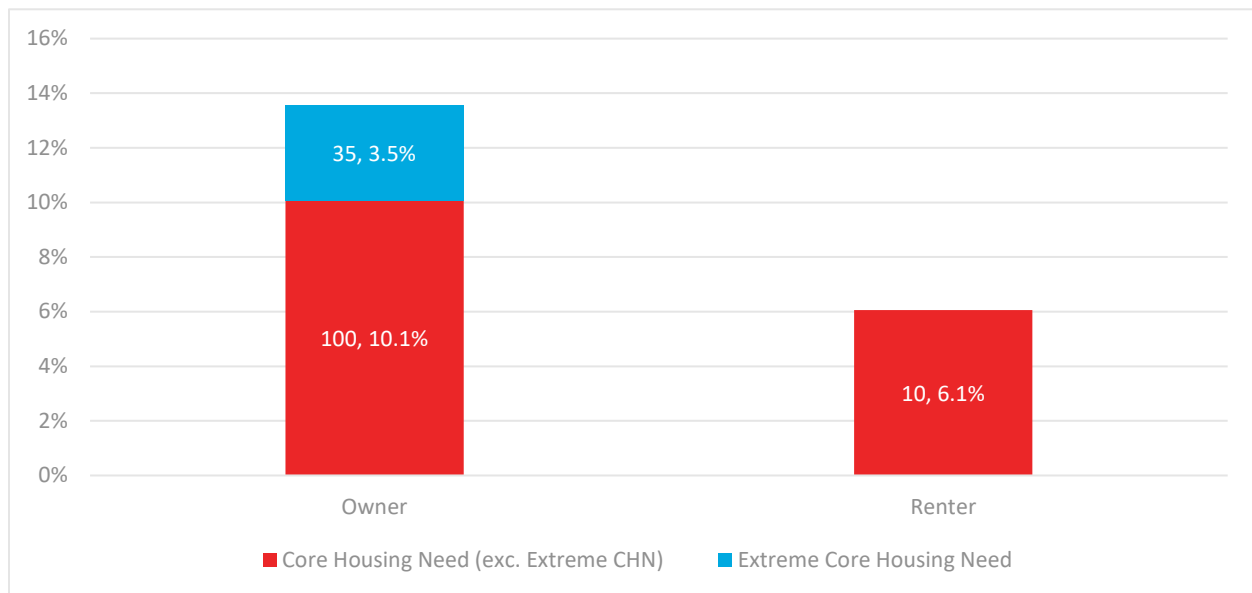
4.8 Core Housing Needs

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area B had a much higher proportion of owners than renters experiencing Core Housing Need (13.6% vs. 6.1%) (Figure 28), indicating an economic ability to own property among Electoral Area B residents, but a prevalence of issues with affordability, suitability, and adequacy. Of owner households experiencing core housing need, 3.5% were experiencing extreme core housing need (no renter households met the definition of extreme core housing need).

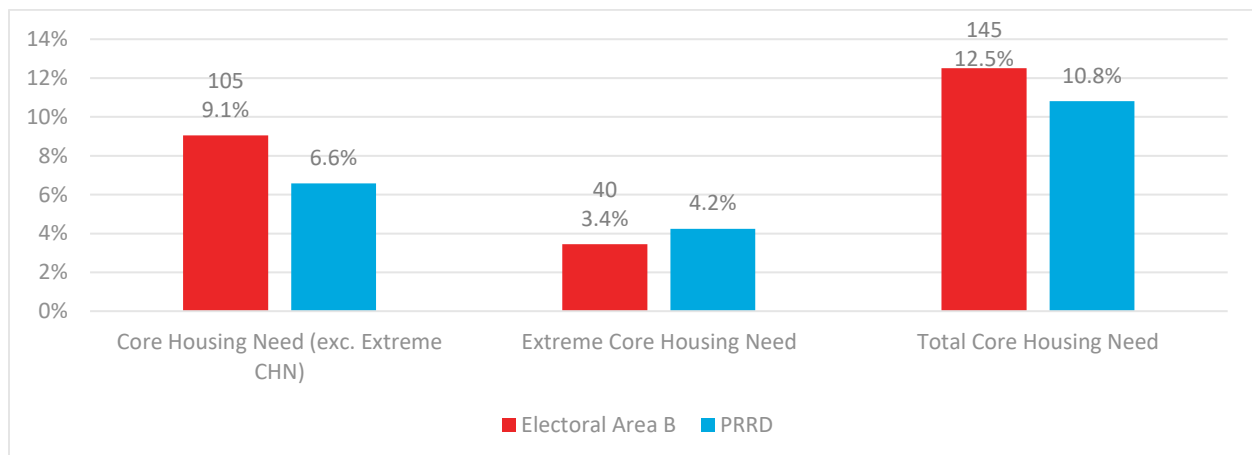
As compared to the PRRD, Electoral Area B has a higher proportion of households living in Core Housing Need, and a comparable proportion of households in Extreme Core Housing Need (Figure 29). This reflects the difference in median incomes and resulting ability to afford residential property in Electoral Area B and issues of affordability, suitability and adequacy being more prevalent in owner households.

Figure 28— Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 29— Private Households in Core Housing Needs in Electoral Area B and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



4.9 Summary

As of 2016, there were 1,645 dwellings in Electoral Area B, 83% of which were single-detached dwellings. The remaining units were movable dwellings and a small proportion of semi-detached houses. Of all dwellings, 72% had three or more bedrooms, while 52% of all households had 1 or 2 occupants, suggesting some of the population may be living in larger homes than they need. Seventy-five percent (75%) of owned dwellings had three or more bedrooms and 44% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 84% single-detached houses and 16% movable dwellings. Rented dwellings consisted of 75% single-detached houses, 11% movable dwellings, and 6% other single-attached houses. There may be a lack of options within Electoral Area B for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.

Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types. However, non-census family household only make up 18% (280 households) of all households in Electoral Area B so the actual need is quite limited as the region is dominated by family households. Additionally, the median renter income is comparable to median owner income in Electoral Area B indicating that affordability may be less of an issue among renters.

Of all Electoral Area B dwellings, 61% require only regular maintenance and 33% require minor repairs, leaving only a small proportion needing major repairs. The need for repairs also corresponds with the fact that 68% of dwellings in the District were built after 1980. In 2019 the average sales price for a single-family dwelling (3 bedrooms) was \$487,385.

Of all households in Electoral Area B in 2016, 7% were living in inadequate dwelling units, 9% were living in unsuitable conditions, and 11% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced core housing need (13.6% vs. 6.1%). Of senior households, 7% of households experiencing housing need had issues with adequacy of their unit, 16% had affordability issues, and 26% were experiencing more than one housing need indicator. This suggests there may be a lack of affordable rental options within Electoral Area B that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

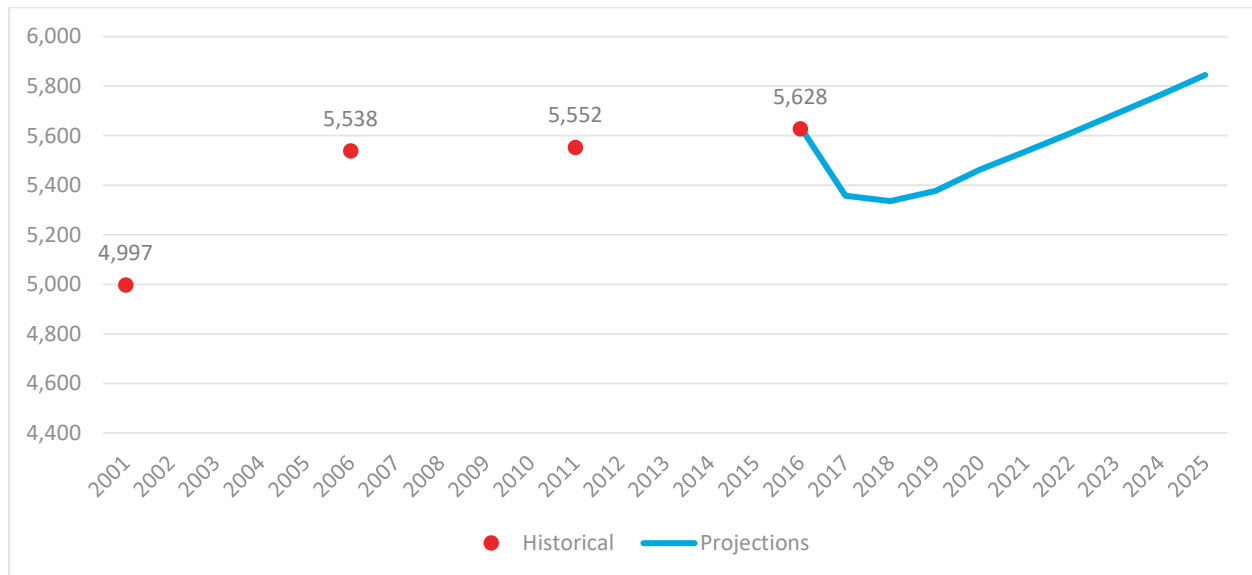
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River North Rural for Electoral Area B. While the service area's boundaries encompass a smaller area than Electoral Area B, the projections provide insight as to how population growth may occur in Electoral Area B if it were to follow sub-regional trends. Appendix C provides a summary of the population projection methodology used in this report.

5.1 Population and Household Growth

Traditionally, Electoral Area B has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

Between 2001 and 2016, the Electoral Area B population increased from 4,997 to 5,635. From 2016 to 2025, the population is expected to increase to approximately 5,845. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River North Rural area which is reflected in Electoral Area B's population projection trend for that time period. This decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area B population is expected to started is projected to have started growing since 2017 to reach a population of approximately 5,845 in 2020 (an increase of 211 residents from 2016) (Figure 30). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 30— Historical and Projected Population, 2001—2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4— Projected Population and Population Growth, 2016—2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	5,635	5,464	5,845	-171	381

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

5.2 Age Projections

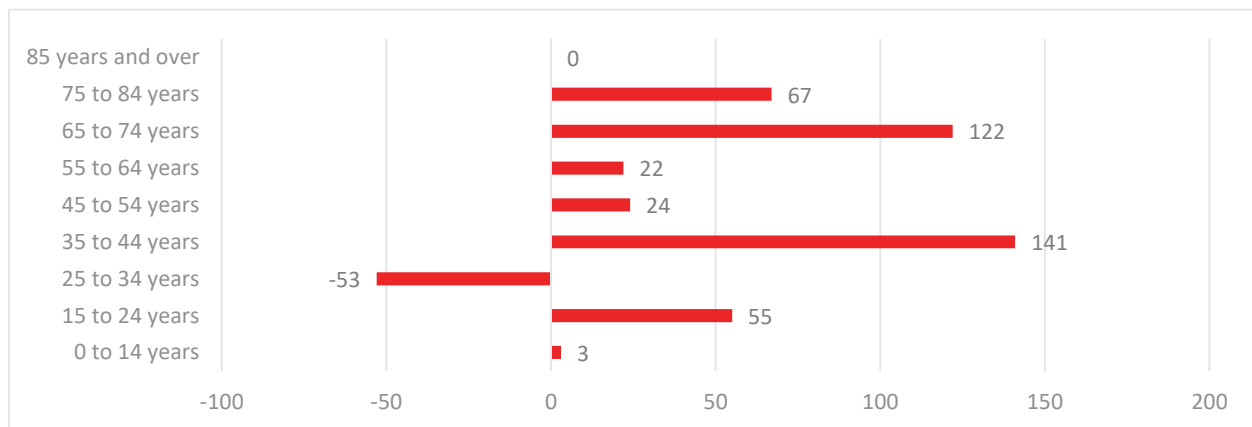
Between 2016 and 2020 the 25 to 34 and 45 to 54 year age categories is project to have experienced a decline in population. It is projected that between 2020 and 2025 the most significant increase will be in the 35 to 44 and 65 to 74 years age categories. The median age in Electoral Area B is expected to increase from 29.2 to 33.1 between 2016 and 2025, indicating an aging population (Table 6).

Table 5— Projected Population Change by Age, 2016—2025

	2016 to 2020	2020 to 2025
0 to 14 years	-25	3
15 to 24 years	-60	55
25 to 34 years	-87	-53
35 to 44 years	20	141
45 to 54 years	-80	24
55 to 64 years	4	22
65 to 74 years	34	122
75 to 84 years	16	67
85 years and over	7	0
Total	-171	381

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

Figure 31— Projected Population Change by Age, 2020—2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

Table 6— Median and Average Age, 2016— 2025

	2016 Actual	2016 Estimate	2020	2025
Median	29.2	29.1	30.0	33.1
Average	32.3	32.3	32.9	34.5

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

5.3 Household Projections

Household projections in Electoral Area B anticipate that households will decrease by 28 between 2016 and 2020 and increase by 204 between 2020 and 2025 (Table 7).

Table 7— Projected Households Growth, 2016—2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	1,650	1,617	1,821	-33	204

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area B Population Projections

The number of households only increased in households with couples without children and lone parents between 2016 and 2020. It is expected that between 2020 and 2025, all households will increase across all family types, most significantly in the couple without children category. This is likely related to the aging population trend, which is typically accompanied by an increase in households comprised of individuals living alone and couples without children, as adult children age and move out.

Table 8— Household Change Projections by Census Family Type 2016—2025

	2016 to 2020	2020 to 2025
Couple without Children	4	90
Couple with Children	-34	59
Lone-Parent	1	3
Other-Census-Family	-2	7
Non-Census-Family	-2	45
Total	-33	204

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will required 2-bedroom dwellings.

Table 9— Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections



Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10— Projected Additional Dwelling Needs by Bedroom Type 2016—2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-33	204	171
Anticipated Housing Units	0	204	204
Bachelor/ 1 Bedroom	0	72	72
2 Bedroom	0	82	82
3+ Bedroom	0	51	51

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to increase to 5,845. Accordingly, the number of households is expected to increase to 1,821 by 2025. Most growth is expected to be driven by growth in the 35 to 44 years and 65 to 74 years age category, indicating an increasingly senior led population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples without children. As a result, most new housing units needed to meet these households' needs are expected to be small units.



6.0 Shadow Population Implications

With mining, hydro, electric power generation, forestry, and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future¹⁰.

6.1 Community and Industry Benefits

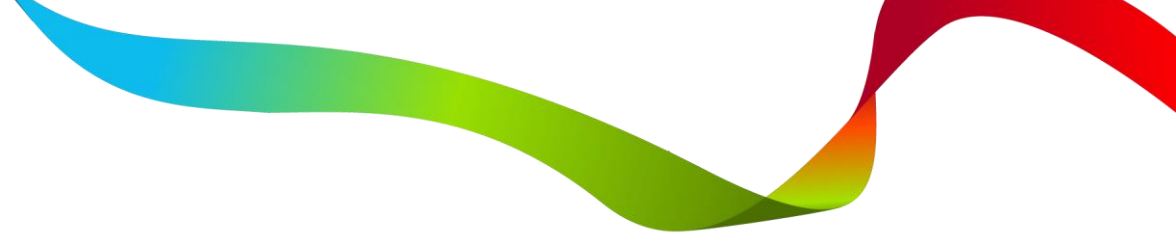
Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps

¹⁰ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle- or low-income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹¹

The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;
- Providing financial incentives such as tax breaks on multi unit developments;
- Encouraging the establishment of long term lease agreements to mitigate constant turnover;
- Encouraging the development of additional hotels, apartments, and condo units; and
- Developing additional social housing units.

¹¹ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.

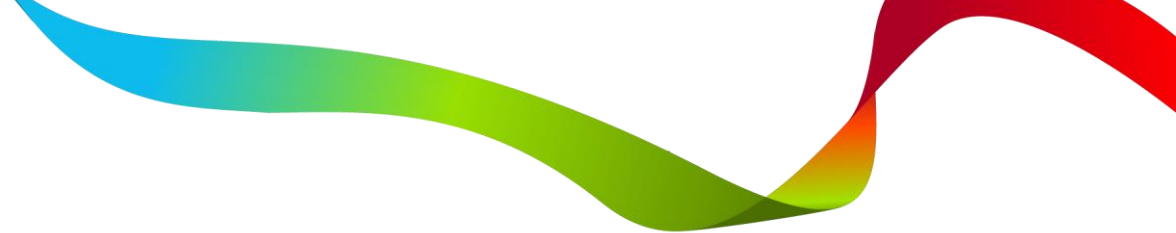
7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹².
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the

¹² Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



unemployment rate across British Columbia reached 11% in July 2020¹³. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹⁴.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁵.

¹³ Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹⁴ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁵ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area B based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area B can also be considered to accommodate any future increases in population.

Table 11— Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-33	204	171
Anticipated Housing Units	0	204	204
Bachelor/ 1 Bedroom	0	72	72
2 Bedroom	0	82	82
3+ Bedroom	0	51	51

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of core housing need is one of the most pressing housing issues facing residents in Electoral Area B. Eleven percent (11%) of all Electoral B households in 2016 spent 30% or more of their income on shelter costs, including 6% of renter households (10 households) and 12% of owner households (115 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households decreased, from 13% to 11% representing a decrease of 25 renter households in the community. Renter households predominantly reside in single-detached dwellings (75%), with the remaining renter households occupying movable dwellings (11%) or other single attached dwellings (6%).

In 2016, Electoral Area B had a lower proportion of renters (6.1% or 10 households) than owners (13.6% or 135 households) experiencing Core Housing Need.



8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require. Stakeholders identified the lack of supportive housing with mental health challenges to be one of the top issues in the Electoral Area.

8.2.4 HOUSING FOR SENIORS

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family. Stakeholders identified the lack of affordable senior housing options to be one of the top housing issues in the Electoral Area.

Of senior households in Electoral Area B (aged 65 and over) 16% of households experiencing housing need had issues with affordability (35 households) and 7% had issues with adequacy (15 households).

8.2.5 HOUSING FOR FAMILIES

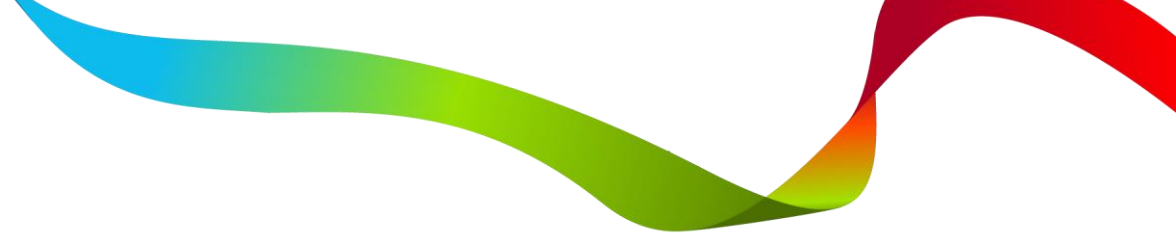
Families in Electoral Area B are generally well served by the housing choices available to them. Over 80% of couples with children, couples without children, and other families live in a single-detached house, while 67% of lone-parent families and 73% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy other single attached dwellings.

8.2.6 HOMELESSNESS

Homelessness was identified as an issue in Electoral Area B through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

8.2.7 CONCLUSION

- The households in Electoral Area B with the lowest household incomes included female lone parent households and non-census family households.
- Median incomes of renter households were 37% less than owner households in Electoral Area B in 2016.
- In 2016, Electoral Area B had a higher proportion of owners than renters experiencing Core Housing Need (13.6% vs. 6.1%). Of those households in Core Housing Need. Owners experienced Extreme Core Housing Need (3.5%). Overall, Electoral Area B has 10 renter households and 100 owner households in Core Housing Need.

- 
- Across Electoral Area B, 6% of renter households had issues with adequacy, 6% with affordability, and 6% with suitability.
 - Of Senior Households in Electoral B, 20% (35 households) had issues with affordability.
 - Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
 - Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
 - In Electoral Area B, the most apparent housing need for seniors, either in downsizing options, or in-home care.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

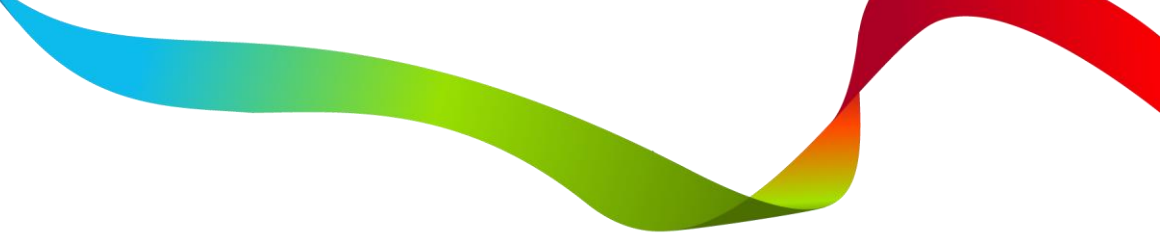
Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax



income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).”
Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

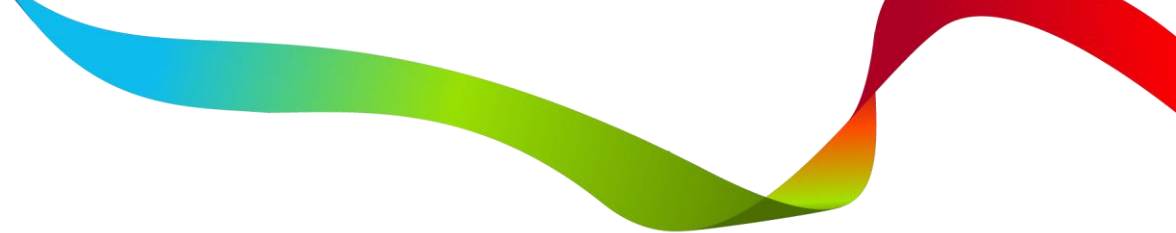
Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>



Multiple Census Families: A household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

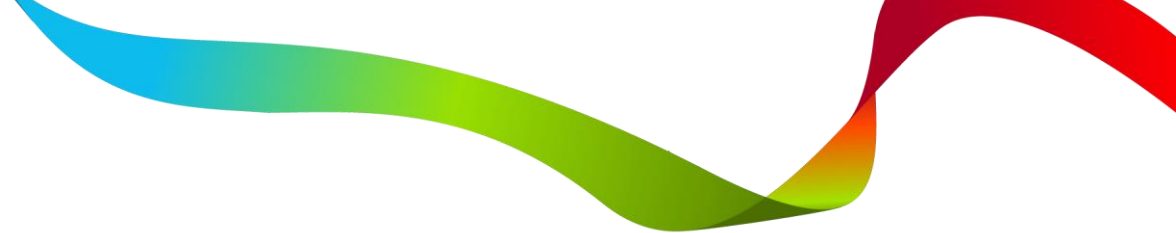
Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.



Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>

Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013	2014
Average	\$136,385	\$160,131	\$185,090	\$188,967	\$222,614	\$235,095	\$238,526	\$268,601	\$279,005
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2015	2016	2017	2018	2019	2020
Average	\$305,118	\$323,819	\$304,831	\$311,541	\$315,507	\$312,952
Median	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$101,507	\$117,568	\$130,136	\$139,197	\$130,558
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$40,207	\$39,421	\$45,052	\$47,346	\$53,194
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$150,595	\$147,247	\$164,679	\$188,795	\$205,752
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$54,155	\$54,473	\$55,420	\$63,585	\$58,725
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$197,233	\$214,162	\$198,048	\$187,486	\$189,086
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$52,120	\$54,846	\$56,635	\$53,900	\$60,000
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$119,414	\$141,527	\$152,071	\$160,964	\$192,797
2	\$81,405	\$92,393	\$108,311	\$110,599	\$128,106
3+	\$178,683	\$208,993	\$234,904	\$236,942	\$277,170
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$152,071	\$160,964	\$192,797
2	N/A	N/A	\$108,311	\$110,599	\$128,106
3+	N/A	N/A	\$234,904	\$236,942	\$277,170

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$209,361	\$203,553	\$227,510	\$230,946	\$244,102
2	\$130,513	\$128,945	\$148,747	\$153,676	\$171,857
3+	\$291,113	\$295,044	\$329,758	\$340,936	\$368,665
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$209,361	\$203,553	\$227,510	\$230,946	\$244,102
2	\$130,513	\$128,945	\$148,747	\$153,676	\$171,857
3+	\$291,113	\$295,044	\$329,758	\$340,936	\$368,665

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$277,124	\$271,455	\$257,537	\$261,254	\$252,898
2	\$185,564	\$169,675	\$173,645	\$181,899	\$187,104
3+	\$387,593	\$362,674	\$370,467	\$370,990	\$363,479
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$277,124	\$271,455	\$257,537	\$261,254	\$252,898
2	\$185,564	\$169,675	\$173,645	\$181,899	\$187,104
3+	\$387,593	\$362,674	\$370,467	\$370,990	\$363,479

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$129,271	\$147,554	\$153,518	\$241,908	\$316,706	\$230,149	\$272,038	\$337,310
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$340,887	\$328,425	\$342,143	\$295,056	\$417,980	\$317,155	\$313,893
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$140,000	\$108,750	\$180,000	\$250,500	N/A
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$67,124	\$39,848	\$89,527	\$83,034	\$109,136
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$93,000	\$175,000	\$125,500	N/A	\$160,000
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$61,050	\$81,020	\$22,500	\$53,000	\$17,000
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	N/A	\$150,000	N/A	N/A	\$146,000
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$66,000	\$120,130	#DIV/0!	\$79,125	\$77,241
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	\$97,500	\$85,000	\$60,000	N/A	N/A
1	\$74,336	\$90,526	\$75,300	\$198,702	\$154,257
2	\$167,308	\$198,670	\$202,240	\$256,807	\$375,778
3+	\$97,500	\$85,000	\$60,000	N/A	N/A
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$200,000	\$175,670	\$255,667	\$85,000	\$460,525
2	\$202,143	\$147,360	\$256,396	\$290,357	\$188,033
3+	\$252,372	\$306,988	\$395,210	\$376,565	\$361,463
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$379,167	\$285,333	N/A	\$341,480	\$200,000
2	\$274,889	\$140,327	\$311,929	\$128,250	\$268,367
3+	\$366,290	N/A	\$459,223	\$384,953	\$333,931
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	2,705	2,710	2,635

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,615	100%	2,690	99%	2,690	99%
All Categories	620	24%	495	18%	655	24%
11 Agriculture, forestry, fishing and hunting	320	12%	465	17%	310	11%
21 Mining, quarrying, and oil and gas extraction	10	0%	15	1%	15	1%
22 Utilities	290	11%	360	13%	290	11%
23 Construction	115	4%	35	1%	60	2%
31-33 Manufacturing	85	3%	35	1%	60	2%
41 Wholesale trade	185	7%	125	5%	290	11%
44-45 Retail trade	180	7%	290	11%	255	9%
48-49 Transportation and warehousing	15	1%	0	0%	0	0%
51 Information and cultural industries	25	1%	20	1%	25	1%
52 Finance and insurance	45	2%	50	2%	35	1%
53 Real estate and rental and leasing	135	5%	140	5%	105	4%
54 Professional, scientific and technical services	0	0%	0	0%	0	0%
55 Management of companies and enterprises	2,615	100%	2,690	99%	2,690	99%
56 Administrative and support, waste management and remediation services	620	24%	495	18%	655	24%
61 Educational services	320	12%	465	17%	310	11%
62 Health care and social assistance	10	0%	15	1%	15	1%
71 Arts, entertainment and recreation	290	11%	360	13%	290	11%
72 Accommodation and food services	115	4%	35	1%	60	2%
81 Other services (except public administration)	85	3%	35	1%	60	2%
91 Public administration	185	7%	125	5%	290	11%
Not Applicable	2,615	100%	2,690	99%	2,690	99%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	285	100%
Commute within census subdivision (CSD) of residence	250	23%
Commute to a different census subdivision (CSD) within census division (CD) of residence	765	71%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	45	4%
Commute to a different province or territory	10	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$93,411	\$106,813	\$109,579
Owner	\$100,563	\$110,235	\$111,913
Renter	\$54,856	\$69,197	\$90,505

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	5,090	5,010	5,185
Mover	365	360	325
Migrant	170	195	90
Non-migrant	195	165	235
Non-mover	4,725	4,650	4,865

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$93,411	\$106,813	\$109,579

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,635	100%	1,600	100%	1,645	100%
\$0-\$4,999	10	1%	35	2%	30	2%
\$5,000-\$9,999	20	1%	0	0%	25	2%
\$10,000-\$14,999	55	3%	0	0%	15	1%
\$15,000-\$19,999	70	4%	0	0%	55	3%
\$20,000-\$24,999	105	6%	20	1%	45	3%
\$25,000-\$29,999	55	3%	55	3%	60	4%
\$30,000-\$34,999	60	4%	25	2%	40	2%
\$35,000-\$39,999	55	3%	30	2%	30	2%
\$40,000-\$44,999	60	4%	30	2%	50	3%
\$45,000-\$49,999	65	4%	35	2%	40	2%
\$50,000-\$59,999	155	9%	110	7%	90	5%
\$60,000-\$69,999	155	9%	180	11%	100	6%
\$70,000-\$79,999	135	8%	165	10%	90	5%
\$80,000-\$89,999	90	6%	70	4%	100	6%
\$90,000-\$99,999	70	4%	60	4%	80	5%
\$100,000-\$124,999	135	8%	270	17%	230	14%
\$125,000-\$149,999	110	7%	230	14%	175	11%
\$150,000-\$199,999	155	9%	150	9%	220	13%
\$200,000 and over	85	5%	140	9%	150	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	195	100%	130	100%	165	100%
Renter households in subsidized housing	N/A	N/A	0	0%	15	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

As part of the PRRD Housing Needs Reports project, a community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area B are presented here.

A total of 10 respondents from Electoral Area B responded to the survey. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

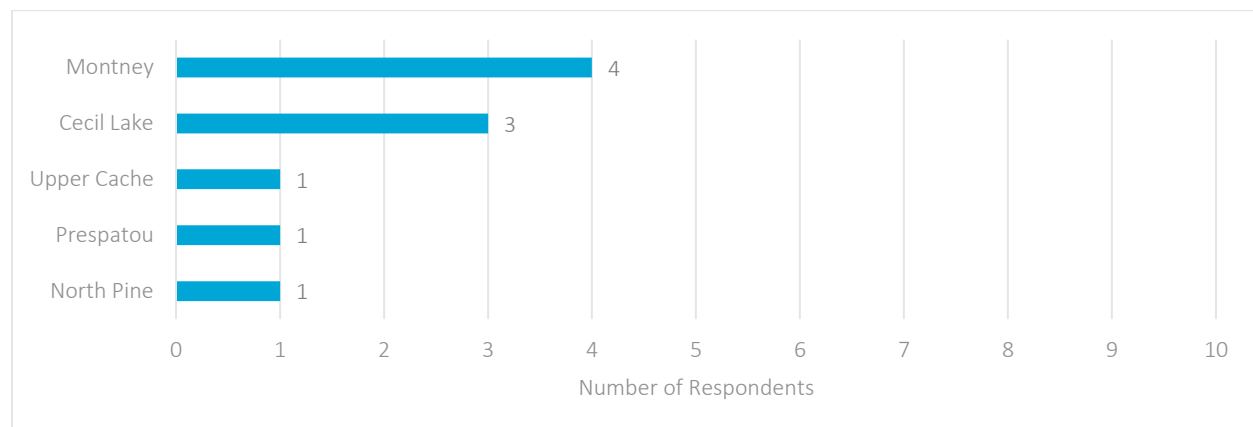
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 COMMUNITY

Figure 32 shows where survey respondents live in Electoral Area B. Survey respondents ranged in age from 25 to 54.

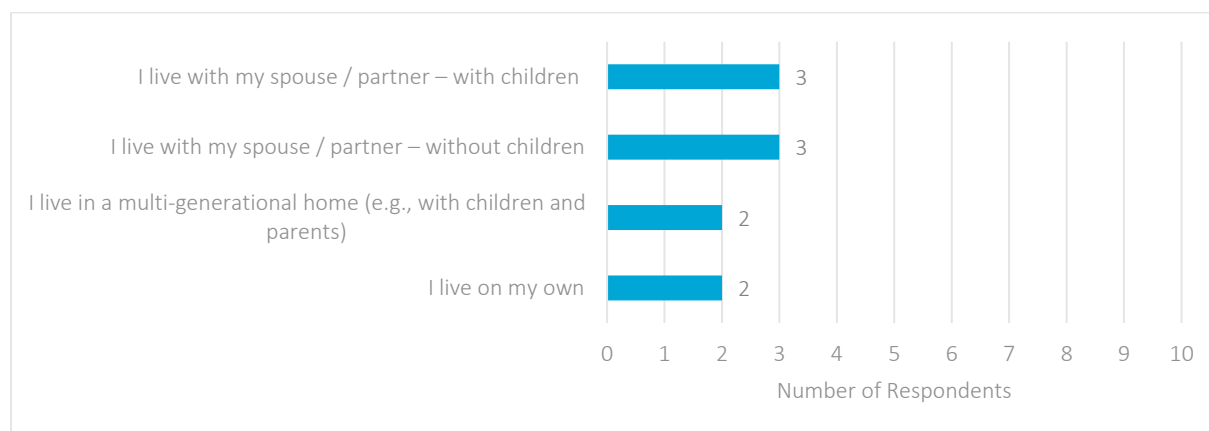
Figure 32. Communities Where Respondents Live (N=10)



1.2.2 HOUSEHOLD TYPE AND SIZE

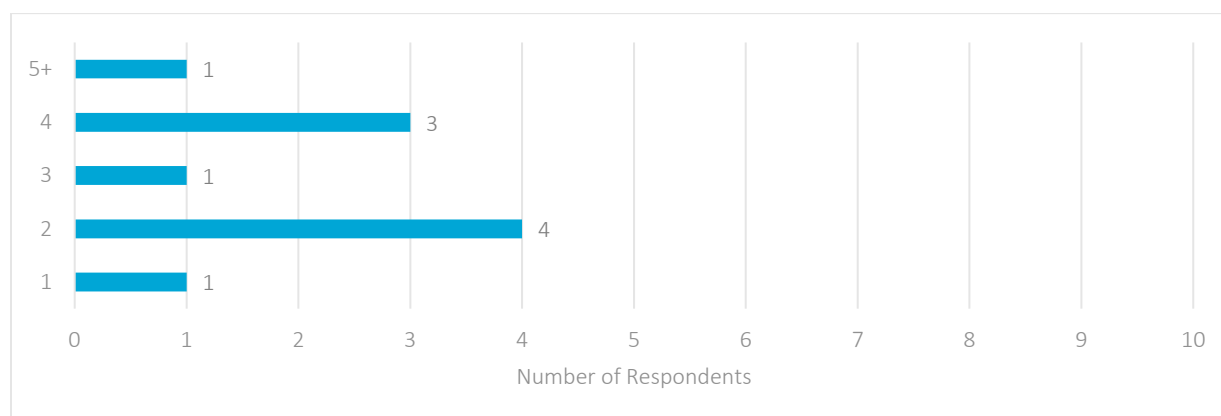
Survey respondents were asked to describe their household (Figure 33). Most respondents live in households with a spouse or partner with (3 respondents) or without (3 respondents) children.

Figure 33. Household Types (N=10)



Respondents were also asked about the size of their household (Figure 34). The survey received the most responses from two-person (4 respondents) and four-person households (3 respondents).

Figure 34. Number of People in Households (N=10)



1.2.3 HOUSEHOLD INCOME

Six respondents shared their annual household income, ranging between \$20,000 to \$100,000. Because of the small number of responses, further details are not provided here to protect privacy. Four respondents preferred not to disclose their annual household income information.

1.3 Housing Experiences

Survey respondents were asked a number of questions about their recent housing experiences.

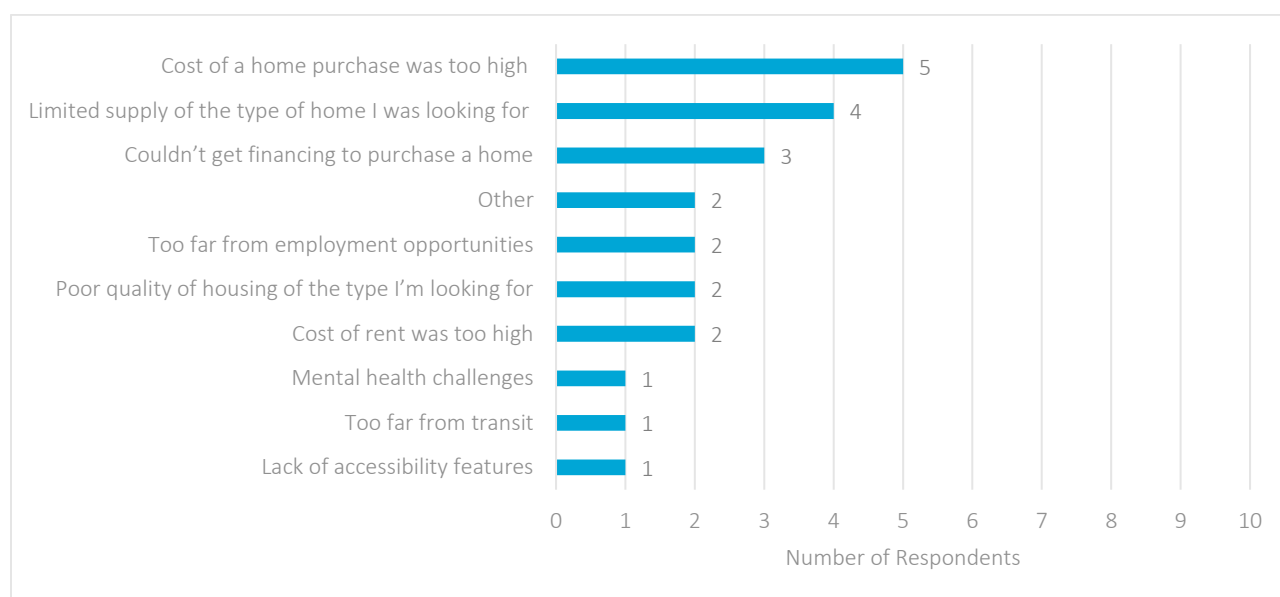
1.3.1 CURRENT HOME

Respondents were asked about their tenure type. Nine respondents reported that they owned their home and one reported that they rented.

Respondents were asked about the size of their home. Eight respondents selected three bedrooms, one selected four or more bedrooms, and one selected one bedroom.

Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (4 respondents).

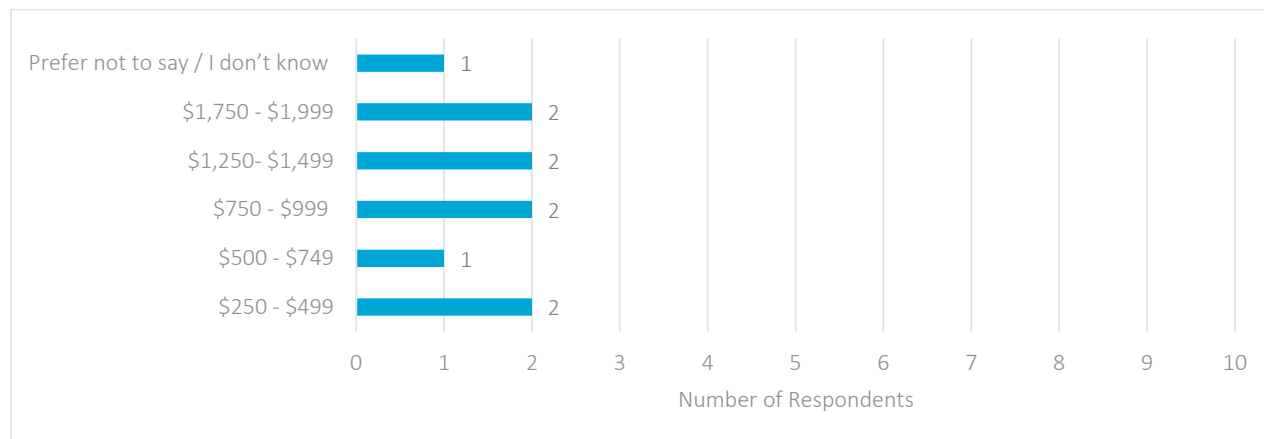
Figure 35. Barriers During Search of Current Home (N=7)



1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 36.

Figure 36. Housing Costs (N=10)



Respondents were asked if they believed their housing costs were affordable to them. Five respondents said yes that their housing costs were affordable, four said no, and one said they were not sure.

1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 37 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. The most common issue respondents are currently facing is that their home is not well served by public transit (6 respondents), followed by homes lacking inadequate storage space (5 respondents).

Figure 37. Top Current Housing Issues (N=6)

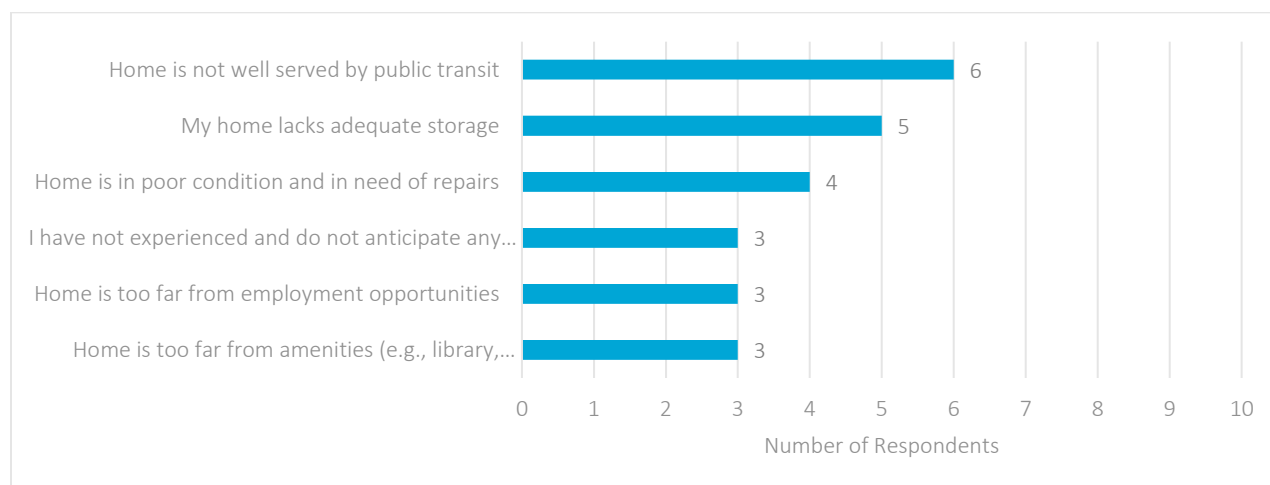
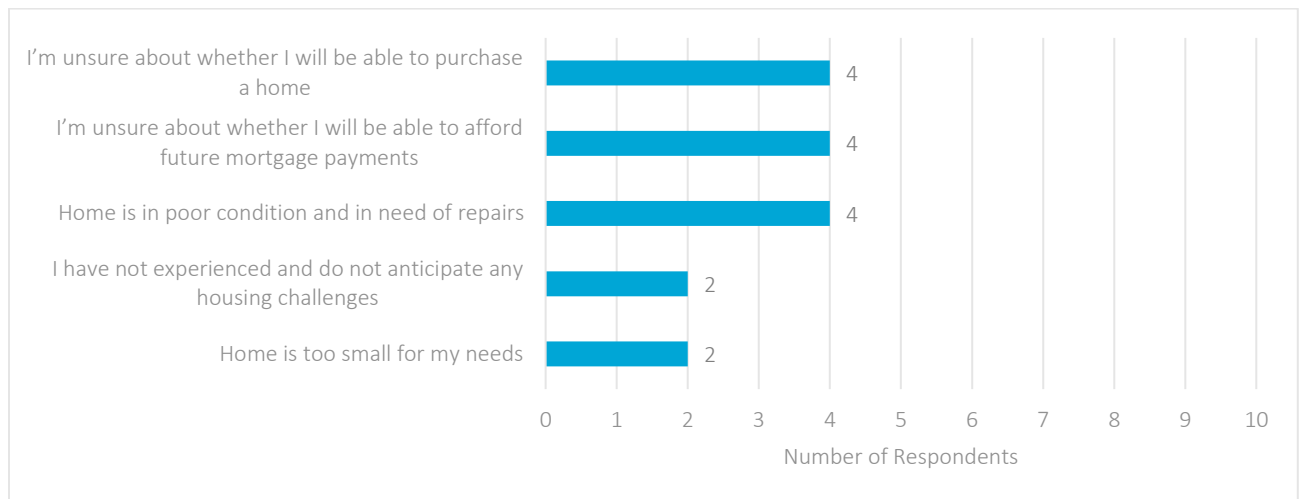


Figure 38 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. The most commonly anticipated issue was the uncertainty of being able to purchase a home (4 respondents) or afford mortgage payments (4 respondents), followed by homes needing repairs (4 respondents).

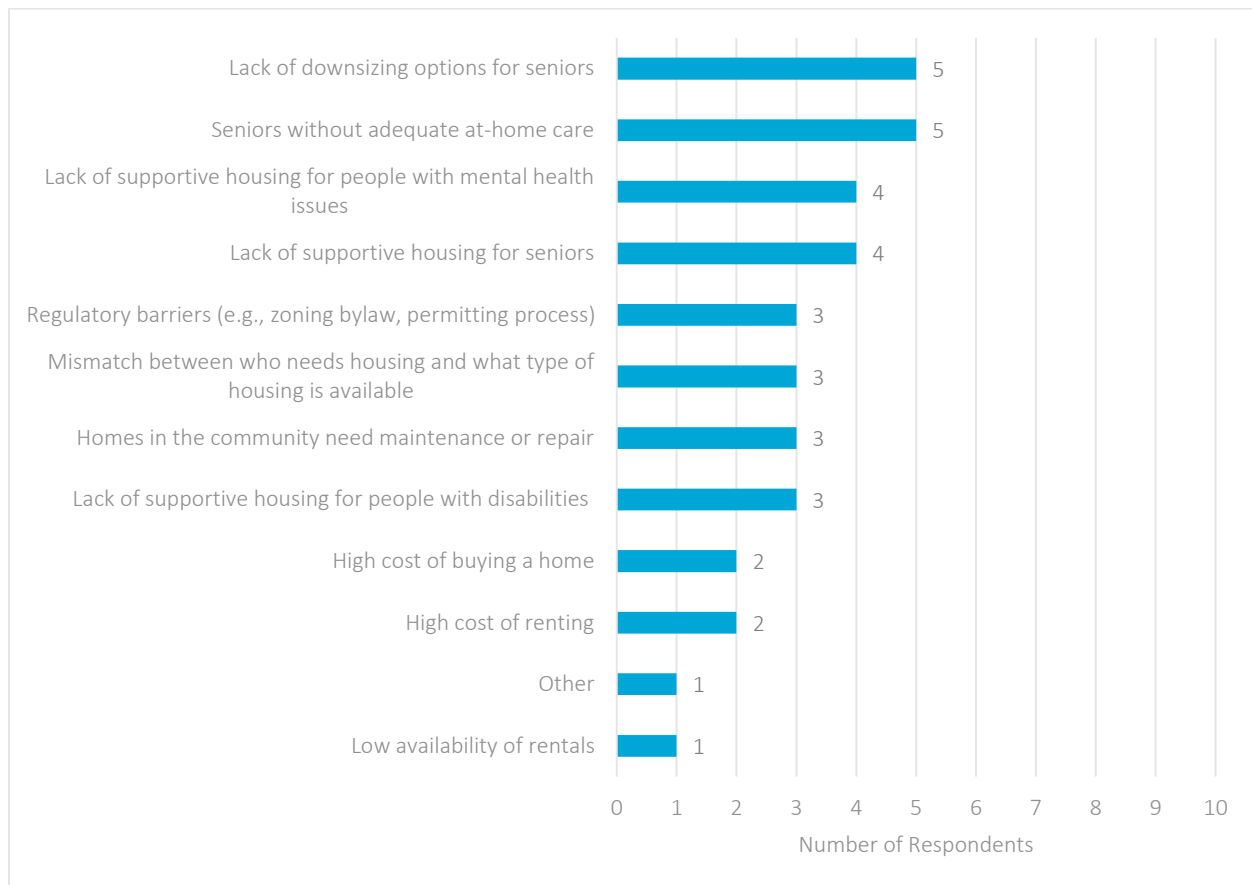
Figure 38. Top Housing Issues Anticipated in the Next 5 Years (N=4)



1.4 Community Issues

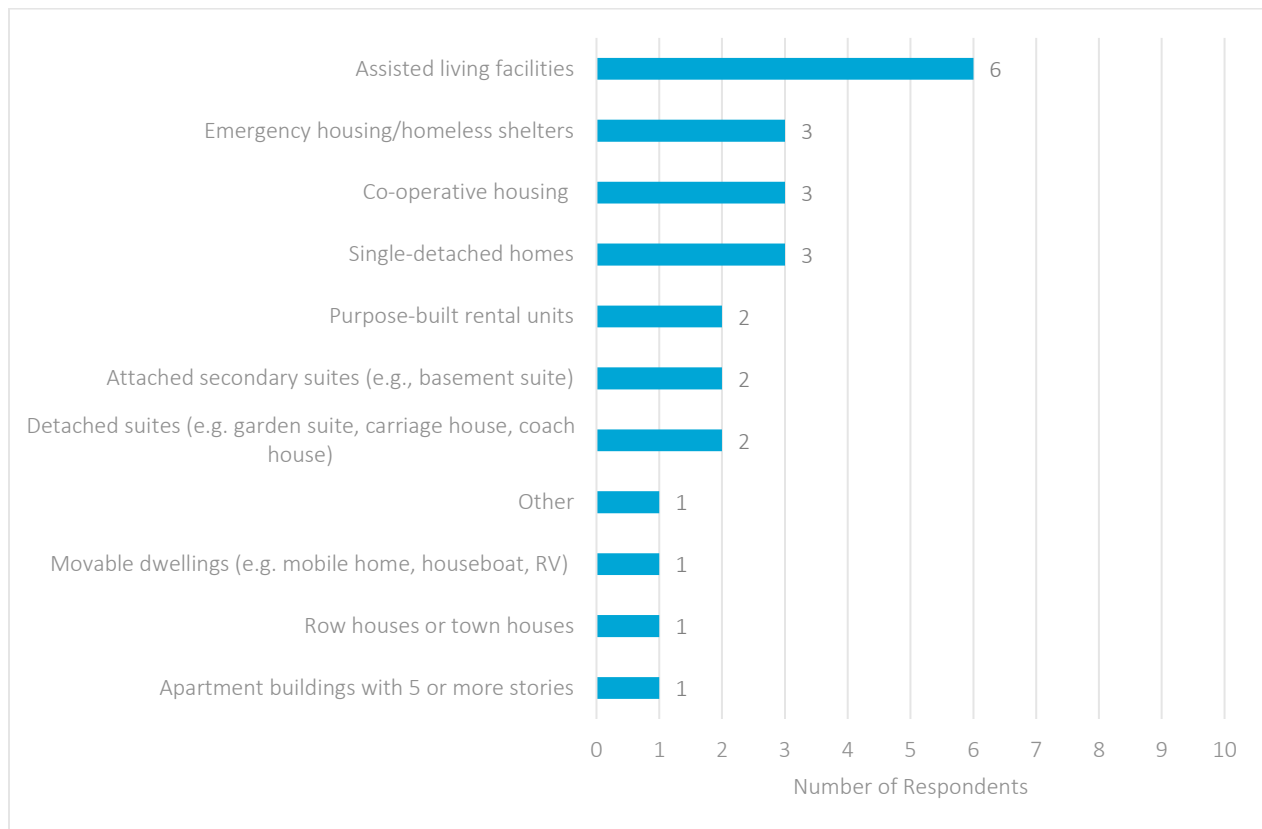
Figure 39 shows the community issues reported by respondents in Electoral Area B. Respondents suggested that there is a lack of housing options for seniors, including downsizing options (5 respondents), adequate at-home care (5 respondents) or supportive housing for people with mental health issues (4 respondents). One respondent commented that there is no available land for new development.

Figure 39. Community Housing Issues (N=9)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area B are assisted living facilities (6 respondents). Respondents also mentioned that farmhouses with yards and smaller lots that are affordable for families are missing. One respondent also mentioned that it is difficult to judge long terms needs of the rural area.

Figure 40. Forms of Housing Needed (N=8)



Respondents were asked if they had any additional comments. One respondent commented that lots of families are needing to move out to Fort St. John or out of province due to lack of available acreage lots and regulatory issues. One respondent commented that while they are living in a rural home currently, they are concerned that they may have to move in the future due to affordability.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni' yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell*	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

*Focus group participants

Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Filler	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

*Focus group participants

Hudson's Hope		
Name	Organization	Description
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.

Electoral Area B		
Name	Organization	Description
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single-detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a strong economic period and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Sauleau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS

Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. During strong economic periods, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least ten percent of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a NPHS housing (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for NPHS. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on income assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.
- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.
- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).
- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for housing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.

2.3 Electoral Area B

There are limited housing-related stakeholders in Electoral Area B. A number of community organizations were invited to participate in an interview or focus group. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 CHALLENGES / NEEDS

In recent years, demographic shifts and economic conditions have led to changes in housing needs in Electoral Area B. The community has a strong presence of intergenerational housing—children who grow up in the community tend to stay living at home into adulthood (1). Families pass their property through the generations, resulting in little market or rental activity for land and housing (1). The senior population is growing and faces challenges for aging in place. Infrastructure maintenance is an expensive challenge, due to the dispersed nature of development in the area. The economic decline since 2015 has led to lower supply and higher prices of housing. Since 2015, housing prices have increased by 15 percent.

Interviewees identified the following needs:

Family Housing

- Younger families want to buy close to a municipality to have access to services, while living in the country. There is not much interest in buying larger acreages—younger generations are less interested in farming.
 - There is an increased demand for small acreages (2-5 acres) and estate lots (3/4 to 1 acre).
- Reasonably priced housing is hard to find in the area, due to relatively high demand (1).
- Housing is needed for young people and families (2).

Regulations

- Regulation around quarter sections (160 acres) has become more restrictive, which has caused controversy in the community. Many landowners want to use the land for recreational purposes, but are restricted to using it for agricultural purposes.
- Development policies are so strict that no one wants to go through the process of developing new residential areas (dealing with the Agricultural Land Commission, rezoning, etc.) Many people own large parcels of farmland—a small portion could be used to develop new residential areas, but there are many hoops. (1)

Services

- The upkeep of gravel roads, water and sewer services is an ongoing cost to the district (1).
- Bus routes are limited. The strain on the limited transit system increases as residential development continues to sprawl outwards (1).
- Some people who need care have no choice but to leave the area due to the lack of support services (1)
 - Programs are needed to assist people with disabilities, mental health issues, or health concerns (such as MS) to stay home (1).
- Social isolation is an increasing concern in housing, especially due to COVID-19. Support services are needed to provide companionship (1).
- Need for senior services to allow seniors to age in place (1).

Worker Housing

- Difficult to attract and retain employees, including teachers, to the community (2). Many teachers live in other communities and commute to work (2)
 - For the Wonowon Elementary School, the School District put housing on site for all staff (four teachers) (1).
 - At Prespatou School, there are six teacherage units on the school site, but they are always full, resulting in teachers having no choice but to commute (from Fort St. John). Every year at Prespatou School, there is a turnover of 5-6 staff members (1).
- There is a need to provide proper housing for those working minimum wage, not only the ones working in higher-paying positions (1).

2.3.2 PROJECTS

Two projects or initiatives were mentioned during interviews:

- In Prespatou, there is one ten-unit seniors home (1).
- The Peace River Regional District Board has a senior advocacy office with many groups who are willing and able to speak to different levels of government (1).

2.3.3 OPPORTUNITIES

The interviewees discussed the following opportunities:

- Update bylaws, including the zoning bylaws, to make development easier (2).
- PRRD should become more independent from the province.
- To provide more housing, land could be developed from the agricultural land reserve.
- Rental units near Prespatou school would allow students independence while completing their studies (1).
- Affordable housing for young people would allow for more community growth (1).
- Build a mix of housing, including apartments and townhouses to benefit different family sizes (2).
- Land is available that could be developed to provide more housing choices (2).
- Provide training to rural residents to serve as support workers to increase service capacity (1)
- Support existing housing societies through grants (1).
- Build awareness for existing initiatives, such as Better at Home (1).
- Subdivide and develop small acreages (5 acre serviced lots) — there would be high demand (1).



Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on simple trends over the last four census periods (2001, 2006, 2011, and 2016). The projection represents a simple approximation of the trend with the expectation we that the trend will level out fairly rapidly over time (converge to a steady population level).

The household projections presented within this report are the result of combining the population projections presented above with a simplified headship based approach. The headship rates are by the age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area B are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 25 and 64, and the headship rates in 2016 suggested that 58% of individuals aged between 45 and 54 led households, then we would project that there would be an additional 58 households led by someone between the ages 25 and 64.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by the age of the primary household maintainer.

Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁶ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area B) certainly will impact the formation of households and the development of housing in Electoral Area B, in an attractive and growing region, the provision of housing may determine

¹⁶ Or will continue to change in the same manner as they have been changing in the past.

household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

Due to the relatively small population of Electoral Area B (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary input.



PEACE RIVER REGIONAL DISTRICT

Housing Needs Report Electoral Area C

2021

This report was prepared for
Electoral Area C through a joint
project with the Peace River
Regional District.

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area C. The purpose of this report is to establish an understanding of housing needs in the District prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area C were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were housing affordability and the need for senior housing and supportive housing.

Population and Age

Since 2006, the population of Electoral Area C increased slightly from 6,350 to 6,772 in 2016. The median age of residents was 35 in 2016, indicating a younger population overall in the community.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

Households

The number of households increased by 6.4% over the same time period, and the average household size remained steady. Fifty-seven percent (57%) of Electoral Area C households are occupied by 1 or 2 persons and 78% of households consist of families with or without children. The majority of Electoral Area C households are owned (86%).

Income

The median income of owner households increased from 2006 to 2016, and the median income of owner households was 73% more than the median income of renter households.

Current Housing Stock

As of 2016, there were 2,470 dwellings in Electoral Area C, 82% of which were single-detached dwellings. The majority of all dwelling types had three or more bedrooms. Fifty-seven percent (57%) of housing units in Electoral Area C were built after 1980, and the majority only require regular maintenance (64%) or minor repairs (29%). In 2019, the average sales price for a single-family dwelling (3 bedrooms) was \$574,600.

Housing Indicators

Of all Electoral Area C households in 2016, 7% lived in inadequate dwelling units, 2% lived in unsuitable conditions, and 12% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 7% of households experiencing housing need had issues with adequacy of their unit and 12% had affordability issues. Additionally, a much higher proportion of renters than owners experienced Core Housing Need¹ (11.3% vs. 2.9%).

Key Areas of Local Need

Affordable Housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area C. Through engagement, service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Rental Housing

Between 2006 and 2016, both the number and proportion of renter households increased, from 7% to 13% representing an increase of 175 renter households in the community. In 2016, Electoral Area C had a higher proportion of renters (8% or 25 households) than owners (1.7% or 35 households) experiencing Core Housing Need.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities and/or mental health issues in the community, there is still a need for

more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need.

Housing for Seniors

Stakeholders indicated that there are long waitlists for seniors housing and in some cases individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available.

Housing for Families

Families in Electoral Area C are generally well served by the housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.

Homelessness

Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in

Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area C is the smallest electoral area in terms of land mass. Electoral Area C is located centrally within the PRRD and is bordered by Electoral Area B to the North, Electoral Area D to the Southeast, and Electoral Area E to the Southwest. As of the 2016 Census, Electoral Area C had the highest population among the electoral areas with 6,772 residents.

Electoral Area C residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to help better understand current and future housing needs and incorporate these into local plans and policies. Each local government must complete their first report by 2022 with updates every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens.

The purpose of the PRRD Housing Needs Report Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area C and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavor.

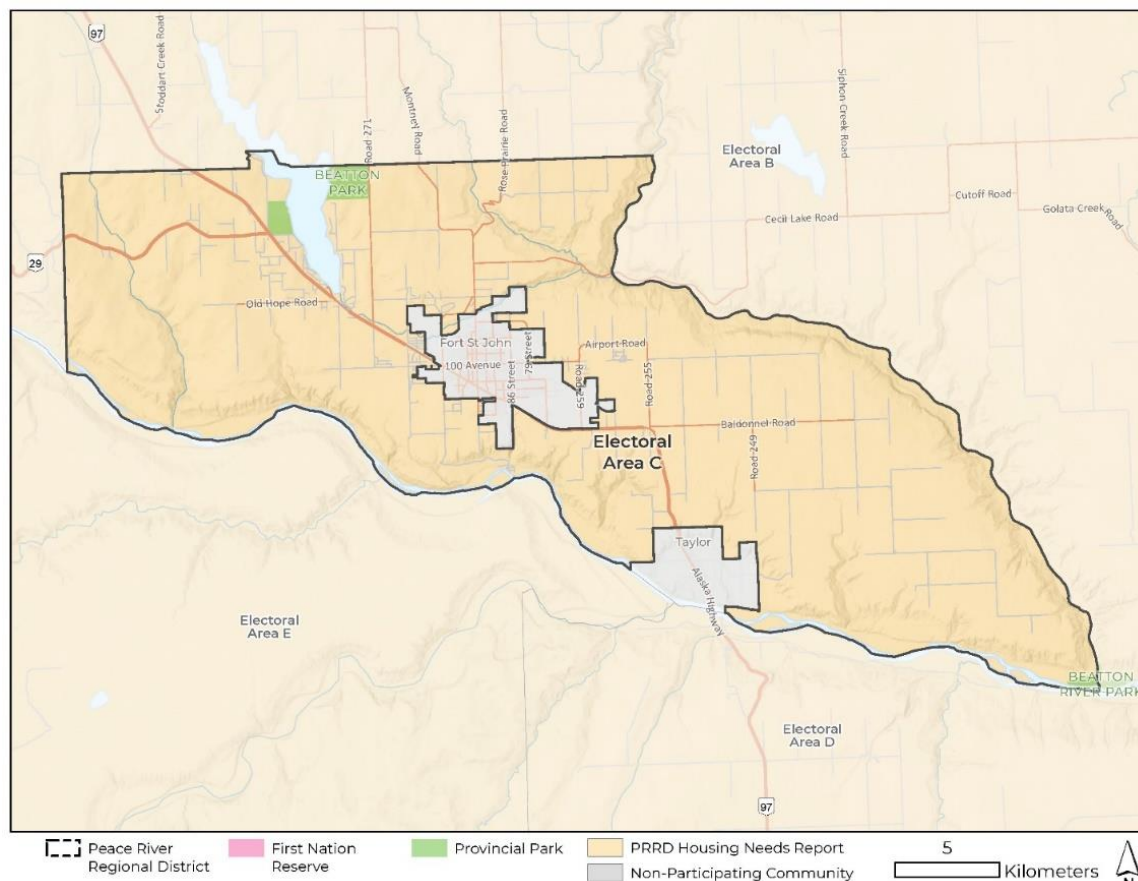
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

1.1 Overview


Electoral Area C is located centrally in the PRRD and surrounds the City of Fort St. John and borders the District of Taylor. As of 2016, Electoral Area C had a population of 6,772 residents, which is approximately 11% of the total PRRD population.

Census data labelled as Electoral Area C refers only to the population within the municipality's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, 82% of dwellings within Electoral Area C were single-detached dwellings. Across the rural areas of the PRRD, including Electoral Area C, housing related challenges can be attributed to a relatively stagnant and aging population, resulting in a shift in housing needs to support changing demographics and development trends. Due to its locality surrounding the major service centre of Fort St. John, Electoral Area C has a high demand for rural residential properties to accommodate residents who wish to live outside the city but remain within commuting distance.



Electoral Area C falls within the PRRD North Peace Fringe Area Official Community Plan (OCP) Bylaw 1870, 2009. This OCP includes policies to recognize the varied housing needs and to provide for a range of locations, types, tenures, and densities to ensure there is housing suitable to meet the needs of residents. The OCP supports special needs and affordable housing opportunities within the plan area. Furthermore, the OCP accommodates Home Based Businesses within certain zoning designations and includes policies to accommodate secondary studies, special needs housing, rental units, and housing for seniors.

1.2 Housing Needs Report Requirements

Housing Needs Reports regulations require the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available can be found in the Data Appendix (Appendix A).

This document fulfills Housing Need Report requirements for Electoral Area C, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³


1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area C, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. In order to address this limitation, the future needs projections and engagement sections are intended to ensure that a more current snapshot of needs and issues is captured. Over time, as future Housing Needs Reports are produced, this tool and approach

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



will be important to be able to track trends in the Census data and qualitative data collected through engagement. This report is intended to provide a baseline against which to assess changes.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years.

The statistical data included in this report was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 – COVID-19 Implications of this report. The findings in the concluding sections consider both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in Electoral Area C.



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral C residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey was available from July 15 to August 13, 2020. It was available through the PRRD website as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents.

A total of 14 respondents from Electoral Area C responded to the survey, including one individual that identified as Inuit and one individual that identified as Metis. All respondents identified as homeowners between the ages of 25 to 84 with a wide range of household incomes.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area C were invited to participate in an interview or focus group, including service providers, housing providers, and other community organizations. The following stakeholders in Electoral Area C participated: Director Brad Sperling, Upper Pine School, Fort St. John Women's Resource Society, Fort St. John Association for Community Living.

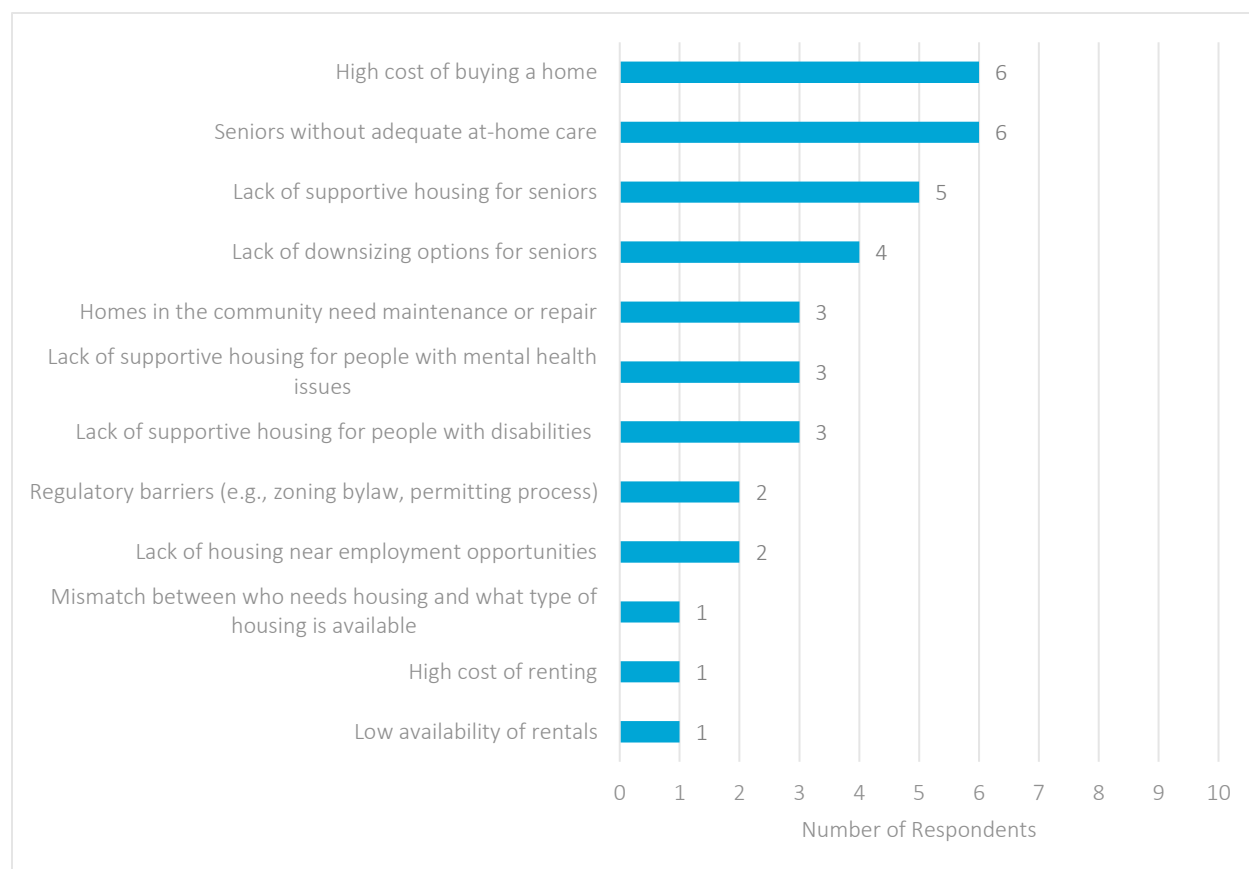
The full results of the survey and focus groups and interviews can be found in Appendix B.

2.2 Findings for Electoral Area C

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area C. **Error! Reference source not found.** illustrates the top housing challenges that survey participants identified for Electoral Area C. The high cost of buying a home in Electoral Area C was the most common concern (6 respondents), followed by lack of housing options for seniors. Some respondents were concerned with the lack of supportive housing for individuals with mental health issues or disabilities (3 respondents). Three out of 14 respondents were also concerned about homes in the community needing repair or maintenance. The following sections summarize the challenges shown in **Error! Reference source not found.** Figure 2 **Error! Reference source not found.** and other challenges mentioned by survey participants.

Figure 2 – Top Community Issues in Electoral Area C



2.2.2 Affordability

Three out of five participants that identified barriers when finding their current home said that the cost was too high and there is limited supply of the type of home they were looking for.

Survey participants were also asked to identify any housing challenges that they anticipate in the next five years. Two out of three participants that answered the question said that they were unsure whether they would be able to afford future mortgage payments.

2.2.3 Senior Housing

As shown in (**Error! Reference source not found.**), survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (6 respondents), supportive housing (5 respondents), and downsizing options (4 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (6 respondents).



2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, all five survey participants that responded to the question said that their home is not well serviced by public transit. Survey participants also anticipate that in the next five years, their homes will not be serviced by public transit and will be too far away from amenities.

2.2.5 Homes Needing Repairs

Two out of three respondents that identified their current housing issues said that their home is poor condition and need repair while three respondents felt that homes needing repairs or maintenance was one of the community's overall issue.

2.3 Housing Opportunities

Survey participants were invited to identify opportunities to build new housing or support groups in need. The following are their suggestions:

- Build additional suites or carriage houses for extended members to live together
- Provide additional government support for housing in the region

2.4 Regional Findings

The following section provides a summary of housing challenges and opportunities stakeholder interviewees mentioned that were relevant across all PRRD communities.

2.4.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during industry cycles which increases the availability of housing. However, these industry cycles were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.4.2 Senior Housing

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.4.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.



Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.


2.44 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.4.5 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.



Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.5 Opportunity Areas

2.5.1 Collaborations and Partnerships

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing.

Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.5.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.5.3 Continued Support for Senior Housing and Affordable Housing Options

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.5.4 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
- Provide mental health housing that allow independence for tenants
- Provide private assisted living facilities to increase options and availability for seniors
- Provide housing options for individuals living in hospital care
- Increase funding for the Homeless Prevention Program
- Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

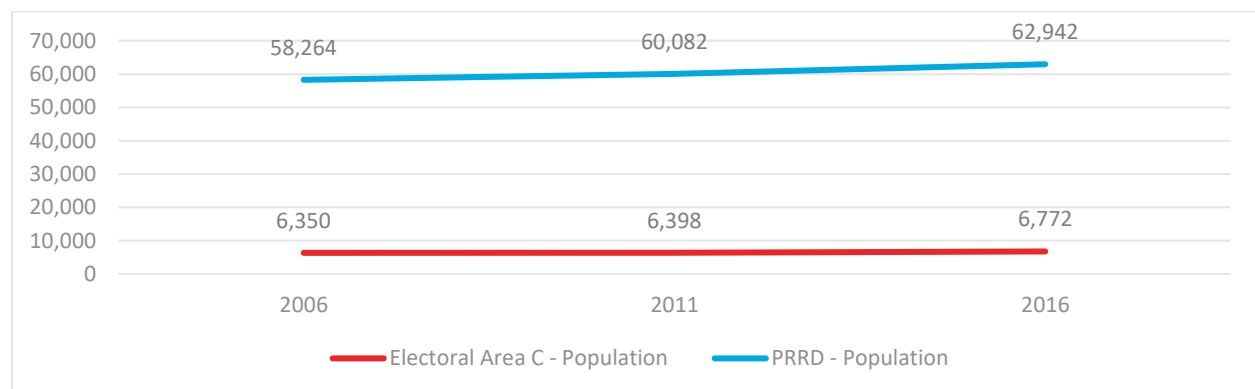
3.0 Electoral Area C Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

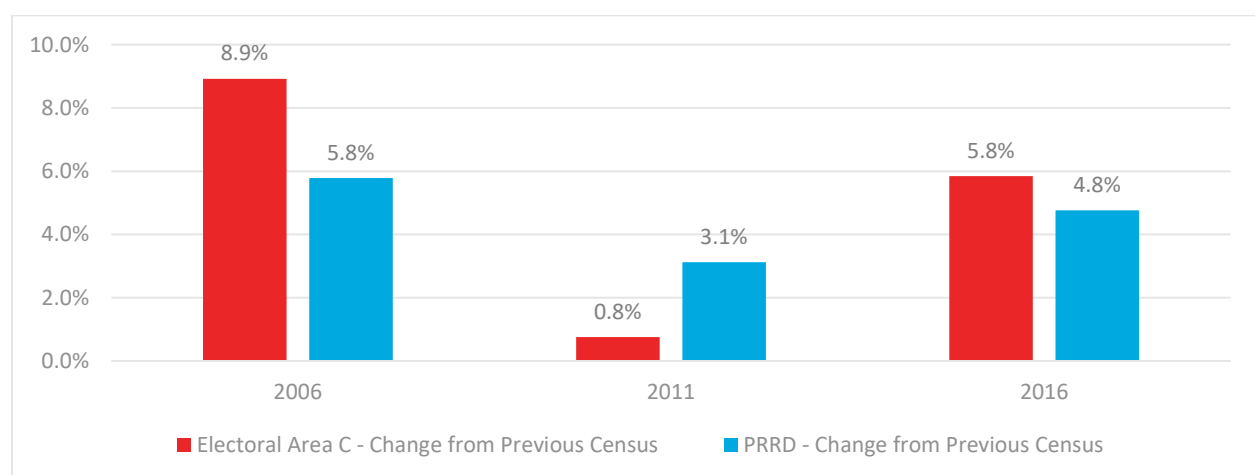
Between 2006 and 2016, Electoral Area C grew by 6.4% from 6,350 to 6,772 residents, an increase of 422 residents. Over the same time period the PRRD grew by 6.4% from 58,264 to 62,942 residents, an increase of 4,678 residents. The population in Electoral Area C grew at a slight rate between 2006 and 2011, before experiencing an increase over the last two census periods (2011 and 2016) (Figure 3).

Figure 3 – Population Changes in Electoral Area C and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

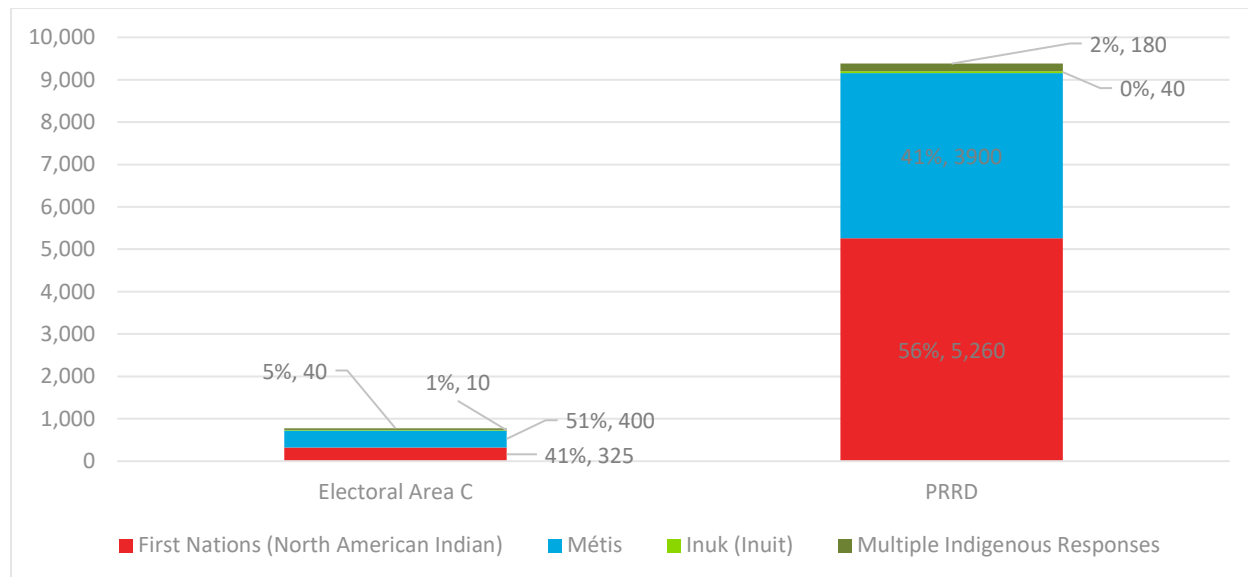
Figure 4 – Population Changes in Electoral Area C and PRRD, 2005-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Electoral Area C has a total of 785 individuals or 11.7% of the population in private households (6,710 individuals) who identify as Indigenous as of the 2016 Census (Figure 55). Of this group, 41% identify as First Nations, 51% as Métis, 5% as multiple indigenous identities, and 1% as Inuk. The Indigenous population in Electoral Area C make up approximately 8% of the overall Indigenous population in the PRRD.

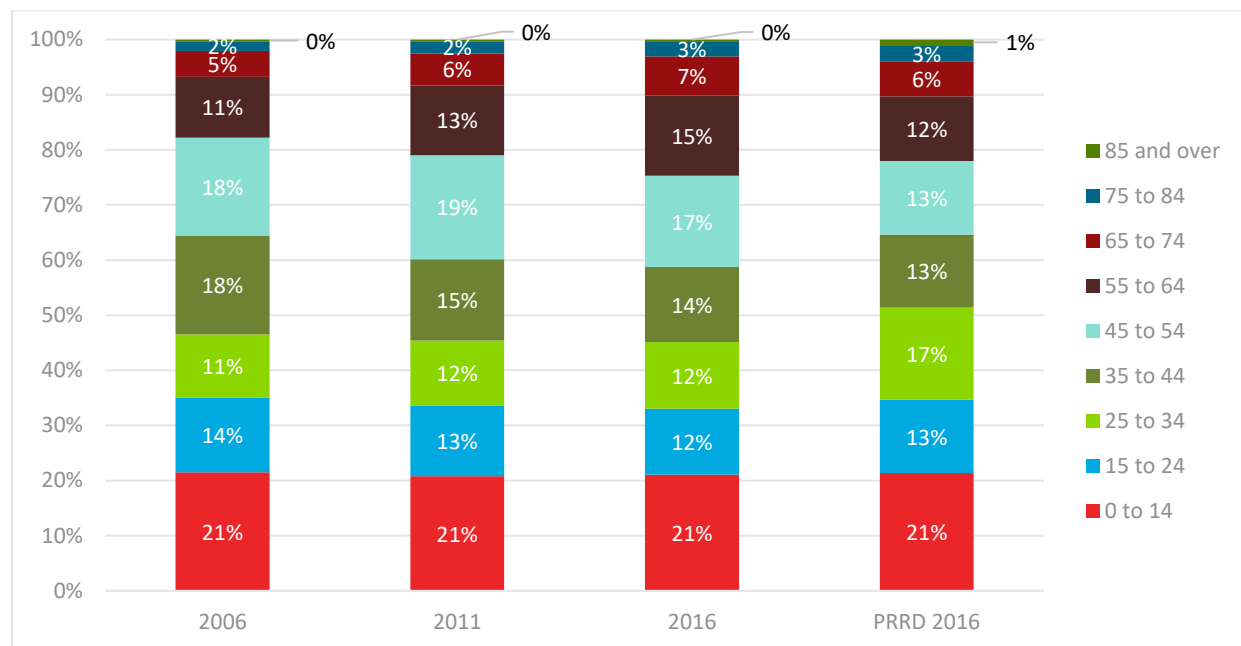
Figure 5 – Indigenous Identity for Populations in Private Households, 2016



3.2 Age

From 2006 to 2016, the median age in Electoral Area C increased from 37 to 38, indicating a trend of older residents in the area, and an older population than the PRRD overall. During the same time period, the median age in the PRRD remained relatively consistent, decreasing from 34.2 to 34.1. The age group distribution in Electoral Area C has a greater proportion of residents in the 45 to 54 age category and fewer residents in the 25 to 34 age category as compared to the PRRD in 2016.

Figure 6 – Age Distribution in Electoral Area C, 2006-2016

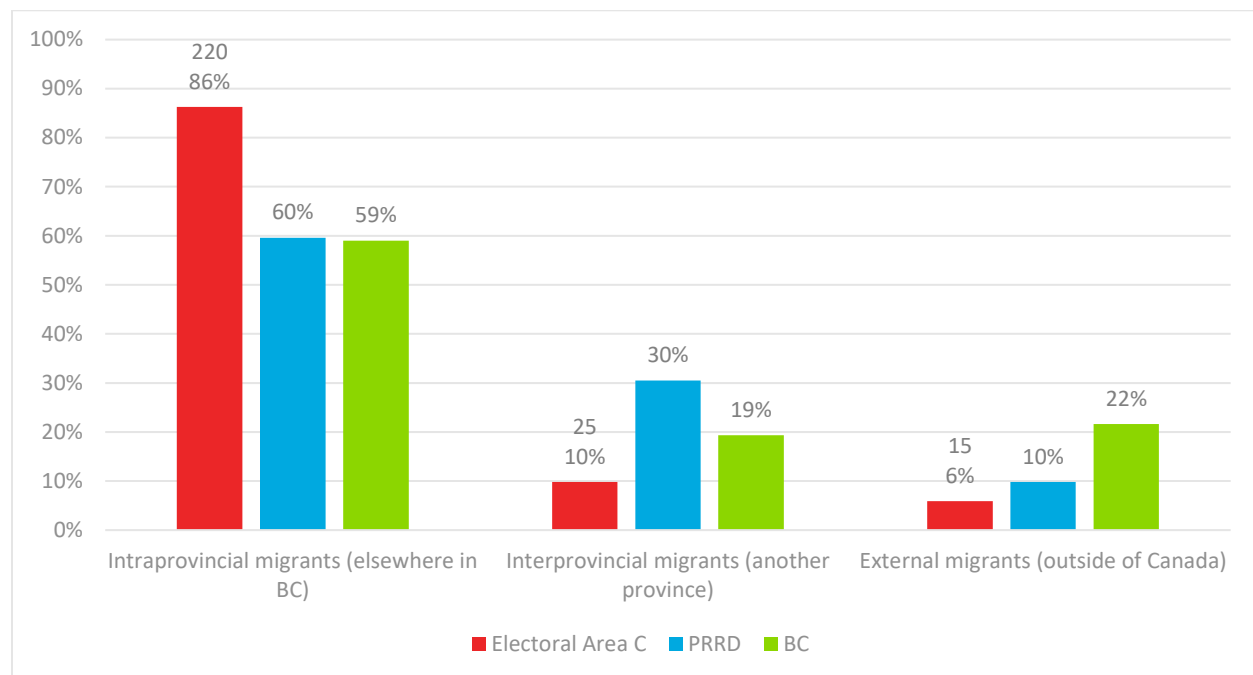


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area C, 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Electoral Area C, 86% were intra-provincial migrants (people who moved from elsewhere in BC), 10% were inter-provincial migrants (people who moved from another province), and 6% were external migrants (people who moved from outside Canada). Compared to the PRRD, Electoral Area C has a lower proportion of individuals who moved intra-provincially. This means the large majority of new residents were from within Canada, with only a small number from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area C, PRRD and BC⁴



Source: Statistics Canada Census Program, Census Profiles 2016

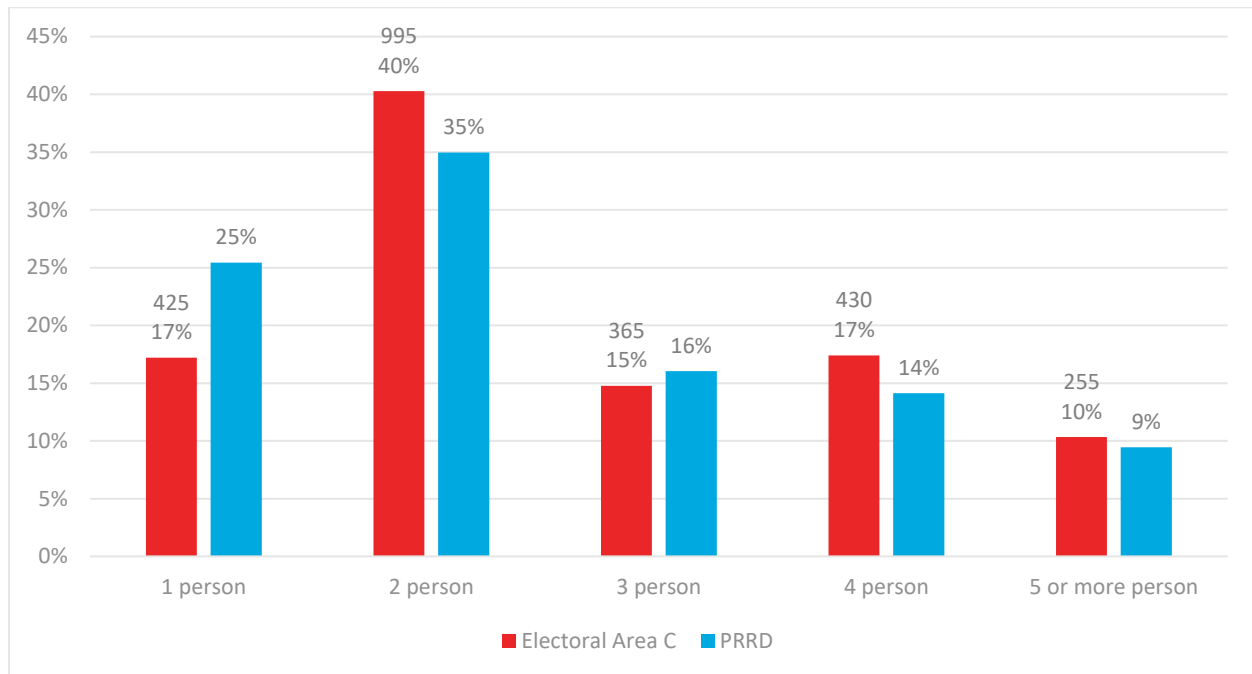
3.4 Households

From 2006 and 2016, the number of households in Electoral Area C grew by 155 households, or 6.4% from 2,315 to 2,470. Compared the average household size for Electoral Area C was 2.7 persons in 2016, compared to the 2.5 persons for the PRRD. The average household size in Electoral Area C did not increased between 2006 and 2016. In 2016, 42% of households in Electoral Area C were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 88). This higher proportion of larger household sizes in Electoral Area C than the PRRD suggests a greater prevalence of families in Electoral Area C than the PRRD, rather than other household types. This correlates to the relatively young median age, and the fact that it decline between 2006 and 2016.

Electoral Area C has a higher proportion of family households with and without children (28%) than the PRRD (and corresponds with the demographic data shown in (Figure 9), and lower proportion of one-person non-census-family households (17%). These figures suggest that families are more likely to live in the Electoral Area than the region, as a whole as family households make up the majority of households in the community (78%).

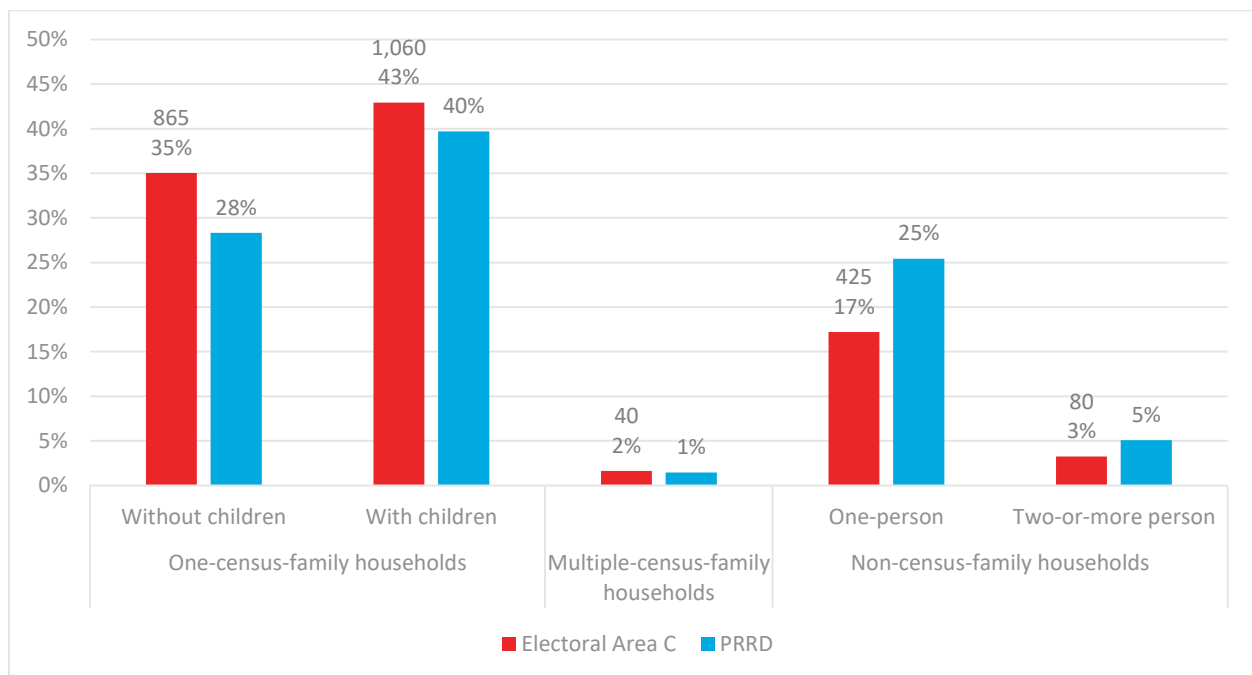
⁴ Due to randomized rounding implemented by Statistics Canada, there are some cases where proportions do not add up to 100%.

Figure 8 – Household by Size in Electoral Area C, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

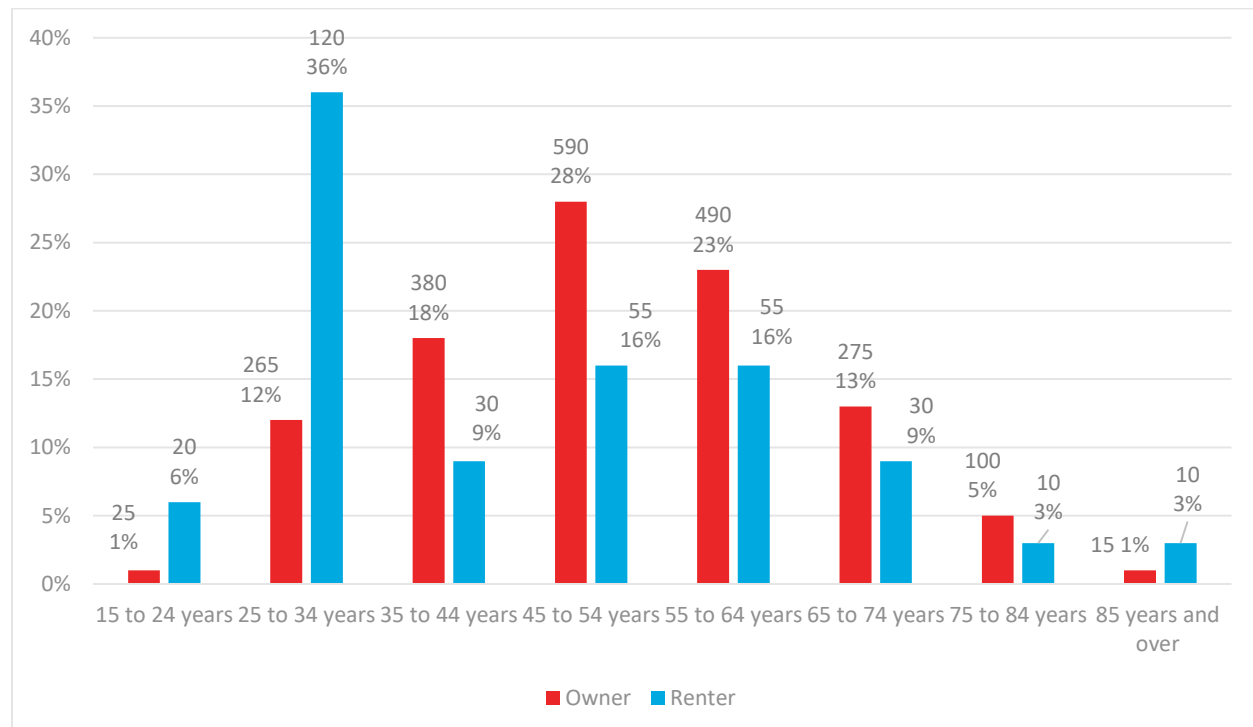
Figure 9 – Households by Household Type in Electoral Area C and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The census allows two to be identified per household and the data is based on the first entry. In Electoral Area C, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (67% of renters were under the age of 55, and 42% were under 35), while 31% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016

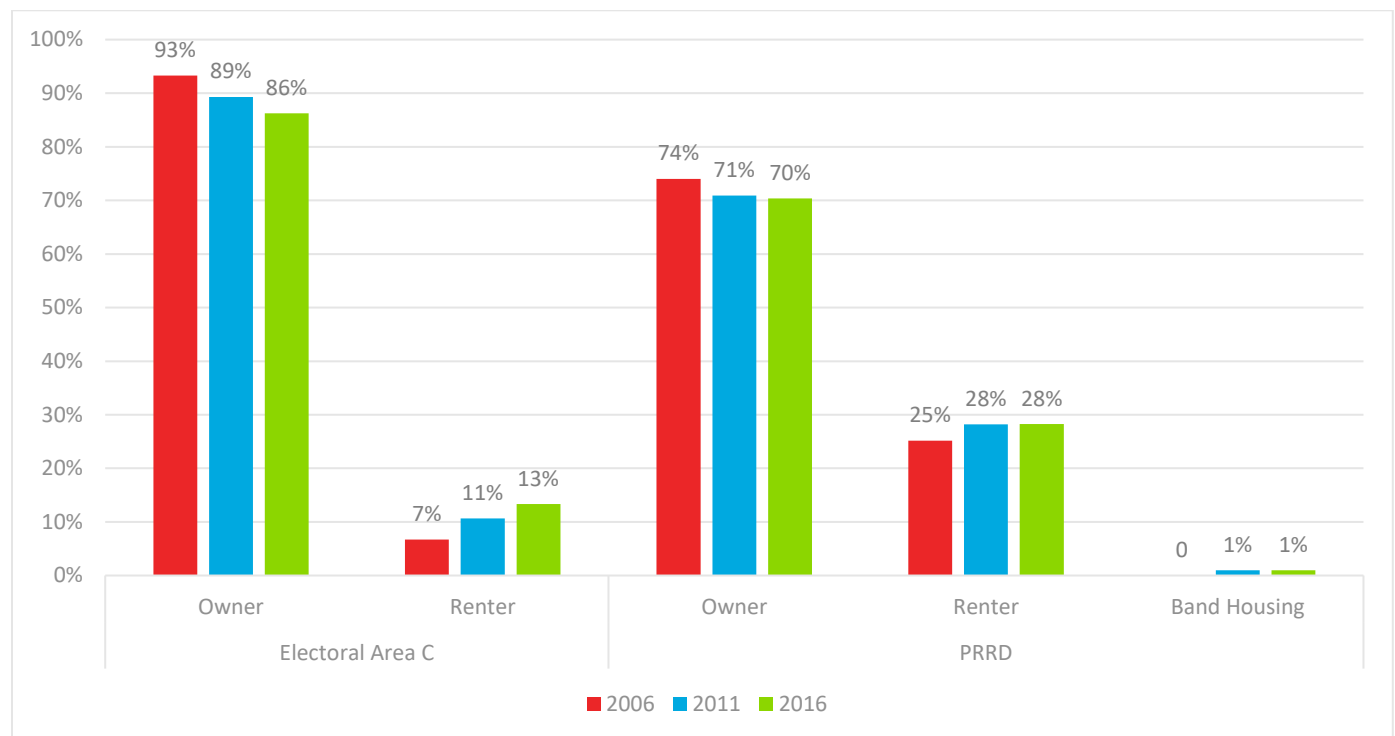


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 TENURE

Electoral Area C has seen the proportion of owner households decline over the past three census periods, from 93% in 2006 to 89% in 2011, and 86% in 2016, leading to a corresponding increase in renter households, from 7% in 2006, 11% in 2011, and 13% in 2016. For comparison, in 2016, 70% of PRRD residents were homeowners and 28% were renters. In part, this tenure breakdown can be attributed to affordable housing prices and high household incomes and a lack of available rental properties within the Electoral Area, which is fairly typical of rural regions and communities. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

Figure 11 – Households by Tenure in Electoral Area C, 2006-2016⁵



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3.5 Economy

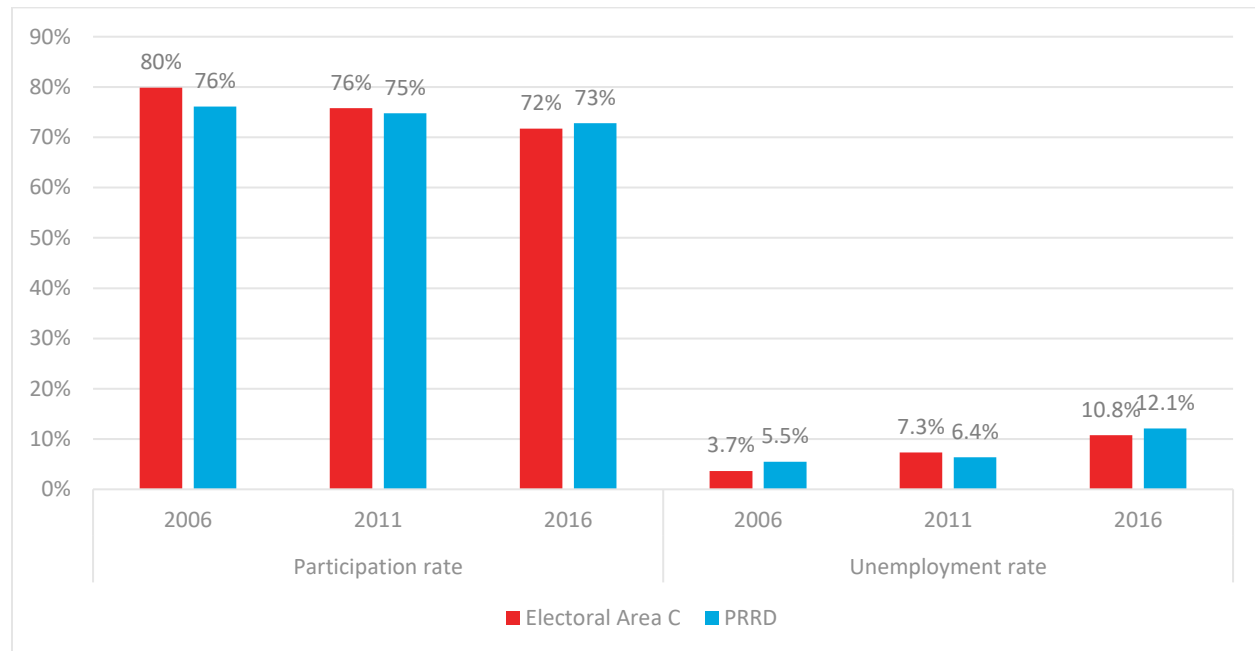
Between 2006 and 2016, the Electoral Area C labour force participation saw a slight decrease in labour participation and an increase in unemployment in 2016. The unemployment rate in Electoral Area C increased from 3.7% to 10.8% over the same time period. This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%, which may be related to the 2014-2015 downturn on the oil and gas industry.

In 2016, the top five industries employing Electoral Area C residents included Mining, quarrying, oil and gas extraction (16%), construction (14%), transportation and warehousing (10%), other services (except public administration) (9%), and retail trade (8%). However, the current distribution of labour force by industry in Electoral Area C is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Electoral

⁵ Where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

Area C and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities such as Fort St. John.

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area C and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

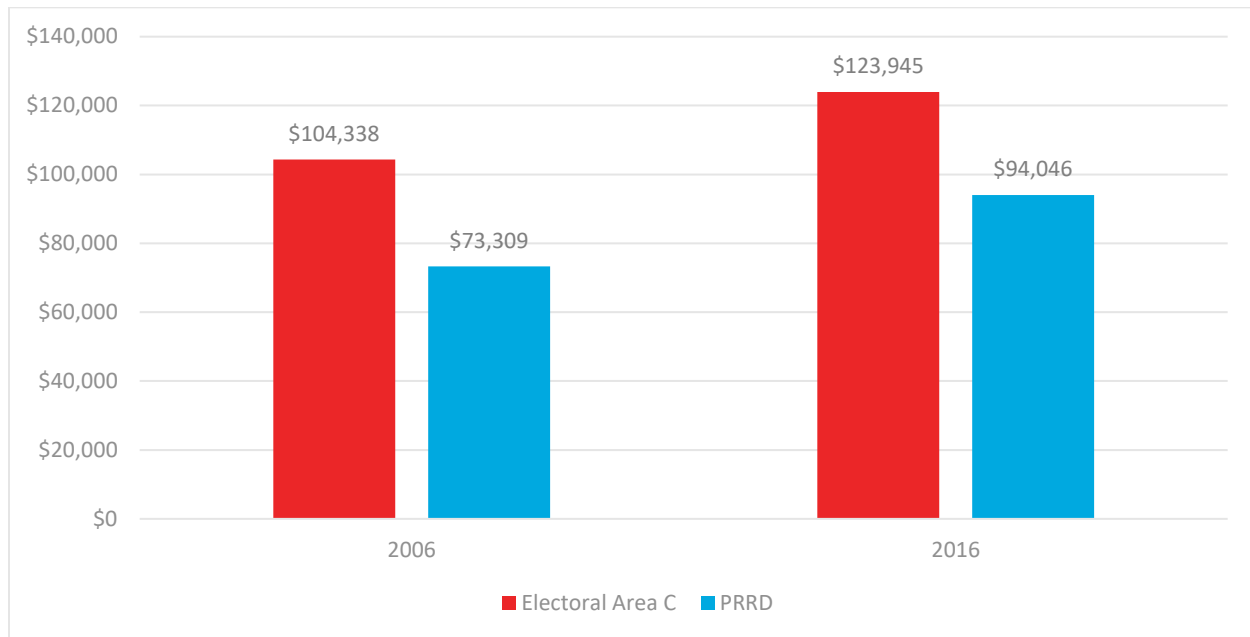
Between 2006 and 2016, median before-tax private household income grew by 17% in Electoral Area C, compared to the 24% across the PRRD. As of 2016, Electoral Area C residents had significantly higher median household incomes than the total PRRD population. In 2016, the median income in Electoral Area C was \$123,945; \$29,046 higher than the PRRD median income of \$94,046 (Figure 1313).

Median household income differs by household type. In Electoral Area C, female lone parents and non-census families (typically individuals living alone) have the lowest median income. Other census families and couples with children had the highest median incomes, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is typically lower than the median owner household income. In Electoral Area C, the median renter household income in 2016 was \$74,836, compared to the median owner household income of \$132,667, meaning median incomes of renter households were about 56% that of owners (Figure 1515). Median renter income also decreased between 2006 and 2011 and rose again between 2011 and 2016. This could be attributed to a larger economic downturn in 2008 and its impacts. Of the renter households,

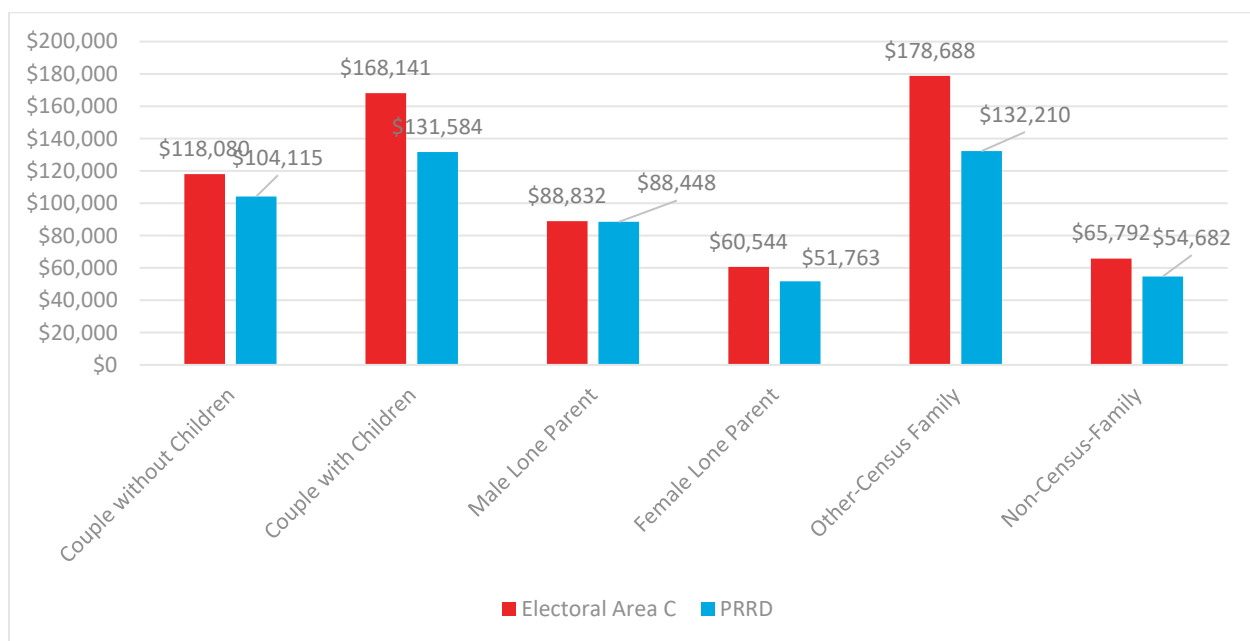
50% earn less than \$80,000 and nearly a third (31%) earn less than \$40,000, while 43% of owner household incomes is \$150,000 and over (Figure 16). This indicates that renters may not necessarily choose this tenure but rent because they are unable to afford ownership as an option.

Figure 13 – Median Before-Tax Private Household Income, 2006-2016



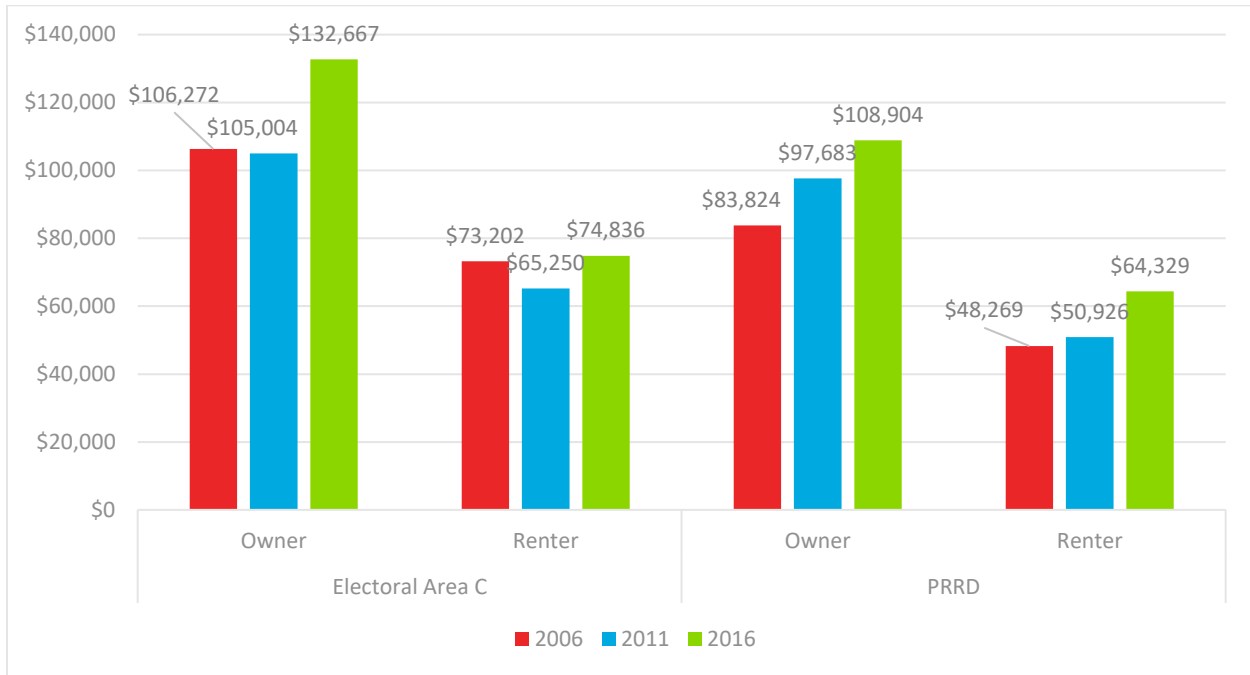
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 14 – Median Total Household Income in Electoral Area C and PRRD, 2016



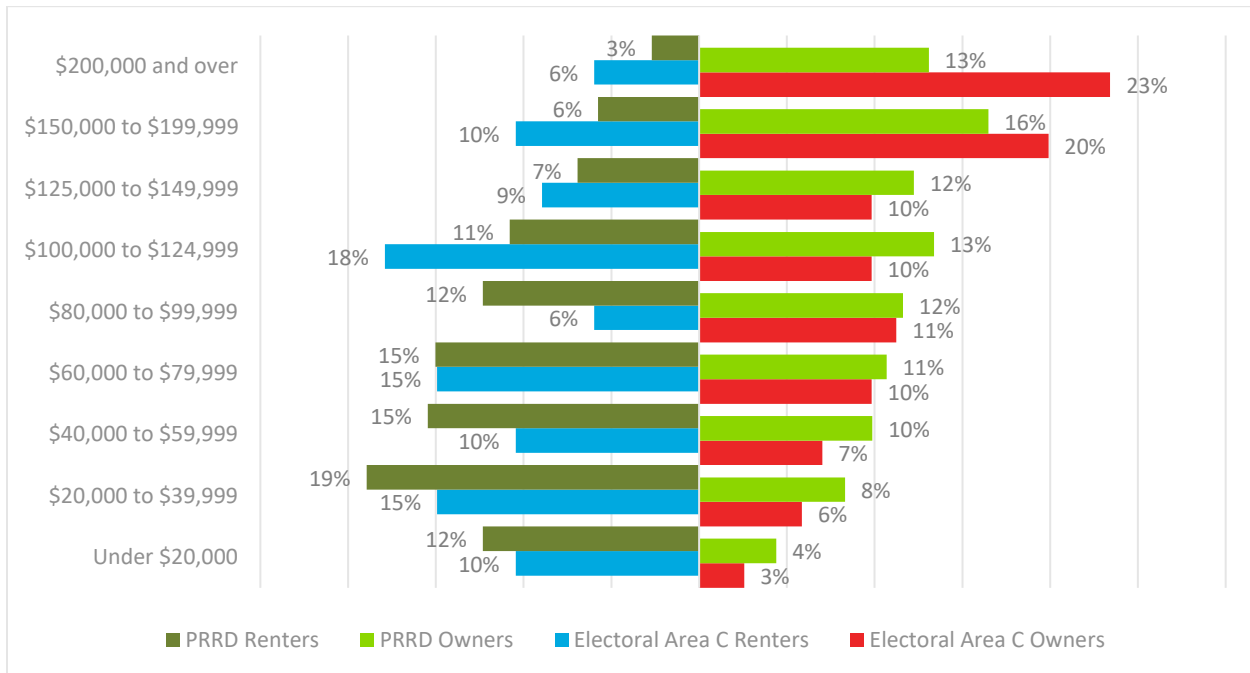
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15 – Median Income by Tenure in Electoral Area C and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16 – Renter and Private Household Income by Income bracket, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



3.7 Summary

Between 2006 and 2016, Electoral Area C population increased only slightly and reached 6,772 in 2016. However, it is estimated that the population began to grow after 2017, and in 2020 is project to be 2,753 (see Section 5.1) The median age of Electoral Area C residents was 35 in 2016, which was comparable to the median age of the total PRRD population of 34.1, indicating a younger population. There are 785 individuals how identify as Indigenous in Electoral Area C (41% First Nations, 51% as Métis, 5% as Multiple Indigenous Responses) who make up 12% of the Electoral C population in private households.

In 2016, Electoral Area C experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 25 new Electoral Area C residents that year relocated to the area from another province and 15 from outside Canada.

The number of households in Electoral Area C increased by 6.4% between 2006 and 2016 and the average household size remained steady. The majority of households in Electoral Area C are occupied by 1 or 2 persons. Compared to the PRRD, Electoral Area C had more family households with and without children and a lower percentage of one-person non-census family households.

In Electoral Area C, 86% of households are owned and 13% are rented, and the median income of both owner and renter households increased from 2006 to 2016. The median income of renter households in 2016 was 56% that of owner households.

Between 2006 and 2016, the unemployment rate in Electoral Area C increased from 3.7% to 10.8% and the participation rate also decreased from 80% to 72%. However, the median income of private households in Electoral Area C increased slightly over the same time period. Households with the highest median income in 2016 were other census families.

Although there was a fluctuating unemployment rate in Electoral Area C between 2006 and 2016 due to a downturn in the oil and gas industry in 2014 and 2015, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

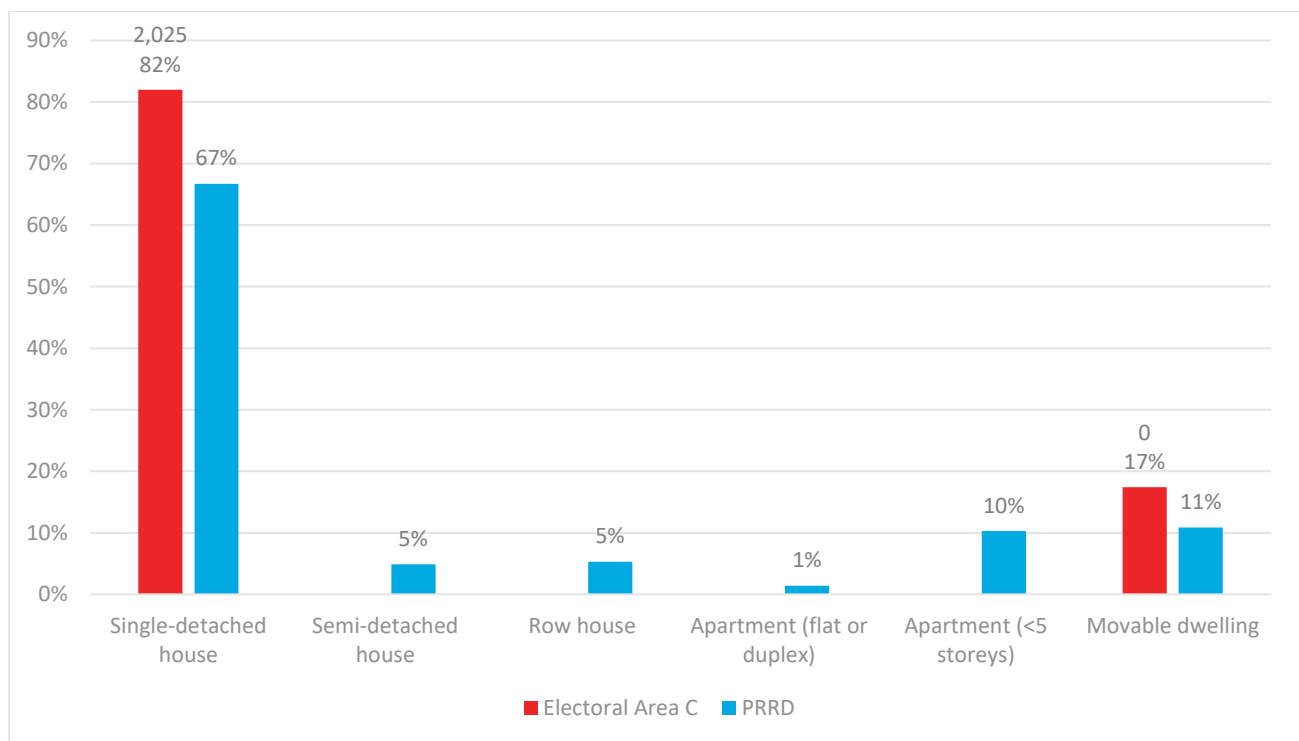
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 HOUSING UNITS

As of 2016, there were 2,470 dwellings in Electoral Area C. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area C are single-detached homes (82%). The other dominant form of housing in Electoral Area C includes movable dwellings, which represent 17% of the housing stock (Figure 177).

Figure 17 – Dwelling by Structure Type in Electoral Area C and PRRD⁶



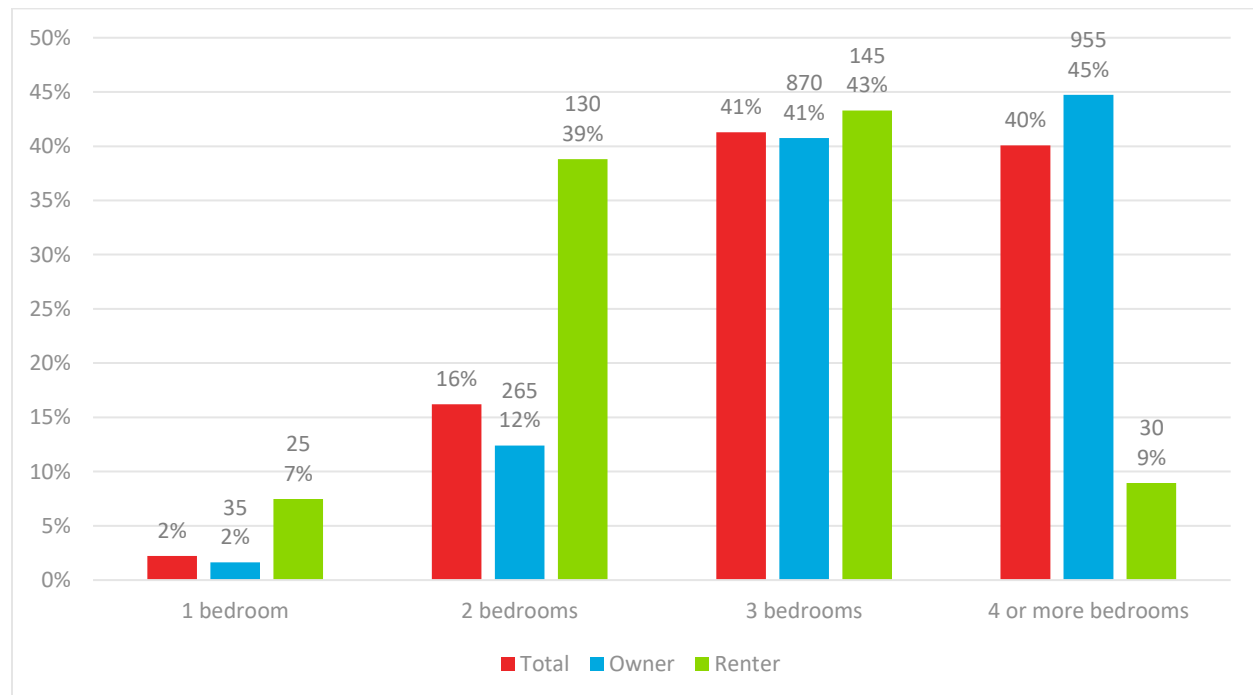
Source: Statistics Canada Census Program, Census Profiles 2016

In 2016, Eighty-one percent (81%) of dwellings in Electoral Area C had three or more bedrooms. Most dwellings with four bedrooms or more were owned (45%), and 9% of the dwellings of that size were rented. Forty-six

⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

percent (46%) of rented dwellings had two bedrooms or fewer. The most common structural housing type in Electoral Area C occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households, while renter households occupied more movable dwellings (30%) compared to owner households (15%). This indicates a strong supply of rented moveable dwellings. There is also a small proportion of renters who occupied an apartment in a flat or duplex.⁷

Figure 18 – Households by Bedroom Number and Tenure in Electoral Area C, 2016⁸

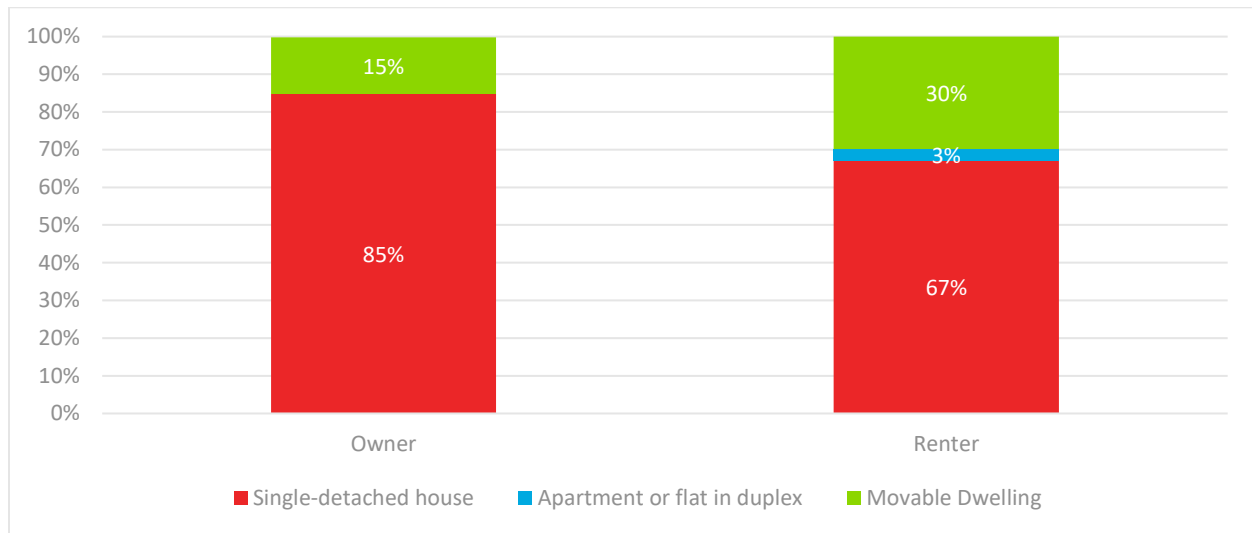


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220

⁷ StatsCan defines a duplex as a single-family dwelling with a secondary suite, not what the public typically identifies as a duplex which is a semi detached dwelling.

⁸ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

Figure 19 – Dwellings by Structure Type and Tenure, 2016

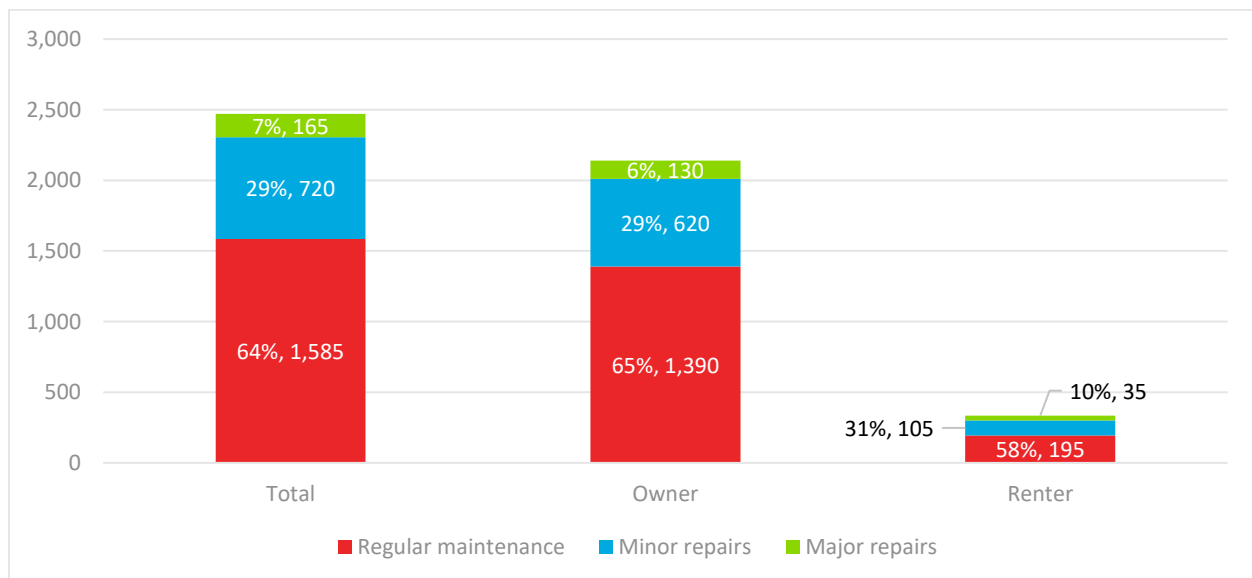


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.2 CONDITION OF HOUSING

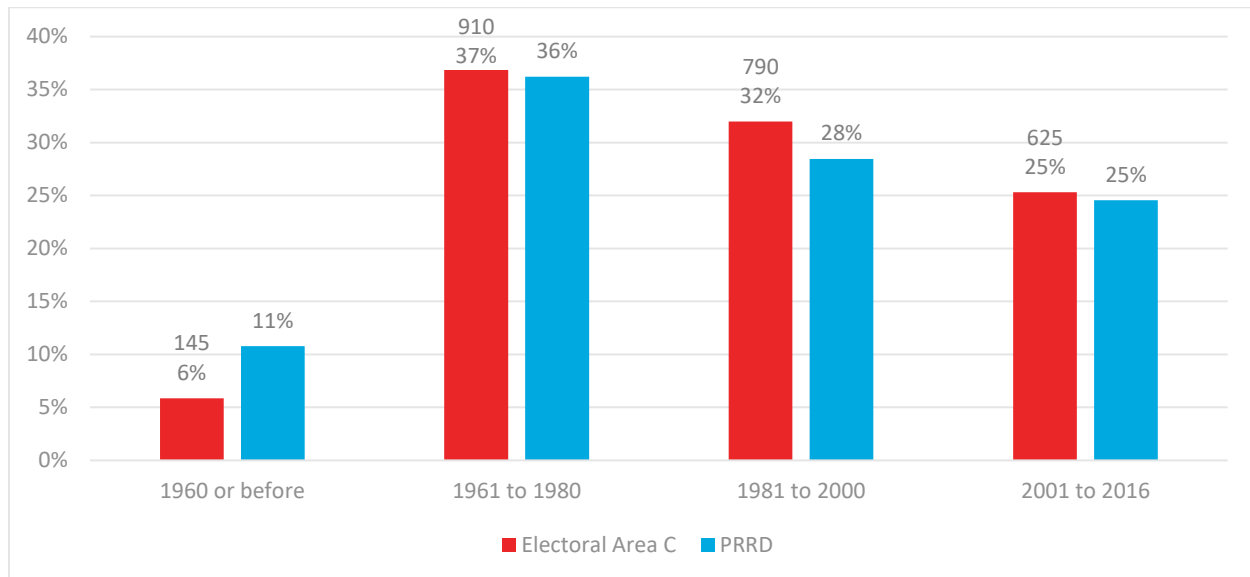
In 2016, dwelling conditions were similar between renter and owner households, with most dwellings requiring regular maintenance only (64% of all dwellings), while 29% required minor repairs and 7% required major repairs (Figure 20). Compared to the PRRD, dwellings in Electoral Area C were slight older, with the highest proportion of houses being built before 1981 (43%) as compared to 47% of homes being built in the same time period in the PRRD (Figure 21).

Figure 20 – Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 21 – Dwellings by Period of Construction in Electoral Area C and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area C, 93% of private dwellings were occupied and 7% (193 units) were unoccupied (Table 1).

Table 1 – Occupied Private Dwellings, Electoral Area C, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	2,664	100%
Private dwellings occupied by usual residents	2,471	93%
Private dwellings not occupied by usual residents	193	7%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral C remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area C, 2016-2019

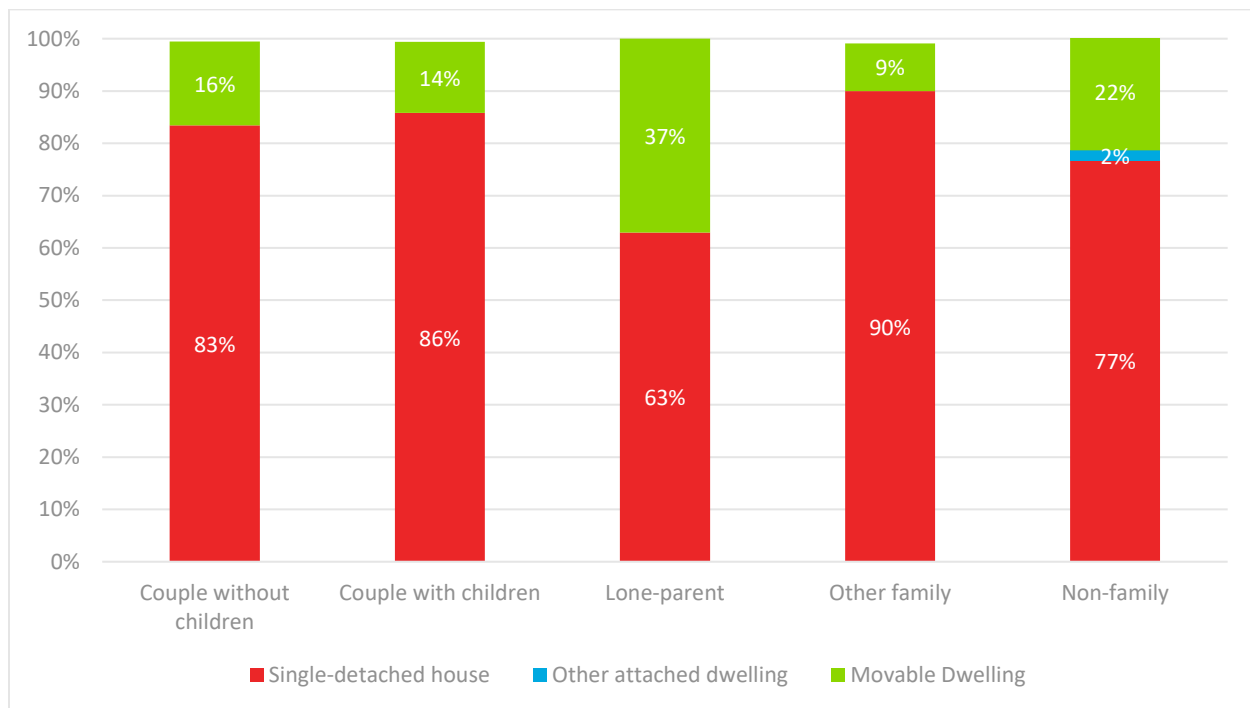
	2016	2017	2018	2019
Residential Dwelling Building Permits	11	13	6	8
Demolition Permits	0	1	1	1

Source: Peace River Regional District, 2020

4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Electoral Area C, the majority of all family types live in a single-detached house. The remaining proportion of households reside either in a movable dwelling and a small proportion occupy other attached dwellings, indicating that these dwelling types may be affordable options for households who can't afford single family homes in Electoral Area C (Figure 22).

Figure 22 – Households by Structure and Family Type in Electoral Area C, 2016⁹



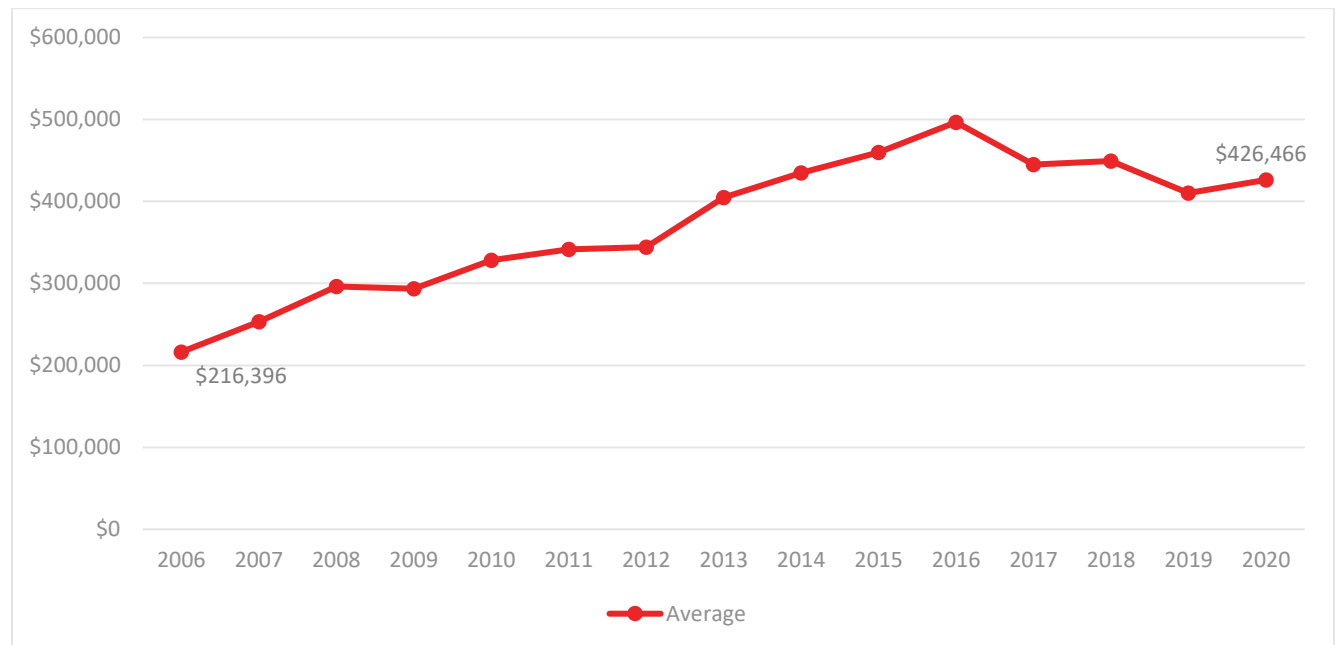
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁹ The graph below includes both owners and renters. "Other attached dwelling" includes apartment or flat in a duplex, row house, semi-detached house.

4.2 Trends in Homeownership Market

Based on assessment values for residential properties in Electoral Area C, the average house value (e.g. includes all housing types), has increased from \$216,396 to \$426,466 over the last 14 years (Figure 23). This equivalent to an increase of approximately 97% from 2006 to 2020. The upward trend has been steady for Electoral Area C over this time period.

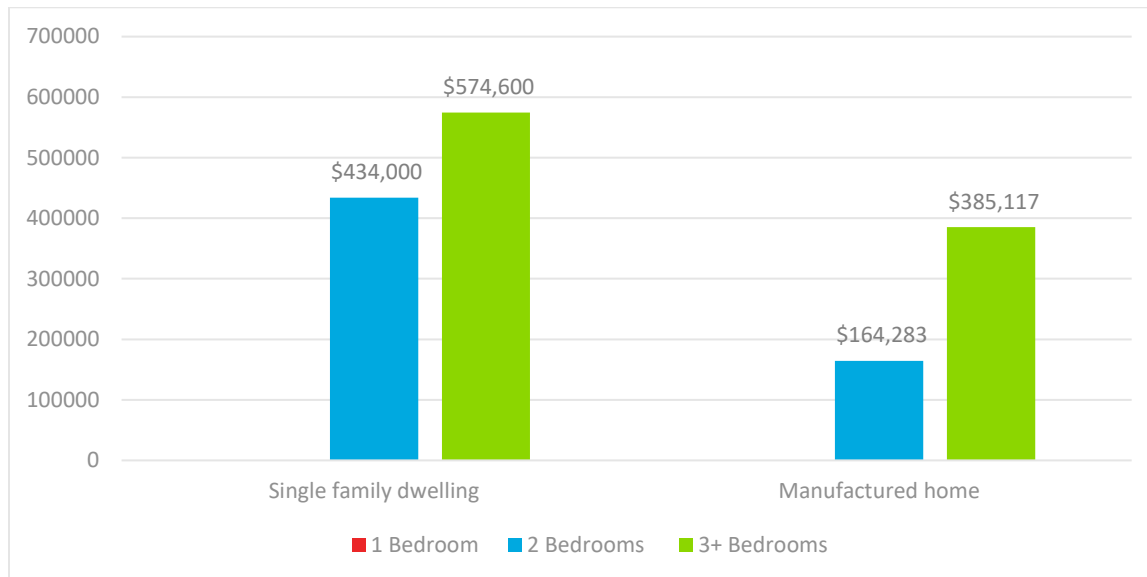
Figure 23 – Average Assessed Residential Values in Electoral Area C, 2006-2020



Source: BC Assessment, 2019

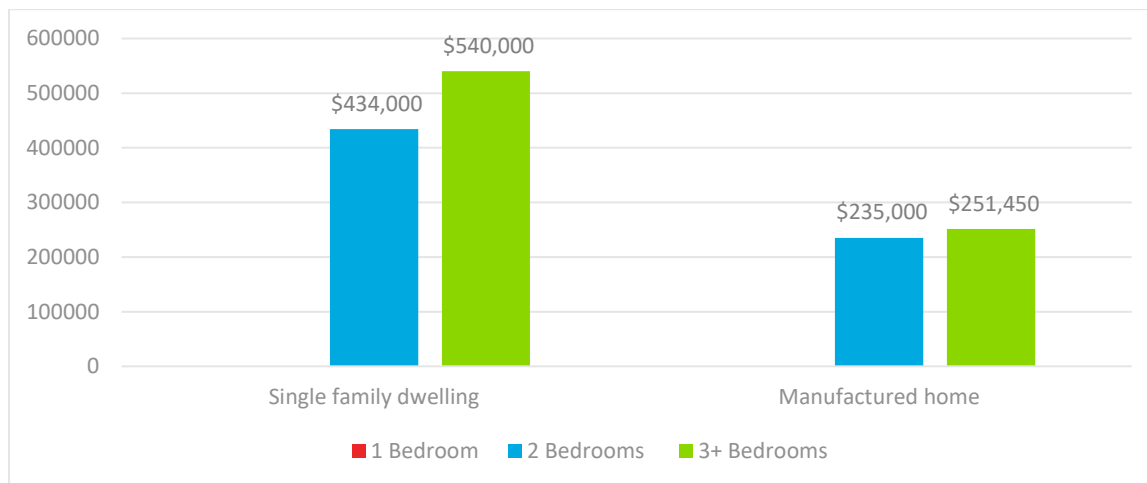
In the Electoral Area C homeownership market, single family dwellings with three or more bedrooms had the highest average conveyance price in 2019. Two-bedroom single family dwellings were comparable on average to manufactured homes with three or more bedrooms (Figure 24). Duplexes with three or more bedrooms had the highest median residential value, followed by single family dwellings also with three or more bedrooms (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24 – Average Residential Category by Conveyance Price Type and Bedroom Type in Electoral Area C, 2019



Source: BC Assessment, 2019

Figure 25 – Median Residential Category Residential Value by Type and Bedroom Type in Electoral Area C, 2019



Source: BC Assessment, 2019



4.2.1 HOMEOWNERSHIP AFFORDABILITY GAP ANALYSIS

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area C.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.¹⁰

The main gaps in affordability are in non-census families affording single family dwellings as well as lone parent families and non-census families in affording a row house style dwelling (Table 3). Other family types have considerably higher median household incomes than these family types because they typically can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

¹⁰ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area C¹¹

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single Family Home (\$299,202)
Couples without children	\$89,224	\$2,231	-\$879
Couples with children	\$127,052	\$3,176	\$67
Lone parent families	\$51,262	\$1,282	-\$1,828
Non-census families	\$49,714	\$1,243	-\$1,867
Other census families	\$135,021	\$3,376	\$266

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

Sources: Statistics Canada, 2016, BC Assessment, 2019.

4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area C. Additionally, data for short-term rental market is unavailable for Electoral Area C. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and core housing need (sections 4.7 and 4.8) provide an indication of the challenges renters currently face in Electoral Area C.

4.4 Non-Market Housing

As of March 31, 2020, there was one reported non-market unit in Electoral Area C where BC Housing had a financial relationship, which was a rental assisted unit in the private market.

¹¹ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

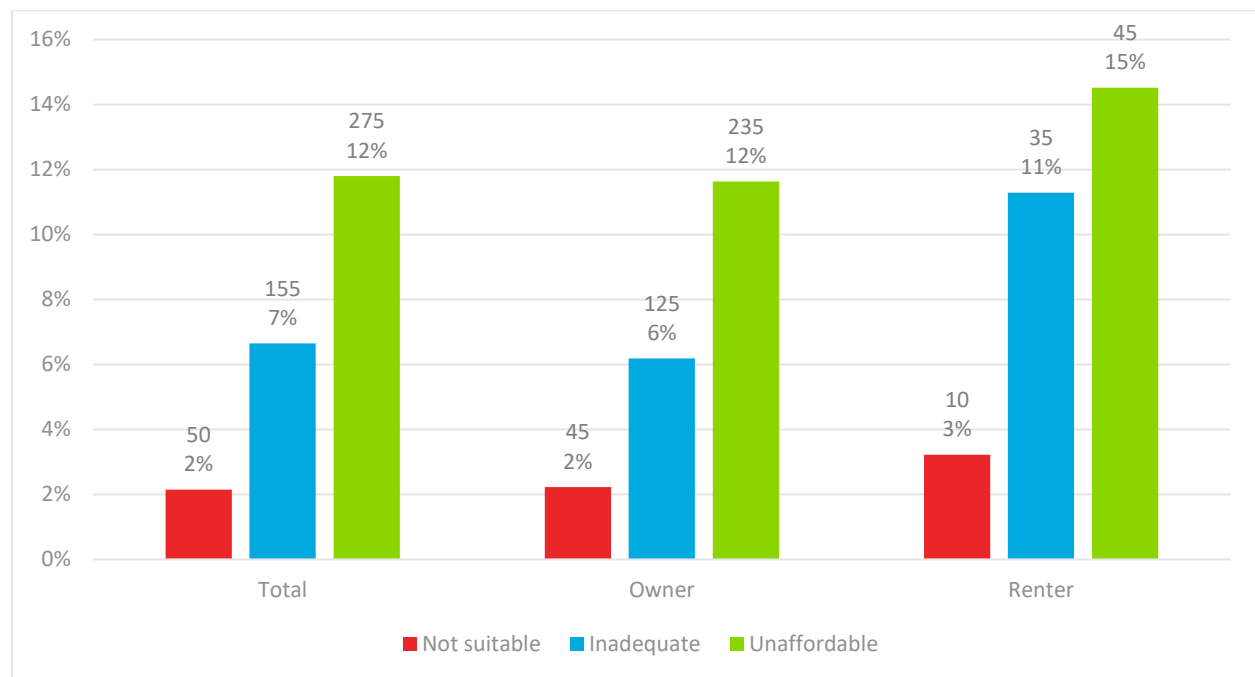
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area C, as of 2016, 7% of households were living in inadequate housing, and 2.1% were living in unsuitable housing (Figure 26). Affordability is the most common housing standard not met in Electoral Area C, typical of the regional and provincial trends. Twelve percent (12%) of all households in 2016 spent 30% or more of their income on shelter costs, including 15% of renter households and 12% of owner households. Renter households were nearly twice as likely to experience adequacy issues, compared to owners; however suitability and affordability issues were relatively comparable. Typically renters experience much higher rates of affordability issues; however, this does not appear to be the case in Electoral Area C. Although there are higher proportions of renter households not meeting suitability, adequacy, and affordability standards, it is important to remember there were 2,135 owner households in Electoral Area C in 2016, compared to 330 renter households.

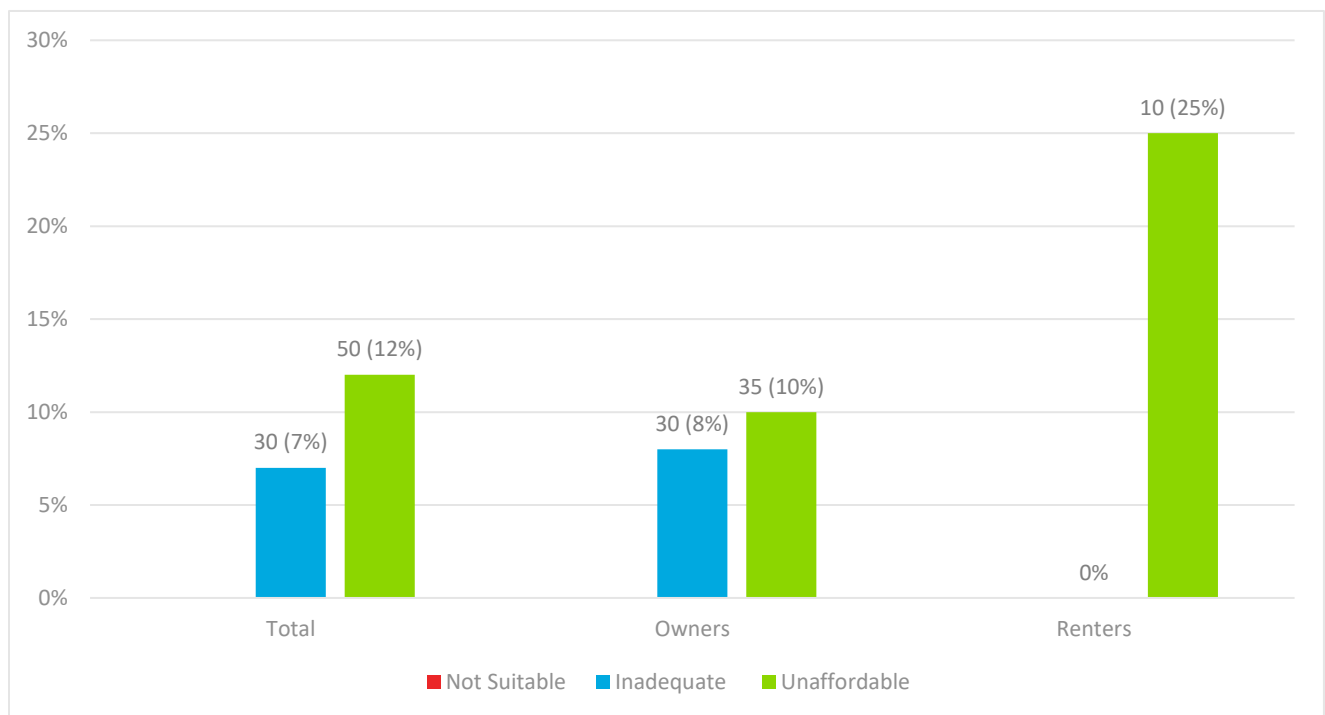
Figure 26 – Unsuitable Housing by Tenure for Private Households in Electoral Area C, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide insight into how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area C (aged 65 and over), 7% of senior households experiencing housing needs had issues with adequacy and 12% had issues with affordability. Seniors who rent are more likely to experience issues with affordability and adequacy, however they also represent a relatively small portion of overall households. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area C.

Figure 27 – Housing Indicators of Senior Households, 2016



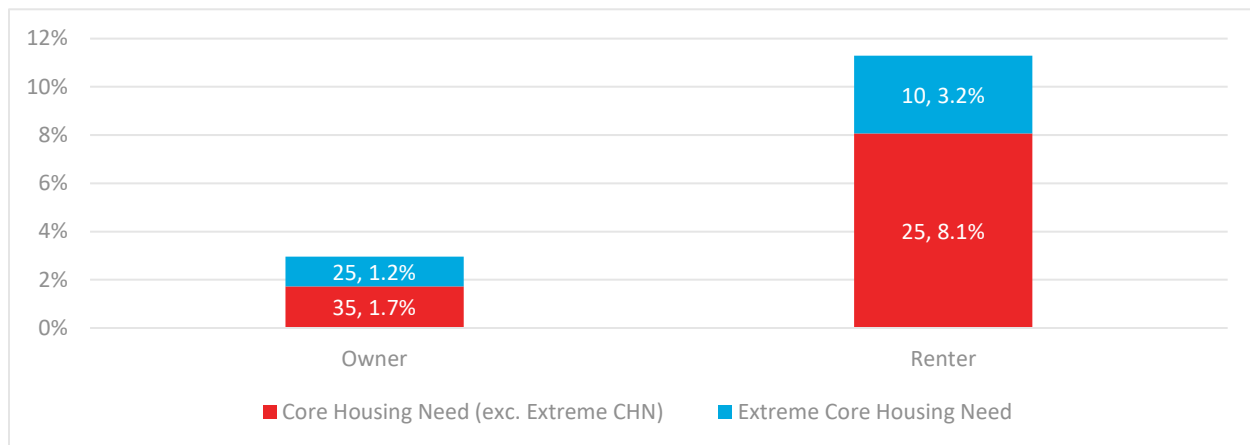
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016231

4.8 Core Housing Needs

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

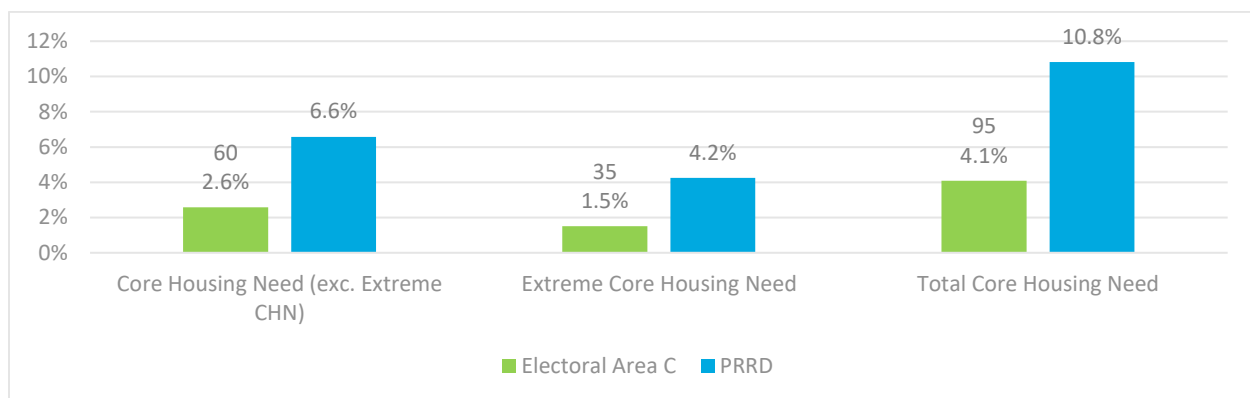
In 2016, Electoral Area C had a much higher proportion of renters than owners experiencing Core Housing Need (11.3% vs. 2.9%) (Figure 28). Of renter households experiencing core housing need, 3.2% were experiencing extreme core housing need as compared to 1.2% of owner households. As compared to the PRRD, Electoral Area C has a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 29).

Figure 28 – Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


Figure 29 – Private Households in Core Housing Needs in Electoral Area C and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4.9 Summary

As of 2016, there were 2,470 dwellings in Electoral Area C, 82% of which were single-detached dwellings. The remaining units were movable dwellings and a small proportion of other dwelling types. Of all dwellings, 81% had three or more bedrooms, while 57% of all households had one or two occupants, suggesting some of the population may be living in larger homes than they need. Eighty-six percent (86%) of owned dwellings had three or more bedrooms and 46% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 85% single-detached houses and 15% movable dwellings. Rented dwellings consisted of 67% single-detached houses, 30% movable dwellings, and 3% apartment or flats in a duplex. There may be a lack of options within Electoral Area C for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.



Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area C dwellings, 64% require only regular maintenance and 29% require minor repairs, leaving only a small proportion needing major repairs. The need for repairs also corresponds with the fact that 57% of dwellings in the District were built after 1980. In 2019 the average sales price for a single-family dwelling (3 bedrooms) was \$574,600.

Of all households in Electoral Area C in 2016, 7% were living in inadequate dwelling units, 2% were living in unsuitable conditions, and 12% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of owners than renters experienced core housing need (11.3% vs. 2.9%). Of senior households, 7% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 17% were experiencing more than one housing need indicator. This suggests there may be a lack of affordable rental options with Electoral Area C that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

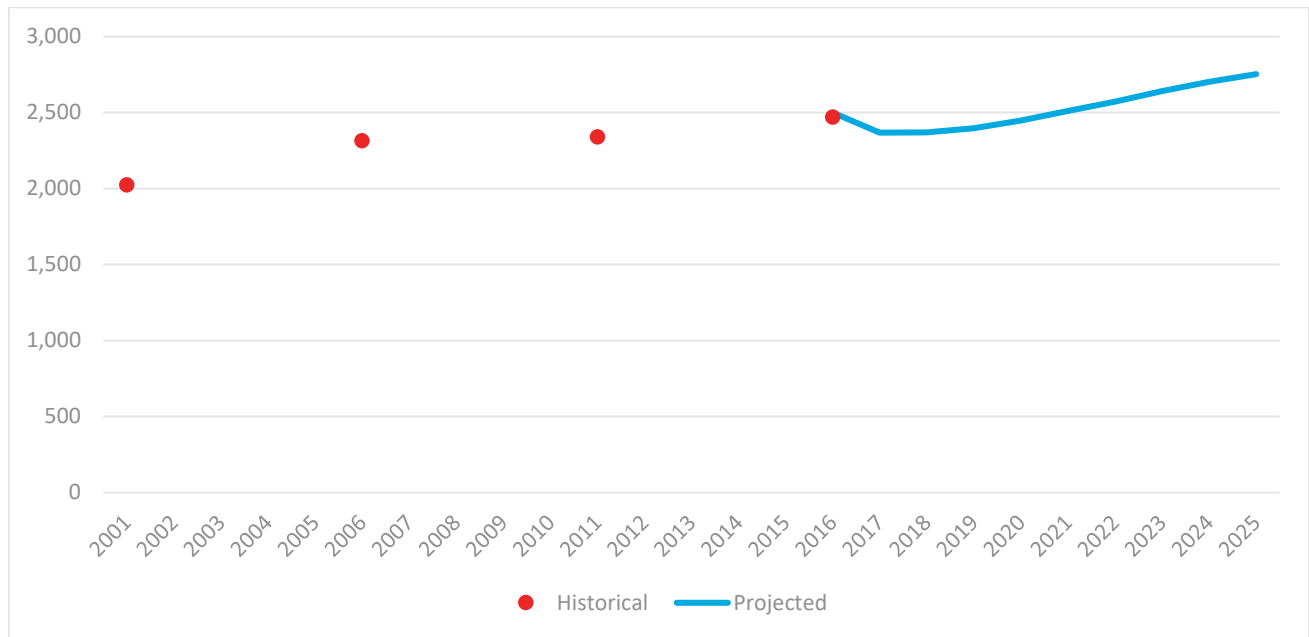
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River North Rural for Electoral Area C. While the service area's boundaries encompass a larger area than Electoral Area C, the projections provide insight as to how population growth may occur in Electoral Area C if it were to follow sub-regional trends. Appendix C provides a summary of the population projection methodology used in this report.

5.1 Population and Household Growth

Traditionally, Electoral Area C has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area C's population projection trend for that time period. The slight decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area C population is expected to start growing again between 2016 and 2025, but only reach a population of approximately 7,195 (Figure 30). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 30 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	2,500	2,448	2,753	52	305

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

5.2 Age Projections

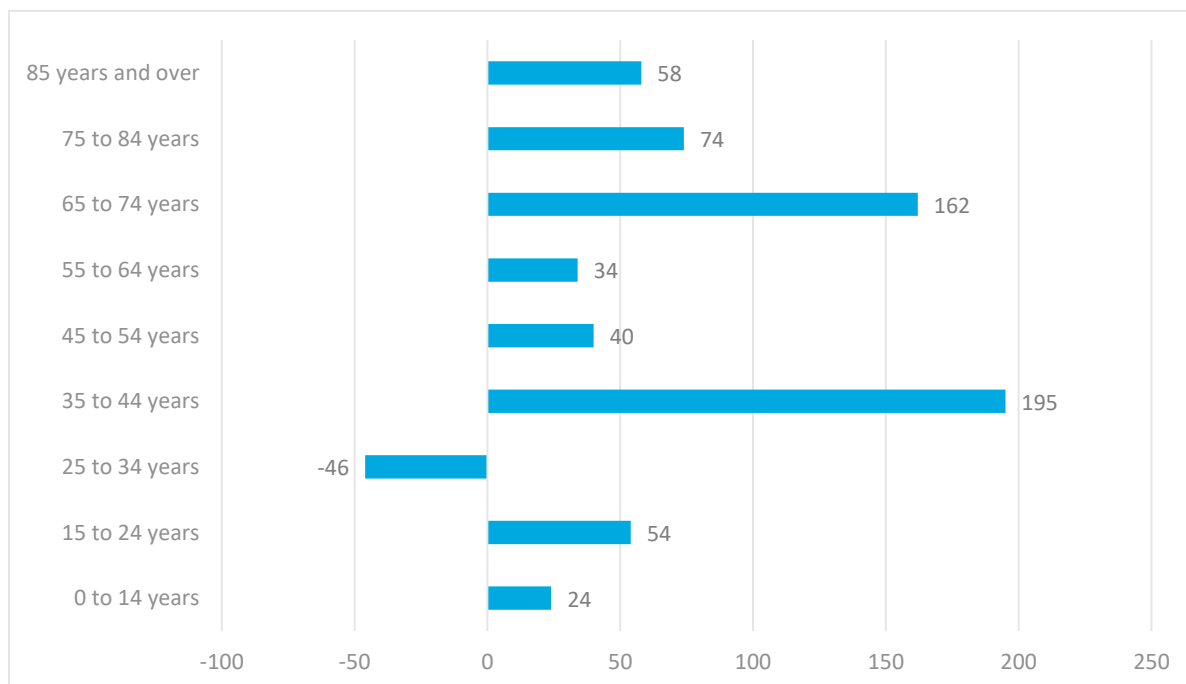
Between 2016 and 2020 the most significant population decline was in the 15 to 24 years age category. It is projected that between 2020 and 2025 the most significant decline will be in the 25-34 years age category (Table 5).

Table 5 – Projected Population Change by Age, 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-13	24
15 to 24 years	-58	54
25 to 34 years	-94	-46
35 to 44 years	27	195
45 to 54 years	-146	40
55 to 64 years	4	34
65 to 74 years	43	162
75 to 84 years	17	74
85 years and over	50	58
Total	-170	595

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

Figure 31 – Projected Population Change by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projection

Table 6 – Median and Average Age, 2016-2025

	2016 Actual	2016 Estimate	2020	2025
Median	38.7	38.6	39.0	40.9
Average	37.5	37.5	38.3	39.9

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

5.3 Household Projections

The number of households in Electoral Area C increased by 52 between 2016 and 2020 and is expected to increase again by 305 households by 2025 (Table 7).

Table 7 – Projected Households Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	2,500	2,448	2,753	52	305

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area C Population Projections

The number of households only increased in households with couples without children between 2016 and 2020. It is expected that between 2020 and 2025, all households are expected to increase across all family types, most significantly in the couples without children category. This likely related to the aging population trend, which is typically accompanied by an increase in households comprised of individuals living alone and couples without children, as adult children age and move out.

Table 8 – Household Change Projections by Census Family Type 2016-2025

	2016 to 2020	2020 to 2025
Couple without Children	19	150
Couple with Children	-51	67
Lone-Parent	-6	13
Other-Census-Family	-4	9
Non-Census-Family	-10	66
Total	-52	305

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. The estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will require 2-bedroom dwellings.

Table 9 – Household by Family Types to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-52	305	253
Anticipated Housing Units	0	305	305
Bachelor/ 1 Bedroom	0	115	115
2 Bedroom	0	124	124
3+ Bedroom	0	66	66

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to increase to 7,195. Accordingly, the number of households is expected to increase to 2,753 by 2025. Most growth is expected to be driven by growth in the 35 to 44 years and 65 to 74 years age category, indicating an increasingly senior led population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples without children. As a result, most new housing units needed to meet these households' needs are expected to be small units.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry, and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future¹².

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

¹² Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle- or low-income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹³


The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;

¹³ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>

- 
- Providing financial incentives such as tax breaks on multi unit developments;
 - Encouraging the establishment of long term lease agreements to mitigate constant turnover;
 - Encouraging the development of additional hotels, apartments, and condo units; and
 - Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹⁴.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the

¹⁴ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



unemployment rate across British Columbia reached 11% in July 2020¹⁵. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹⁶.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁷.

¹⁵ Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹⁶ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁷ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback. They will be supported by evidence from the work.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area C based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area C can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-52	305	253
Anticipated Housing Units	0	305	305
Bachelor/ 1 Bedroom	0	115	115
2 Bedroom	0	124	124
3+ Bedroom	0	66	66

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of core housing need is one of the most pressing housing issues facing residents in Electoral Area C. Twelve percent (12%) of all Electoral C households in 2016 spent 30% or more of their income on shelter costs, including 15% of renter households (15 households) and 12% of owner households (235 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.



8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households increased, from 7% to 13% representing an increase of 175 renter households in the community. Renter households predominantly reside in single-detached dwellings (67%), with the remaining renter households occupying movable dwellings (15%) or apartments and duplex dwellings (3%).

In 2016, Electoral Area C had a higher proportion of renters (8% or 25 households) than owners (1.7% or 35 households) experiencing Core Housing Need.

8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require. Stakeholders identified the lack of supportive housing for individuals with mental health challenges to be one of the top issues in the Electoral Area.

8.2.4 HOUSING FOR SENIORS

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family. Stakeholders identified the lack of affordable senior housing options to be one of the top housing issues in the Electoral Area.

Of senior households in Electoral Area C (aged 65 and over) 12% of households experiencing housing need had issues with affordability and 7% had issues with adequacy.

8.2.5 HOUSING FOR FAMILIES

Families in Electoral Area C are generally well served by the housing choices available to them. Over 83% of couples with children, couples without children, and other families live in a single-detached house, while 67% of lone-parent families and 77% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy other single attached dwellings.

8.2.6 HOMELESSNESS

Homelessness was identified as an issue in Electoral Area C through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.



8.2.7 CONCLUSION

- The households in Electoral Area C with the lowest household incomes included female lone parent households and non-census family households.
- Median incomes of renter households were 56% less than owner households in Electoral Area C in 2016.
- In 2016, Electoral Area C had a higher proportion of renters than owners experiencing Core Housing Need (11.3% vs. 2.9%). Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (3.2% vs. 1.2%). Overall, Electoral Area C has 25 renter households and 35 owner households in Core Housing Need.
- Across Electoral Area C, 11% of renter households had issues with adequacy, 15% with affordability, and 3% with suitability.
- Of senior households in Electoral C, 12% (50 households) had issues with affordability.
- Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
- Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
- In Electoral Area C, the most apparent housing need is affordable housing and adequate housing options for seniors.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>


Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax



income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).”
Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>


Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>



Multiple Census Families: A household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>


Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.



Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$216,396	\$253,344	\$296,142	\$293,725	\$328,271	\$341,375	\$344,255	\$404,636
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$434,823	\$459,778	\$496,661	\$445,129	\$449,365	\$410,091	\$426,466
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$225,513	\$264,374	\$307,469	\$301,760	\$322,647
Dwelling with Suite	\$119,900	\$141,200	\$164,200	\$100,900	\$129,700
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$79,440	\$83,762	\$106,028	\$106,584	\$120,015
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$333,719	\$334,366	\$391,450	\$414,851	\$440,733
Dwelling with Suite	\$129,700	\$128,100	\$151,800	\$161,800	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$123,180	\$119,945	\$137,041	\$144,056	\$151,604
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$474,391	\$436,526	\$436,542	\$386,121	\$392,237
Dwelling with Suite	N/A	N/A	\$594,667	\$532,000	\$519,464
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$159,461	\$145,013	\$134,374	\$127,735	\$132,827
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$174,611	\$220,521	\$239,571	\$251,179	\$298,997
2	\$108,304	\$123,804	\$145,110	\$146,843	\$169,083
3+	\$264,360	\$308,346	\$356,483	\$350,181	\$387,248
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$239,571	\$251,179	\$298,997
2	N/A	N/A	\$145,110	\$146,843	\$169,083
3+	N/A	N/A	\$356,483	\$350,181	\$387,248

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$315,324	\$327,748	\$382,038	\$390,070	\$421,983
2	\$172,441	\$172,042	\$199,605	\$220,071	\$227,893
3+	\$401,421	\$404,249	\$475,480	\$507,779	\$535,474
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$315,324	\$327,748	\$382,038	\$390,070	\$421,983
2	\$172,441	\$172,042	\$199,605	\$220,071	\$227,893
3+	\$401,421	\$404,249	\$475,480	\$507,779	\$535,474

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$455,654	\$413,553	\$415,205	\$383,139	\$382,905
2	\$246,648	\$212,154	\$211,256	\$201,729	\$210,989
3+	\$576,860	\$518,251	\$522,858	\$474,712	\$493,318
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$455,654	\$413,553	\$415,205	\$383,139	\$382,905
2	\$246,648	\$212,154	\$211,256	\$201,729	\$210,989
3+	\$576,860	\$518,251	\$522,858	\$474,712	\$493,318

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$155,207	\$200,457	\$264,407	\$264,003	\$250,913	\$312,010	\$313,687	\$397,274
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A


	2014	2015	2016	2017	2018	2019	2020
Average	\$155,207	\$200,457	\$264,407	\$264,003	\$250,913	\$312,010	\$313,687
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$189,635	\$326,168	\$323,577	\$365,102	\$296,656
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$60,820	\$101,464	\$107,401	\$104,294	\$122,395
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$360,212	\$383,590	\$405,942	\$432,891	\$487,433
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$142,369	\$126,254	\$166,271	\$116,432	\$172,252
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A



	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$512,553	\$416,069	\$426,094	\$385,023	\$362,111
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$164,207	\$187,032	\$148,096	\$147,650	\$170,771
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$237,214	\$500,000	\$206,000	#DIV/0!	\$152,500
2	\$64,825	\$111,901	\$139,518	\$141,129	\$118,040
3+	\$218,964	\$256,178	\$322,580	\$330,167	\$332,605
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$355,000	N/A	\$454,000	N/A	\$242,024
2	\$204,729	\$153,341	\$231,660	\$190,627	\$245,313
3+	\$356,202	\$381,526	\$465,979	\$508,389	\$550,669
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$240,000	N/A	\$350,000	N/A	\$146,050
2	\$224,221	\$221,056	\$191,259	\$236,603	\$161,744
3+	N/A	N/A	\$545,432	\$538,510	\$444,999
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	3,965	3,825	3,805

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,965	100%	3,825	100%	3,800	100%
All Categories	3,960	100%	3,800	99%	3,780	99%
11 Agriculture, forestry, fishing and hunting	195	5%	285	7%	175	5%
21 Mining, quarrying, and oil and gas extraction	570	14%	485	13%	615	16%
22 Utilities	75	2%	50	1%	40	1%
23 Construction	475	12%	445	12%	550	14%
31-33 Manufacturing	130	3%	200	5%	175	5%
41 Wholesale trade	170	4%	85	2%	95	3%
44-45 Retail trade	295	7%	420	11%	315	8%
48-49 Transportation and warehousing	425	11%	300	8%	365	10%
51 Information and cultural industries	65	2%	25	1%	15	0%
52 Finance and insurance	125	3%	30	1%	100	3%
53 Real estate and rental and leasing	105	3%	130	3%	70	2%
54 Professional, scientific and technical services	265	7%	215	6%	215	6%
55 Management of companies and enterprises	40	1%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	150	4%	100	3%	100	3%
61 Educational services	135	3%	225	6%	160	4%
62 Health care and social assistance	185	5%	150	4%	175	5%
71 Arts, entertainment and recreation	70	2%	50	1%	40	1%
72 Accommodation and food services	195	5%	180	5%	140	4%
81 Other services (except public administration)	250	6%	265	7%	325	9%
91 Public administration	40	1%	170	4%	100	3%
Not Applicable	0	0%	20	1%	25	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	285	100%
Commute within census subdivision (CSD) of residence	2,100	100%
Commute to a different census subdivision (CSD) within census division (CD) of residence	520	25%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	1,545	74%
Commute to a different province or territory	25	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$126,136	\$120,627	\$149,441
Owner	\$128,985	126,474	\$159,046
Renter	\$86,020	\$71,002	\$87,971

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	6,265	6,310	6,615
Mover	690	955	740
Migrant	375	435	255
Non-migrant	315	520	485
Non-mover	5,570	5,355	5,875

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$126,136	\$120,627	\$149,441

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,310	100%	2,340	100%	2,470	100%
\$0-\$4,999	50	2%	100	4%	25	1%
\$5,000-\$9,999	10	0%	30	1%	20	1%
\$10,000-\$14,999	35	2%	30	1%	20	1%
\$15,000-\$19,999	50	2%	50	2%	30	1%
\$20,000-\$24,999	30	1%	35	1%	50	2%
\$25,000-\$29,999	75	3%	50	2%	60	2%
\$30,000-\$34,999	45	2%	20	1%	75	3%
\$35,000-\$39,999	80	3%	30	1%	10	0%
\$40,000-\$44,999	55	2%	30	1%	45	2%
\$45,000-\$49,999	65	3%	35	1%	60	2%
\$50,000-\$59,999	90	4%	125	5%	65	3%
\$60,000-\$69,999	95	4%	170	7%	120	5%
\$70,000-\$79,999	140	6%	85	4%	145	6%
\$80,000-\$89,999	140	6%	130	6%	155	6%
\$90,000-\$99,999	155	7%	210	9%	115	5%
\$100,000-\$124,999	390	17%	365	16%	270	11%
\$125,000-\$149,999	255	11%	235	10%	240	10%
\$150,000-\$199,999	320	14%	315	13%	455	18%
\$200,000 and over	235	10%	295	13%	515	21%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	155	100%	245	100%	325	100%
Renter households in subsidized housing	N/A	N/A	0	0%	10	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area C are presented here.

A total of 14 respondents from Electoral Area C responded to the survey, including one individual that identified as Inuit and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

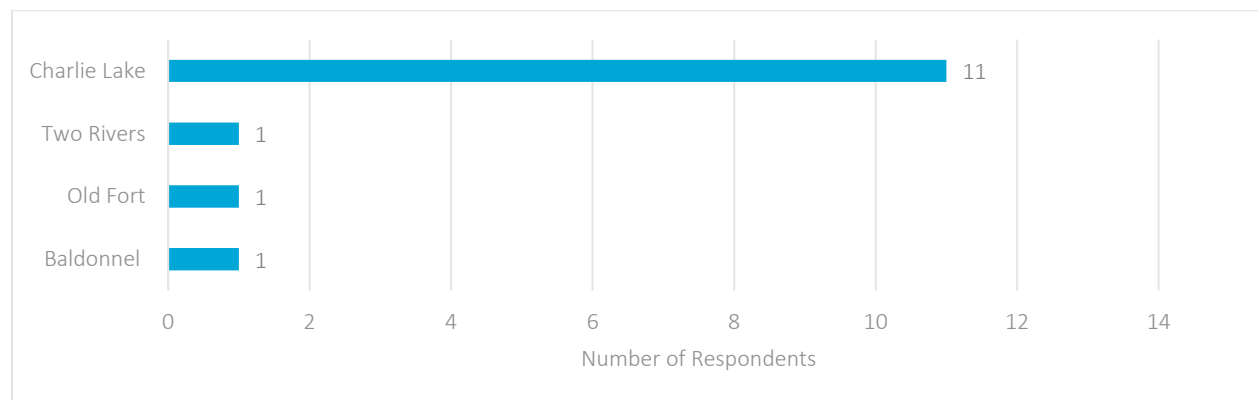
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 COMMUNITY

Figure 32 shows where survey respondents live in Electoral Area C. Most respondents live in Charlie Lake (11 respondents).

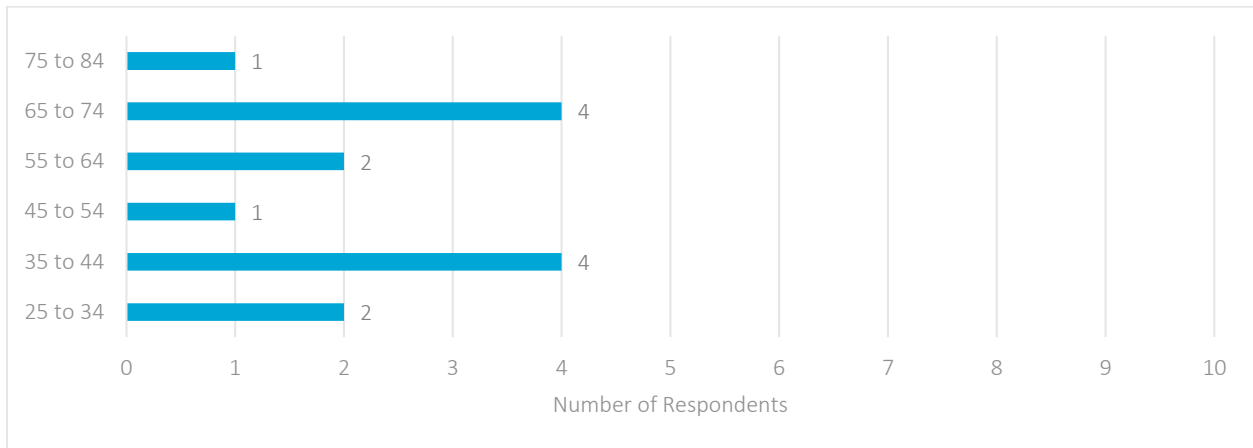
Figure 32 – Communities Where Respondents Live (N=14)



1.2.2 AGE

The survey received responses from individuals between the ages of 25 to 84. The survey did not receive any responses from individuals between the ages of 15 to 24 and 85 and older which is typical for surveys of this kind.

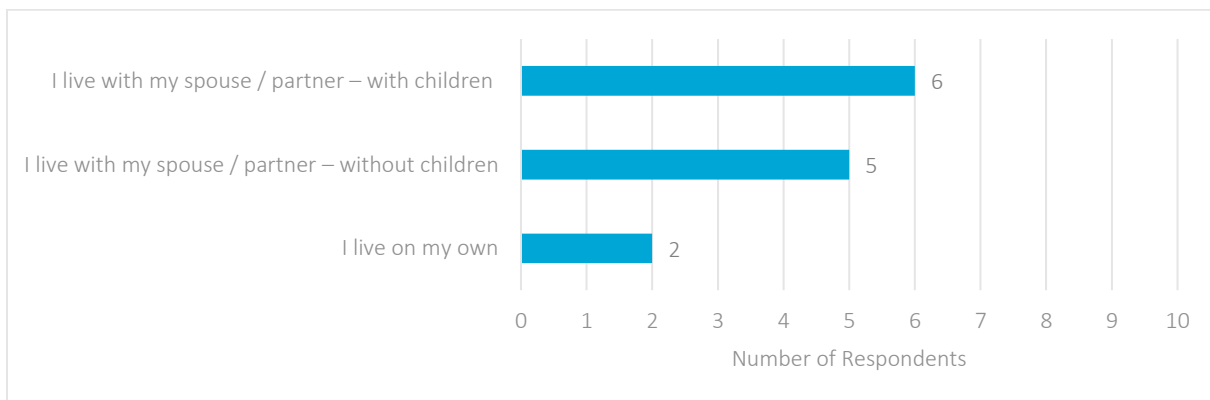
Figure 33 – Age of Respondents (N=10)



1.2.3 HOUSEHOLD TYPE AND SIZE

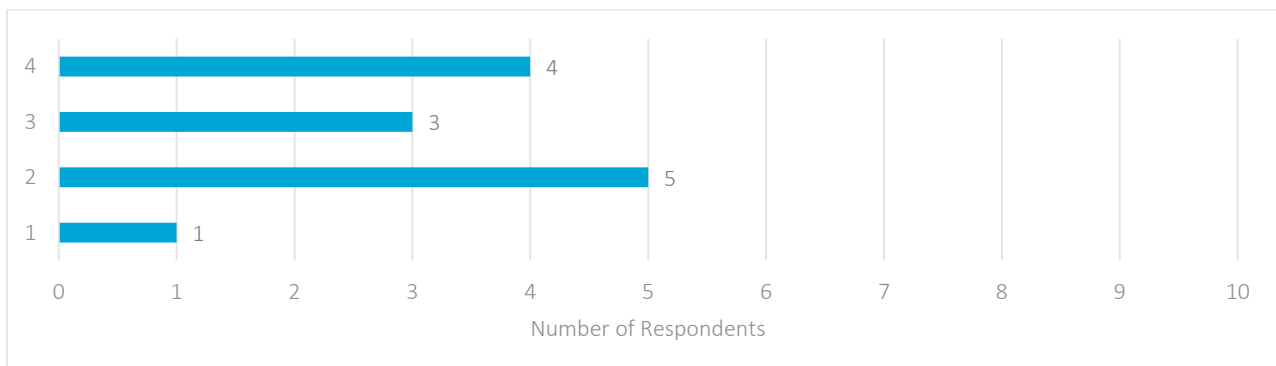
Survey respondents were asked to describe their household (Figure 34). Most respondents live in households with a spouse or partner with (6 respondents) or without children (5 respondents).

Figure 34 – Household Types (N=13)



Respondents were also asked about the size of their household (Figure 35). Almost all respondents live in households with two or more people.

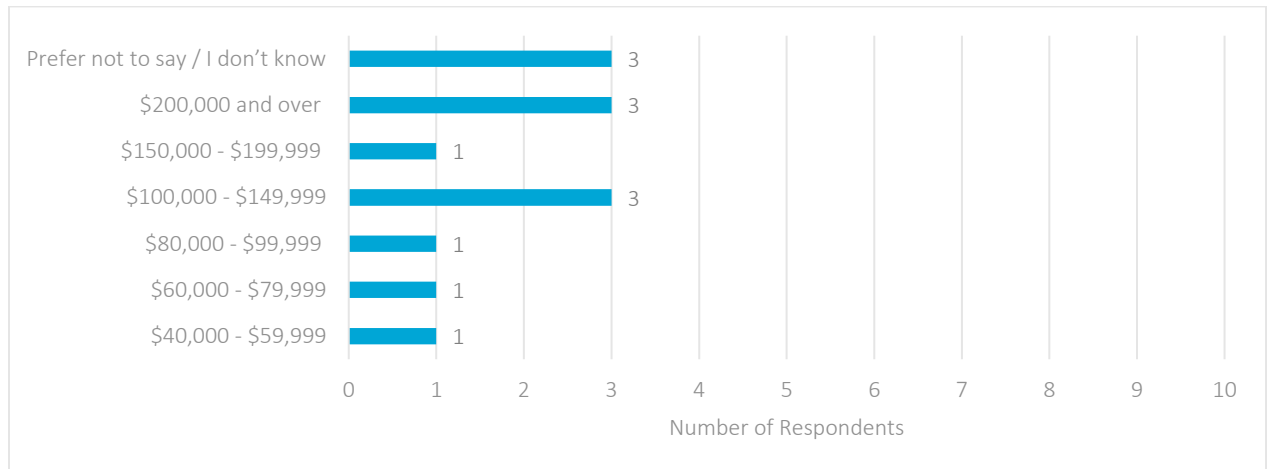
Figure 35 – Number of People in Households (N=13)



1.2.4 HOUSEHOLD INCOME

Figure 36 shows the annual household income distribution of survey respondents. Three respondents preferred not to disclose their annual household income information.

Figure 36 – Annual Household Income (N=13)



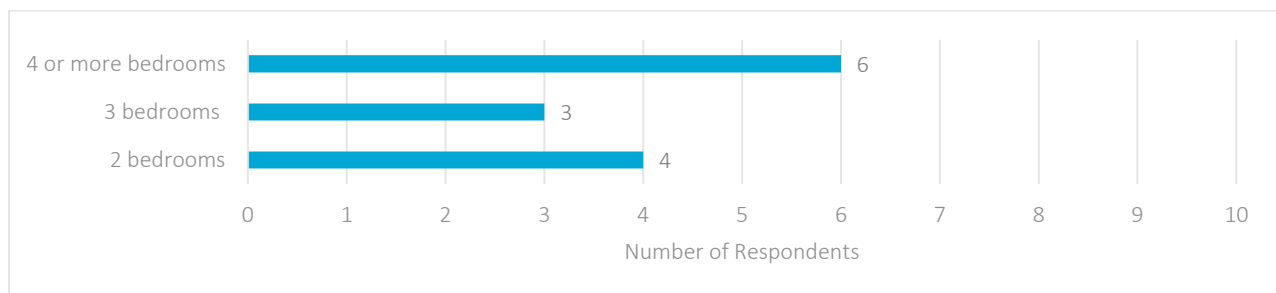
1.3 Housing Experiences

Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 CURRENT HOME

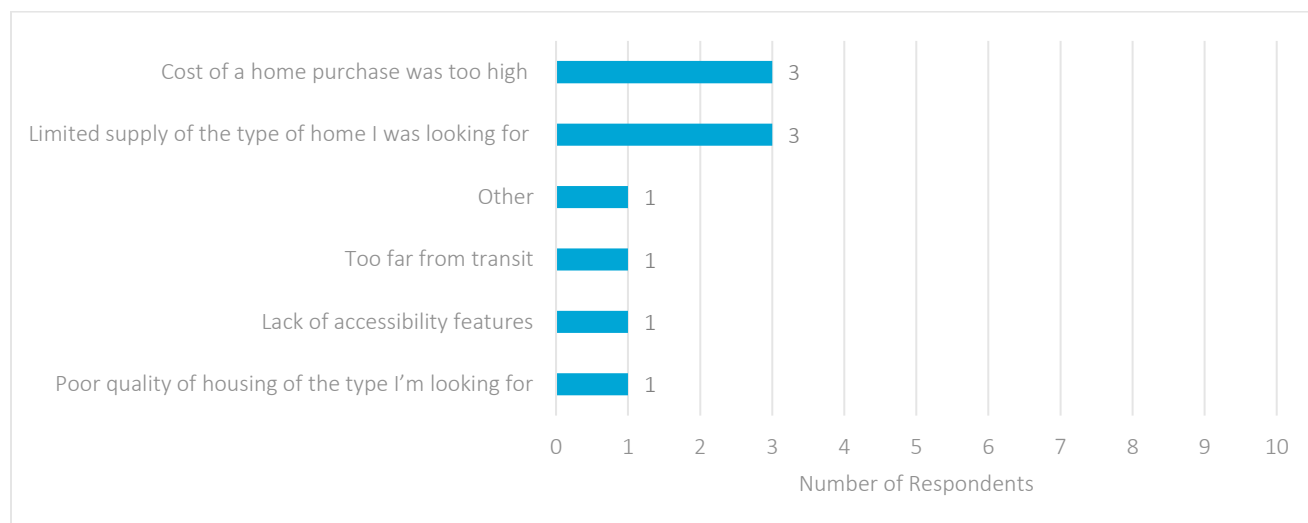
All survey respondents were homeowners and live in homes with two or more bedrooms (Figure 37).

Figure 37 – Number of Bedrooms in Current Home (N=13)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (3 respondents) and the limited supply of the type of home they were looking for (3 respondents).

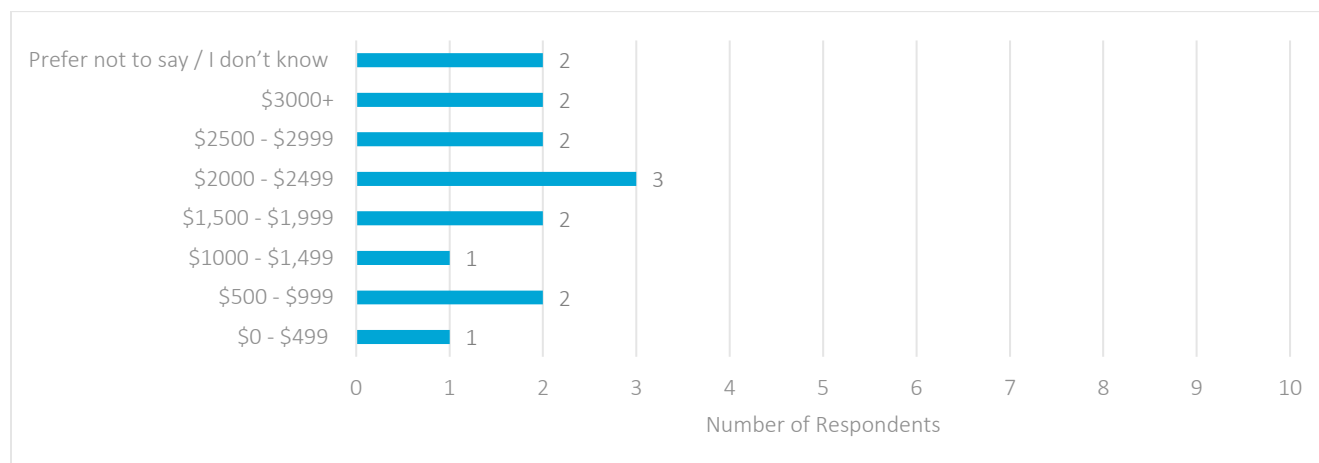
Figure 38 – Barriers During Search of Current Home (N=5)



1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. Monthly housing costs for respondents ranged widely (Figure 39). Respondents were asked if they believed their housing costs were affordable to them. Ten respondents said yes that their housing costs were affordable, one said no, and two said they were unsure.

Figure 39 – Housing Costs (N=13)



1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 40 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. The most common issue respondents are currently facing is that their home is not well served by public transit (5 respondents).

Figure 40 – Top Current Housing Issues (N=5)

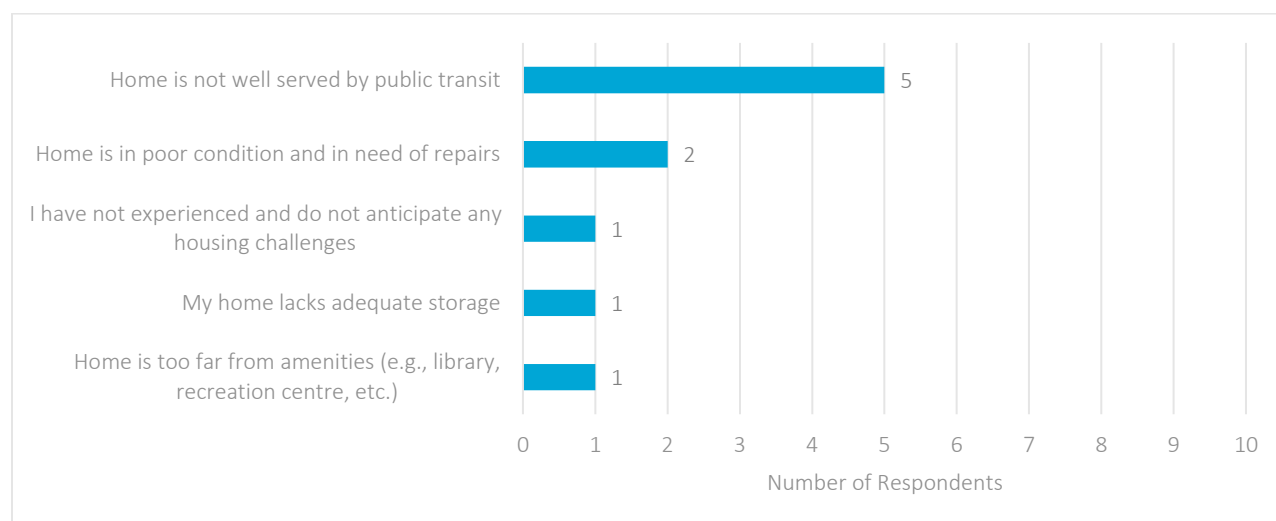
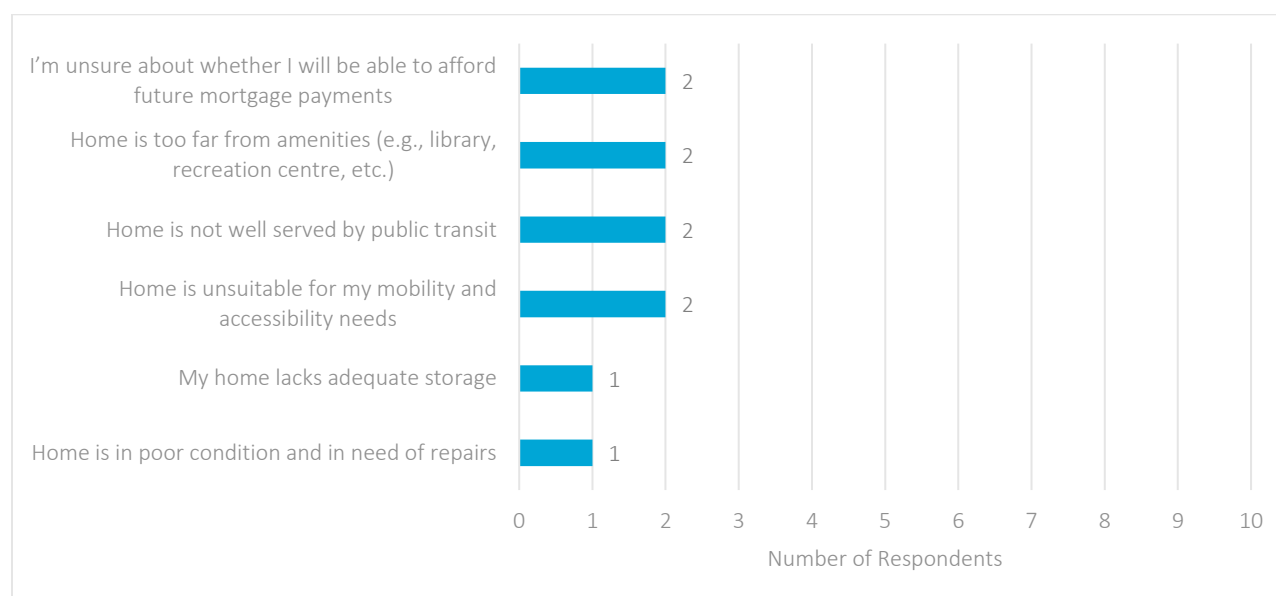


Figure 41 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them.

Figure 41 – Top Housing Issues Anticipated in the Next 5 Years (N=3)



1.4 Community Issues

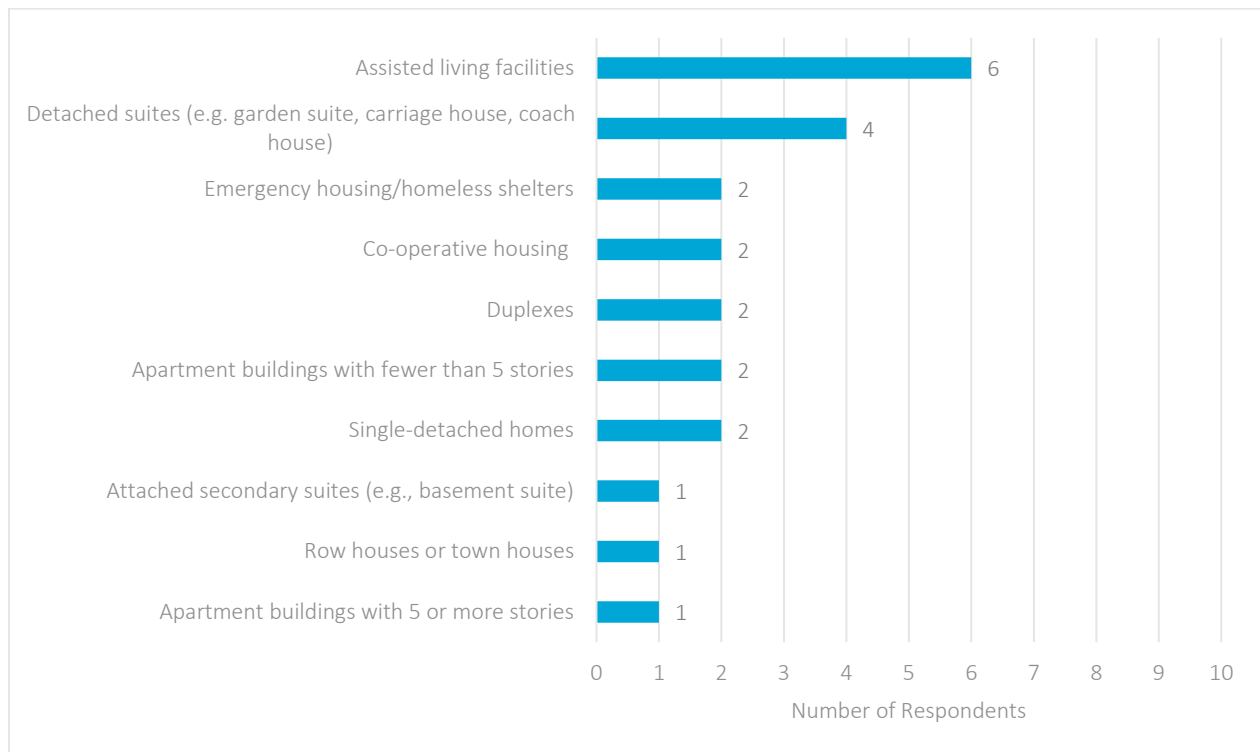
Figure 42 shows the community issues reported by respondents in Electoral Area C. The most common issues were the high cost of buying a home (6 respondents), followed by the lack of housing options for seniors including inadequate at-home care (6 respondents), supportive housing (5 respondents), and downsizing options (4 respondents).

Figure 42 – Community Housing Issues (N=11)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area C are assisted living facilities (6 respondents). One respondent suggested that additional suites or carriage houses are needed for extended family members to live together.

Figure 43 – Forms of Housing Needed (N=8)



Respondents were asked if they had any additional comments. One respondent commented that additional housing supports and accommodations that they felt were outlined in the Official Community Plan. One respondent commented that additional government support on housing is needed in the Peace River region.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

*Focus group participants


Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.



Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

*Focus group participants

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.




Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		



Electoral Area C		
Name	Organization	Description
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.



2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single-detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve


Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a cyclical economic cycle and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee



reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS


Challenges / Needs

The cyclical cycle of local industries impacts the district's housing market. When the industry economy is strong, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- 
- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
 - The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
 - Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
 - Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a North Peace Senior Housing Society unit (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for units with the North Peace Senior Housing Society. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs.
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on Income Assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.
- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.

- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).
- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for housing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.



2.3 Electoral Area C

There are limited housing-related stakeholders in Electoral Area C. A number of community organizations were invited to participate in an interview or focus group. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 CHALLENGES / NEEDS

There are limited housing-related stakeholders in Electoral Area C. A number of community organizations were invited to participate in an interview or focus group. However, there was limited participation during the engagement period for this project.

The interviewees identified the need to provide more housing options (including low barrier shelters, affordable housing, supportive housing and social housing) that are well-maintained and are managed by people who treat tenants with respect (2).

Homelessness and Shelters

In the past five years, homelessness has become an increasing concern (2). More people are accessing services, and homelessness is more visible on the street. Service providers, such as Networks Ministries, struggle to continually support those in need (1). There are limited shelter options in Fort St. John and many individuals are staying in shelters over the long term because they have no where else to go. Stakeholders emphasized that shelters are not long-term solutions. People who utilize shelters also need support in obtaining employment and covering other basic living expenses.

Housing for Seniors


Assisted living options are needed in Fort St. John (2), particularly for people with specific needs such as dementia (1). Financial support would also be useful for seniors—many seniors struggle to afford the cost of living (2). It can be difficult for some seniors to find accessible housing. Fort St. John is a hub for health care as most seniors from surrounding communities commute to the City to be closer to health care services, but an increase in assisted living options could allow seniors to age in place (2). Stakeholders have reported that there is a waitlist for senior accommodations in FSJ.

Affordable Housing


Interviewees indicated affordability issues is an ongoing issue for individuals escaping domestic abuse, battling addictions, struggling with mental health issues, living in poverty and those at risk of homelessness. Where there are issues with finding affordable housing, stakeholders indicated that many people end up living in substandard housing. Stakeholders identified a need for affordable housing units where rent is geared to income.

Supportive Housing

There are very few housing options in the North for individuals who face barriers to being housed such as having high needs, mobility issues, behavioural challenges or experiencing addictions (2). There is a need for supports to be attached to housing and for people to be sensitive to high need and vulnerable tenants. In addition to securing



appropriate housing, stakeholders indicated a need to help people retain their current housing. Interviewees also identified that there is a lack of communication among supportive housing and service providers which results in overlapping services and fights for funding. Interviewees suggested establishing a full list of supportive resources including agencies, funds and services available in the community. Housing providers and supportive agencies need to work together collaboratively to provide effective services.



Appendix C

Population Projections Methodology



Appendix C – Population Projection Methodology

The population projections presented in this report are based on BC Stats population projections developed for the PRRD and the municipalities therein. These population projections are based in large part on historical fertility, mortality, and migration for the PRRD, adjusted where possible to take into account expected changes in the region.

The household projections presented within this report are the result of combining the population projections presented above with headship rates by age of primary household maintainer, household family type, and household tenure. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area C are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led couple households without children, and owned their homes, then we would project that there would be an additional 20 couple households without children where the occupants owned their home, and the where the head of the home was between the ages 45 and 54.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by household family type.

Limitations


The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁸ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area C) certainly will impact the formation of households and the development of housing in Electoral Area C, in an attractive and growing region, the provision of housing may determine

¹⁸ Or will continue to change in the same manner as they have been changing in the past.



household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

Due to the relatively small population of Electoral Area C (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.




Housing Needs Report

Electoral Area D

2021



PEACE RIVER
REGIONAL DISTRICT



This report was prepared for
Electoral Area D through a joint
project with the Peace River
Regional District.

March 2, 2021

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area D. The purpose of this report is to establish an understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area D were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were housing affordability and the need for senior housing and supportive housing.

Population and Age

Since 2006, the population of Electoral Area D grew slightly to 5,749 (an increase of 2.6%). It is projected that since 2017 the population of Electoral Area D has grown again to approximately 5,339 in 2020. The median age of

residents was 42 in 2016, compared to BC's median age of 43.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available and influencing vacancy and rental rates on a large scale.

Households


The number of households increased by 8% (175 households) from 2,065 to 2,240 and the average household size decreased from 2.7 to 2.6 persons. The majority of Electoral Area D households are occupied by 2 persons (42%) and the predominant household type are families with and without children (both representing 39% of the population each), or one-person non-census families (20%). The majority of Electoral Area D households are owned (89%).

Income

There are large differences in renter and owner incomes, as the median income of renter households was 17% lower than owner households in 2015.

Current Housing Stock

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single-detached houses. The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings 2-bedroom dwellings.



Seventy-eight percent (78%) of housing units in Electoral Area D were built prior to 2000, and the majority only require regular maintenance (57%) or minor repairs (33%). In 2019, the average sales price for a single-family dwelling (2 bedrooms) with a property size of two or more acres was \$540,000.

Housing Indicators

Of all Electoral Area D households in 2016, 11% lived in inadequate dwelling units, 5% lived in unsuitable conditions, and 11% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 10% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 2% had suitability issues. Additionally, a much higher proportion of renters than owners experienced Core Housing Need¹ (14% vs. 9.3%) and Extreme Core Housing Need (4.7% vs. 3.9%).

Key Areas of Local Need

Affordable Housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area D. Through engagement, stakeholders indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Rental Housing

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 10% representing an increase of 70 renter households in the community. In 2016, Electoral Area D had a higher proportion of renters (14% or 30 households) than owners (9.3% or 155 households) experiencing Core Housing Need. Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

Housing for Seniors

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region.

Housing for Families

Families in Electoral Area D are generally well served by the housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.




Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.




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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area D covers the most southeastern portion of the regional district, and shares a border to the north and west with Electoral Area E. As of the 2016 Census, Electoral Area D had a population of 5,920 residents, which made it the second largest Electoral Area population in the regional district after Electoral Area C.

Electoral Area D residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. Each local government must complete their first report by 2022 with updates required every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens for housing in the PRRD.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area D and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

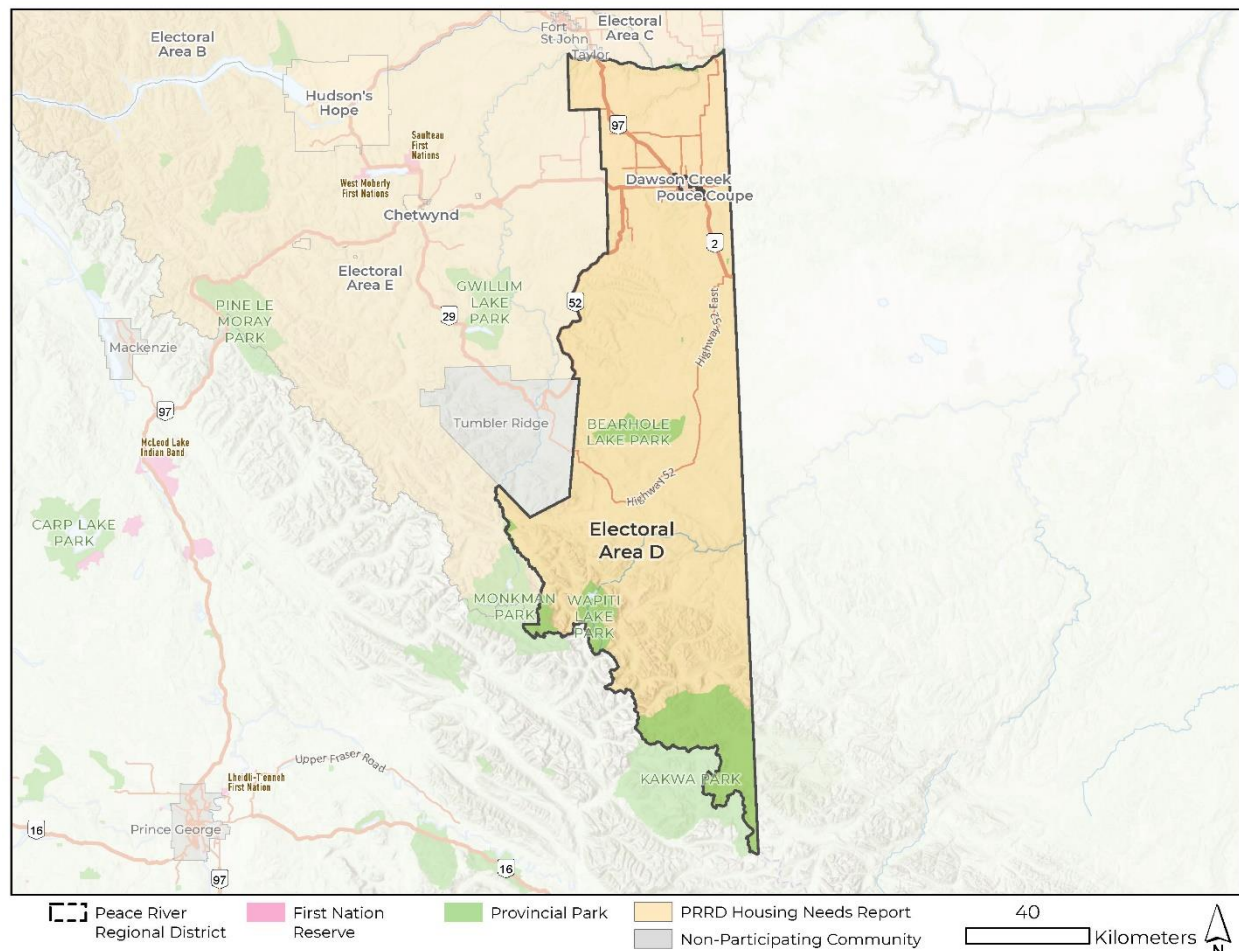
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

1.1 Overview

Electoral Area D is located along the Alberta border and surrounds the City of Dawson Creek and Village of Pouce Coupe, while bordering the District of Tumbler Ridge (Figure 1). As of 2016, Electoral Area D had a population of 5,920 residents, which comprises about 9% of the PRRD's total population.

Census data labelled as Electoral Area D refers only to the population within the Electoral Area boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, there were 2,245 dwellings in Electoral Area D. Compared to the PRRD as whole, Electoral D has a higher proportion of single-detached houses (85%) than the PRRD (67%). The most common housing type



for renters were single detached dwellings (83%). Most dwellings require regular maintenance only (57% of all dwellings), while 33% require minor repairs and 10% require major repairs.

Across the rural areas of the PRRD, including Electoral Area D, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support changing demographics and development trends.


Portions of Electoral Area D fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the South Peace Fringe Area OCP (Bylaw 2048, 2012) covers the areas within Electoral Area D surrounding the City of Dawson Creek and Village of Pouce Coupe. The South Peace Fringe Area OCP includes the goal of encouraging a variety of housing types and densities to meet the needs of everyone in the community including residents in different life stages with a variety of lifestyles and socio-economic status's and special needs. Housing policies in this OCP permits new manufactured home parks and multiple family dwellings within High Density Residential and Rural Community designations of the applicable zoning bylaw, allowing for both affordable and higher density development options. Furthermore, secondary suites are permitted within single family dwellings, subject to the applicable zoning bylaw as another measure to offer affordable housing options. The South Peace Fringe Area OCP also encourages the provision of housing for seniors and individuals with special needs.

1.2 Housing Needs Report Requirements

The Housing Needs Reports Regulation (B.C. Reg. 90/2019) requires the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available for Electoral Area D can be found in the Data Appendix (Appendix A).

This document fulfills the Housing Need Reports requirements for Electoral Area D, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf



This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, the current number of households in Core Housing Need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area D, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years. The data is used as supplementary data to inform historical household and housing related trends between 2006 and 2016.

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 COVID-19 Implications of this report. The findings in the concluding summary at the end of each section considers both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in the region.

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral D residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area D are presented here.

A total of 21 respondents from Electoral Area D responded to the survey, including one individual that identified as First Nations and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area D were invited to participate in an interview or focus group, including service providers, housing providers, Indigenous organizations and other community organizations. The following stakeholders in Electoral Area D participated: Director Leonard Hiebert, Toms Lake Cultural Community Association, Swan Lake Enhancement Society, Tower Lake Community Centre and Kelly Lake Indigenous Coalition.

The full results of the survey and focus groups and interviews can be found in Appendix B.

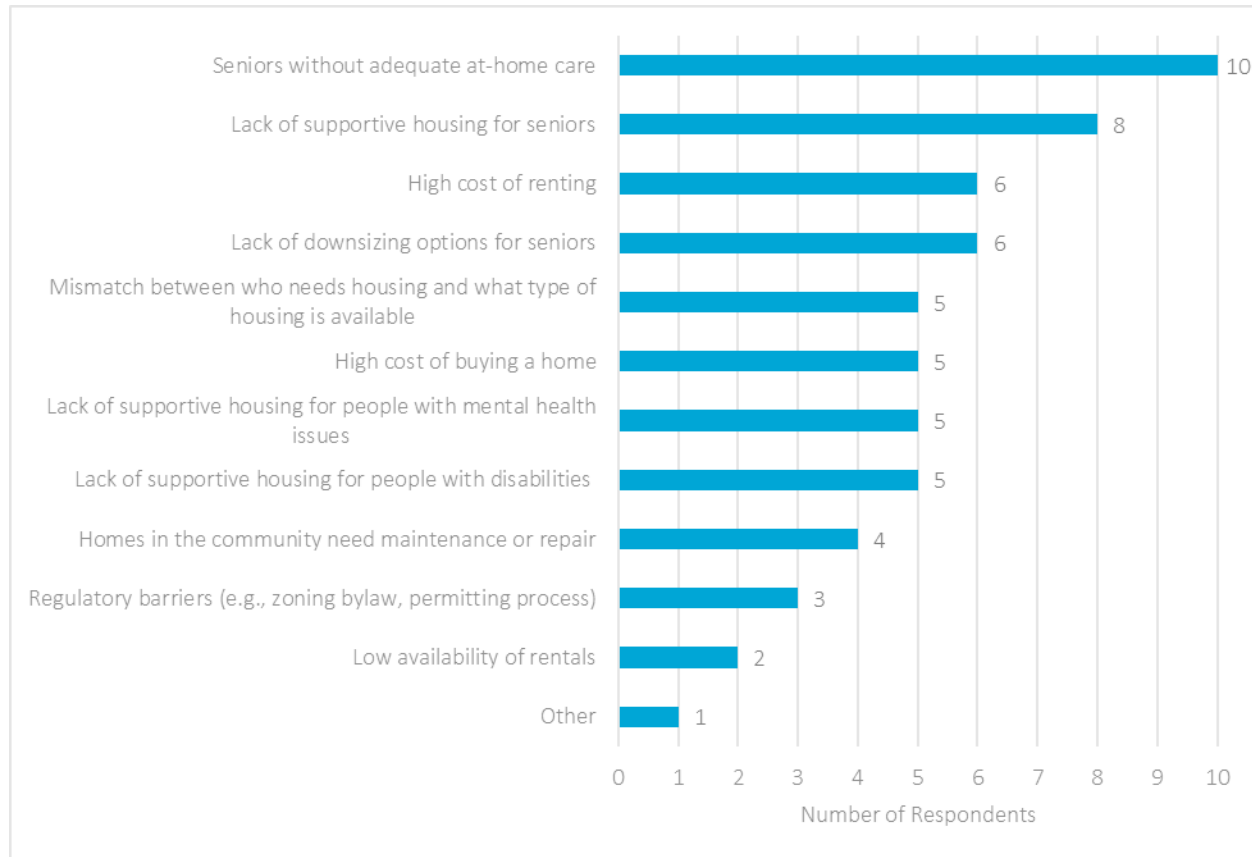
2.2 Findings for Electoral Area D

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area D. Figure 2 illustrates the top housing challenges that survey participants identified for Electoral Area D. Three of the top five issues respondents identified were related to housing options and supports for seniors in the community. Respondents also felt that the lack of supportive housing for individuals with disabilities or mental health issues were community issues (5 respondents). Other common concerns for survey participants include the high cost of rentals (6 respondents) and buying a home (5 respondents), as well as the mismatch between the type of housing needed and the housing available (5 respondents).

The following sections summarize the challenges shown in Top Community Issues in Figure 2 and other challenges mentioned by survey participants and stakeholders.

Figure 2 – Top Community Issues in Electoral Area D



2.2.2 Senior Housing

As shown in Figure 2, survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (10 respondents), supportive housing (8 respondents), and downsizing options (6 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (8 respondents). Survey participants suggested that seniors rental housing, senior complexes, and dementia-friendly housing is needed. In an open-ended comment, one respondent noted that seniors living in rural areas experience accessibility challenges in snow conditions.

2.2.3 Housing Affordability and Supply

Five out of 15 participants that identified barriers when finding their current home said the cost was too high and there was limited supply of the type of home they were looking for.

Survey participants were also asked to identify any housing challenges they anticipate in the next five years. Four out of five participants that answered the question said that they were unsure whether they would be able to afford future mortgage payments and three participants said they were unsure whether they would be able to afford rent.



2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, all seven participants that responded to the question said their home is not well serviced by public transit and five said their home is too far from amenities. Four respondents said that one of the barriers they experienced when finding their current home is distance from transit. One survey respondent described in an open-ended comment that a family member had to consider moving to Dawson Creek in order to access the medical care and services they required.

2.2.5 Homes Needing Repairs

All five respondents that anticipated housing challenges in the next five years said that their homes will be in poor condition and need repair. Staff from Kelly Lake Cree Nation also commented that homes in their community are needing repairs.

2.2.6 Indigenous Housing

Staff from Kelly Lake Cree Nation noted that the community is excluded from funding and grant opportunities because it is not included in Treaty 8. The Nation is working towards being part of Treaty 8 and have been working with CMHC since the 1980s to campaign for new housing. Currently, the Nation has 36 houses in the community, including eight rental homes managed through the Westkagen Housing Management. Five hundred of the Nation's members are living off reserve and many are looking to move back to the community. Kelly Lake Cree Nation staff reported that more single-detached houses and Elder housing is needed. The Nation is also hoping for a new community hall.

The Nation current faces infrastructure and housing repair challenges. Obtaining water is the main concern in the community as members have to use individual wells. Staff also mentioned issues including central heating and road maintenance.



2.3 Regional Findings

2.3.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during strong economic periods which increases the availability of housing. However, strong economic periods were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.3.2 Senior Housing

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.3.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.



Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.

2.3.4 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.3.5 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.4 Opportunity Areas

2.4.1 Collaborations and Partnerships


Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing.

Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.5.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.4.2 Continued Support for Senior Housing and Affordable Housing Options



Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.4.3 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
 - Provide mental health housing that allow independence for tenants
 - Provide private assisted living facilities to increase options and availability for seniors
 - Provide housing options for individuals living in hospital care
 - Increase funding for the Homeless Prevention Program
 - Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

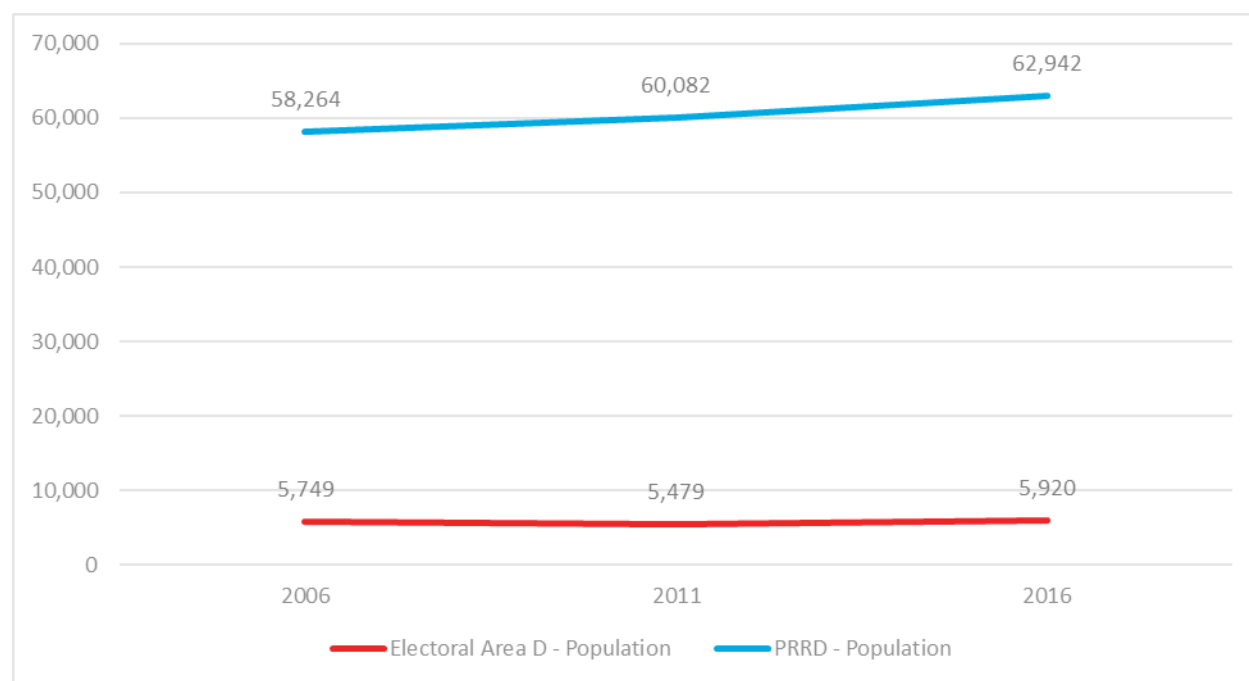
3.0 Electoral Area D Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

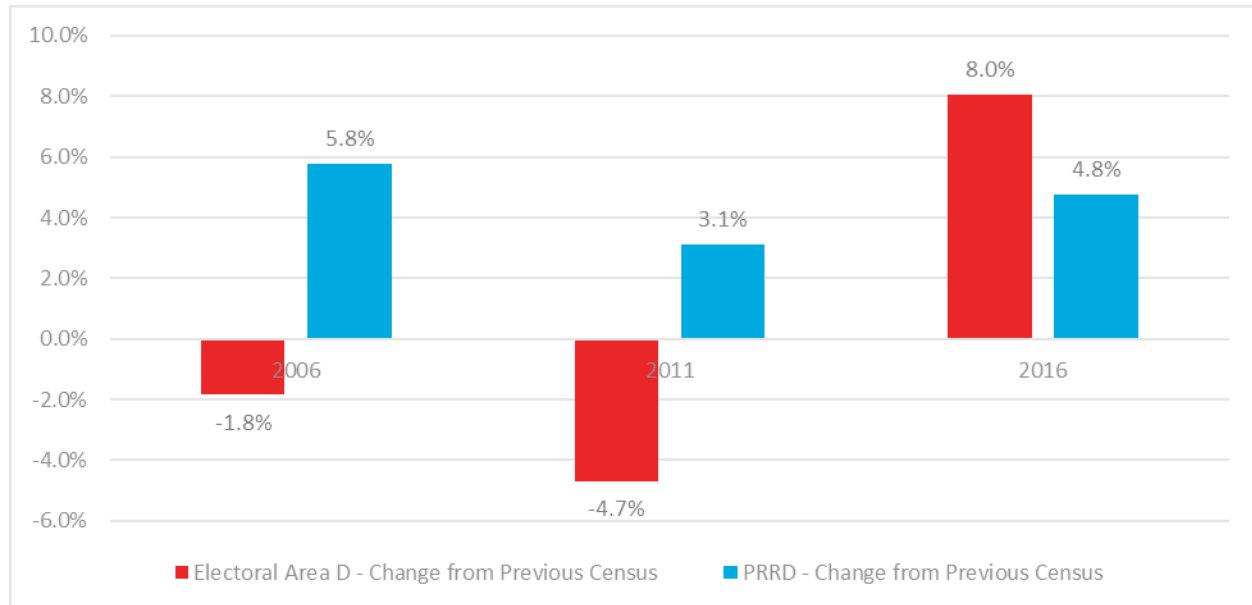
Between 2006 and 2016 Electoral Area D grew by 2.6% from 5,749 to 5,920 residents (Figure 3). During the same time period, the PRRD grew by 4.5%. In Electoral Area D, the rate of growth declined by 4.7% between 2006 and 2011 and increased by 8% between 2011 and 2016 (Figure 4). As of 2016, Electoral Area D residents made up 9% of the PRRD's total population.

Figure 3 – Population Changes in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

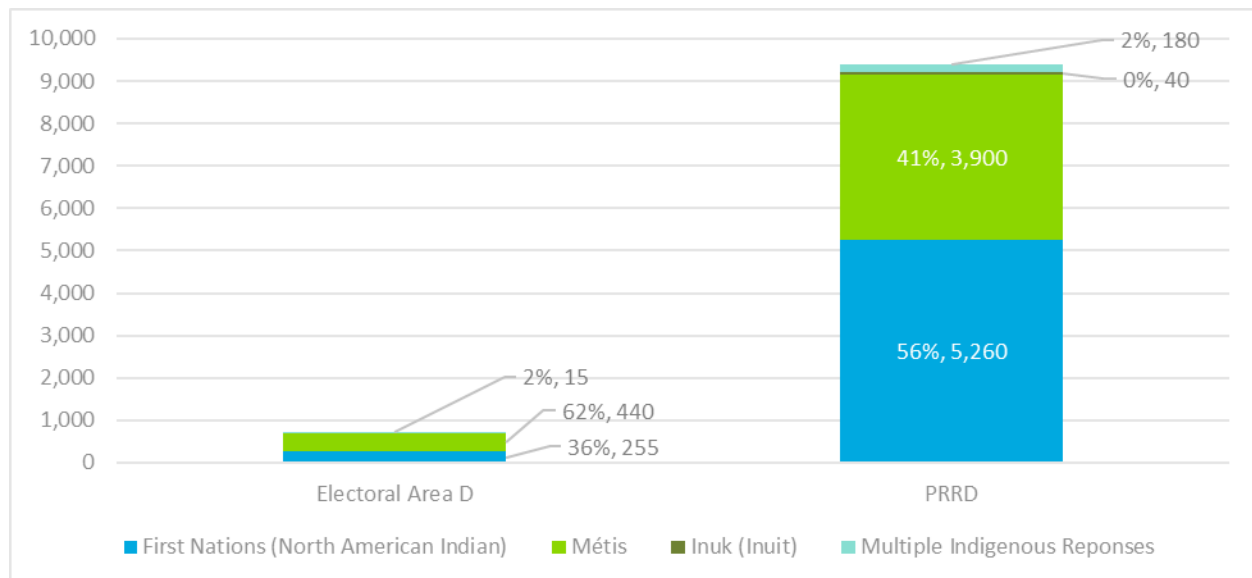
Figure 4 – Population Changes in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

Electoral Area D has a total of 715 individuals or 8% of the population in private households (5,720 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 36% identify as First Nations, 62% as Métis, and 2% identified multiple Indigenous identities. The Indigenous population in Electoral Area D makes up approximately 8% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

Figure 5 – Indigenous Identity for Population in Private Households, 2016

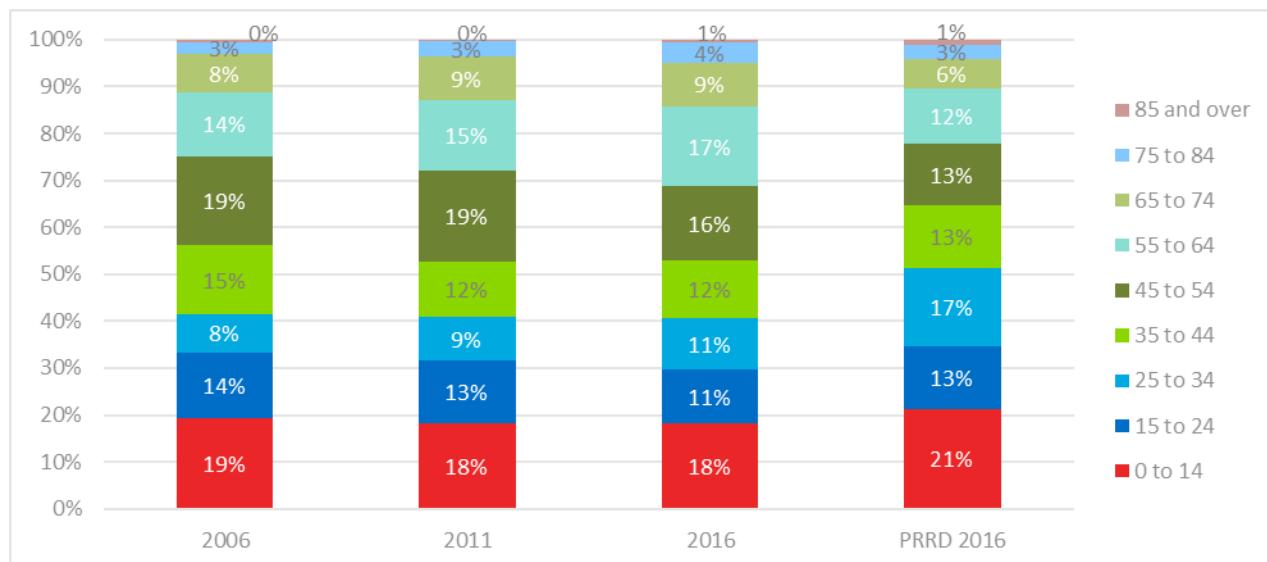


Source: Statistics Canada Census Program, Census Profile 2016

3.2 Age

From 2006 to 2016, the median age in Electoral Area D increased from 41.2 to 42.9, indicating an older population than the PRRD overall (34.2). During the same time period the median age in the PRRD remained relatively constant, decreasing only slightly from 34.2 in 2006 to 34.1 in 2016. Several age groups appear to be changing in Electoral Area D. Residents aged 45 to 54 went from representing 19% of the population to 16% of the population between 2006 and 2016. In the same period of time, older adults (aged 55 and older) went from about 25% of the population, to 31% of the population. Youth (aged 15-24) decreased from 14% to 8% of the population, while young adults, rose from 8% to 11% of the population. This reflects both an aging demographic in Electoral Area D, but also that children and youth are aging.

Figure 6 – Age Distribution in Electoral Area D, 2006-2016

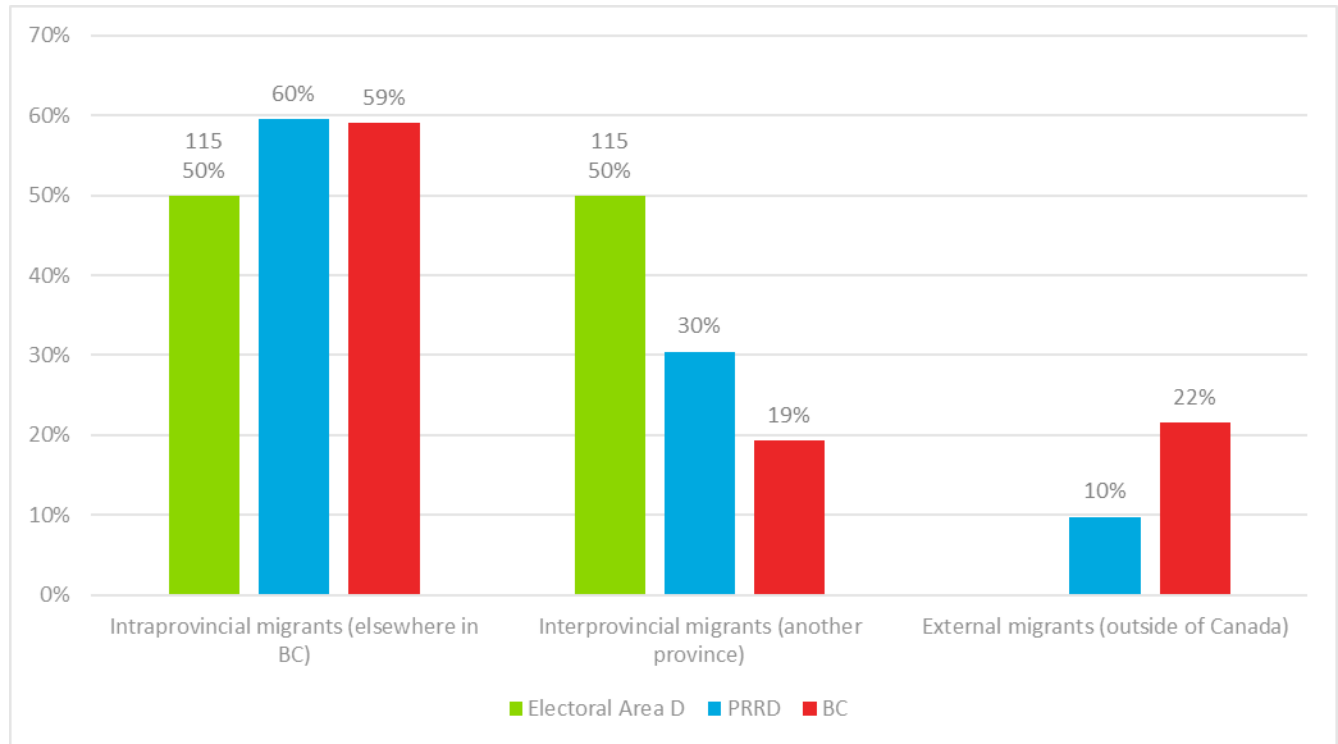


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area D 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% of the PRRD and 7% in BC. Of those who moved to Electoral Area D, 50% were intra-provincial migrants (people who moved from elsewhere in BC), 50% were inter-provincial migrants (people who moved from another province), and 0% are external migrants (people who moved from outside of Canada). Compared to the PRRD, Electoral Area D has a higher proportion of individuals who had moved inter-provincially in the year prior to the Census. This suggests there is interest from both BC residents and residents of other provinces in moving to region, but less interest from individuals from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area D, PRRD and BC



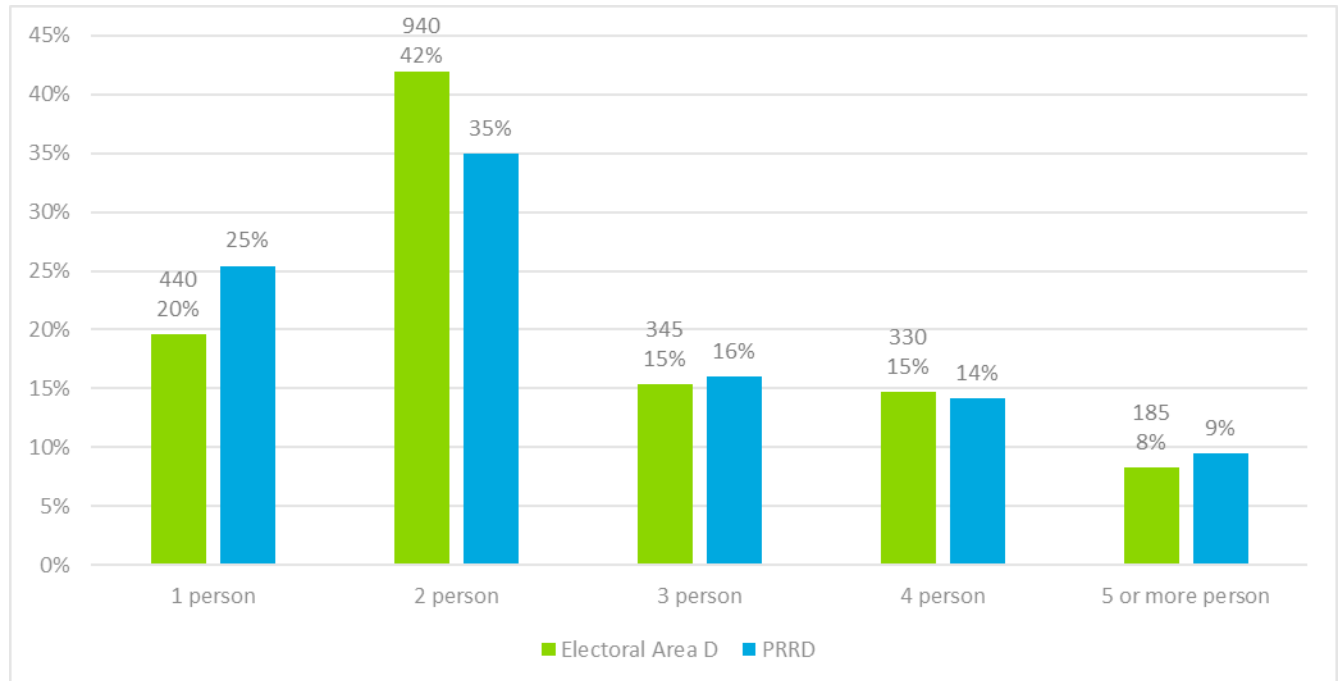
Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

From 2006 and 2016, the number of households in Electoral Area D increased by 175 households, or 8%, from 2,065 to 2,240. Compared to the addition of 171 individuals, suggests that population growth is on par with the formation of households. The average household size in Electoral Area D decreased slightly from 2.7 to 2.6 persons from 2006 to 2016, which is on par with the PRRD's average household size of 2.5 persons in 2016. This reflects the aging trend noted above, which also coincides with smaller family households (2-person households) or non-family households (1-person households); households in Electoral Area D are predominantly one and two-person households (20% and 42% respectively). In 2016, 38% of households in Electoral Area D were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8).

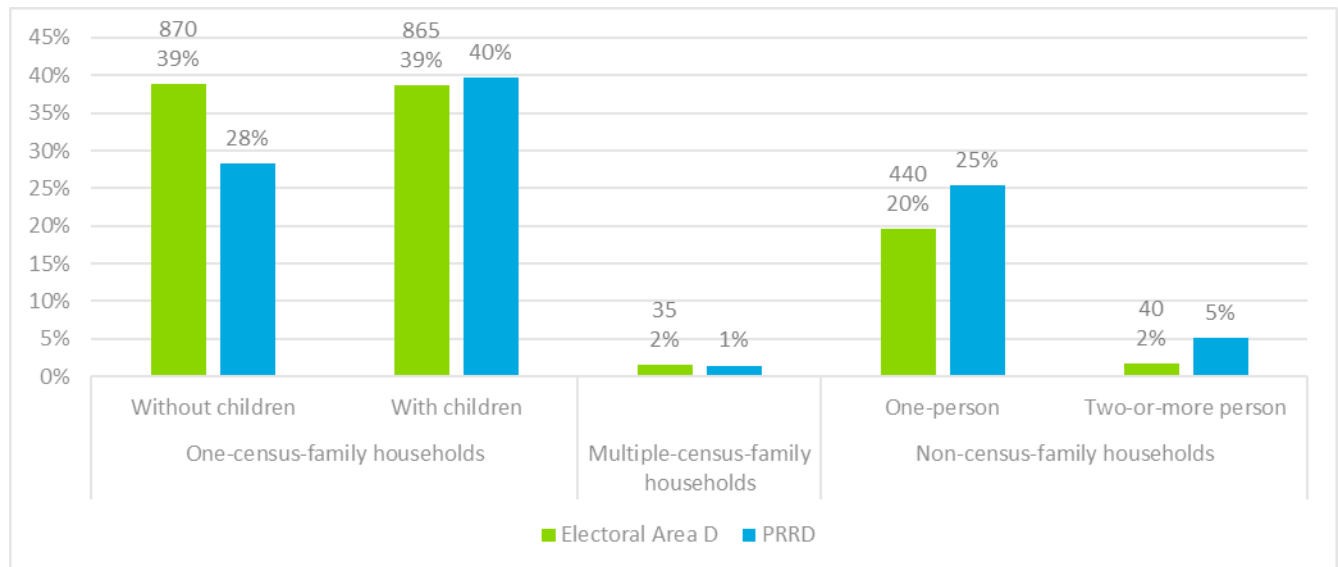
Electoral Area D had a higher proportion of family households without children (39%) than the PRRD (28%), but a comparable proportion of family households with children at 39% and 40% respectively (Figure 9). Again, these figures are reflective of an aging demographic within the Electoral Area.

Figure 8 – Household by Size in Electoral Area D, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 9 – Households by Household Type in Electoral Area D and PRRD

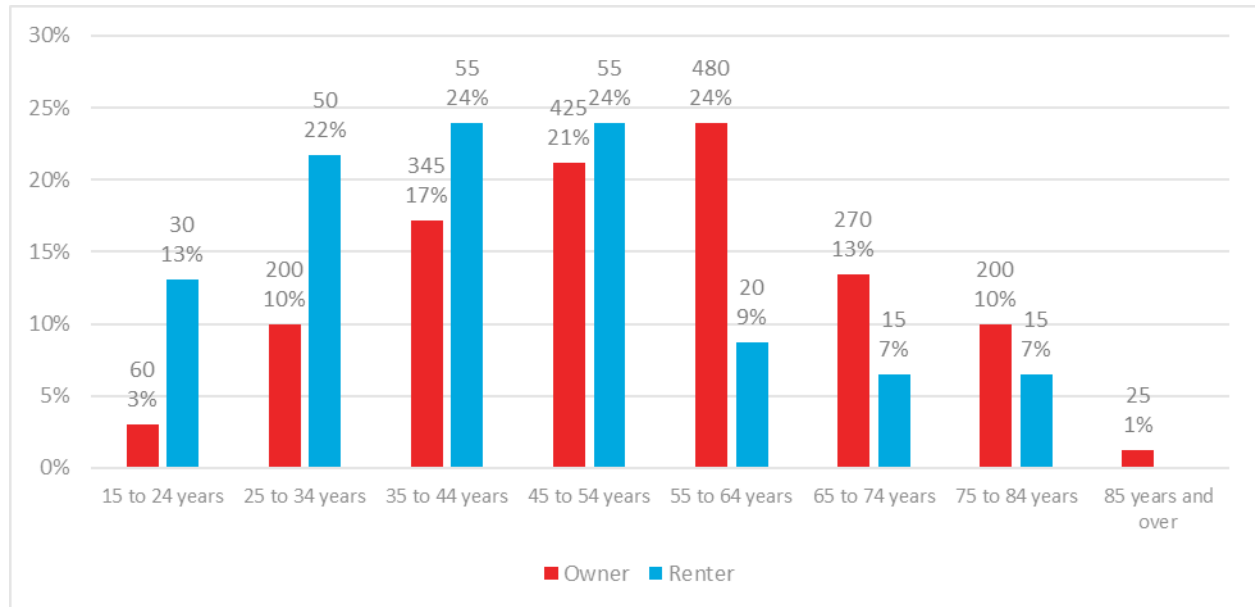


Source: Statistics Canada Census Program, Census Profiles 2016

Figure shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The Census allows two to be identified per household and the data is based on the first entry. In Electoral Area D, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter

households are more likely to be led by a younger age group (83% of renters were under the age of 54), while 36% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016

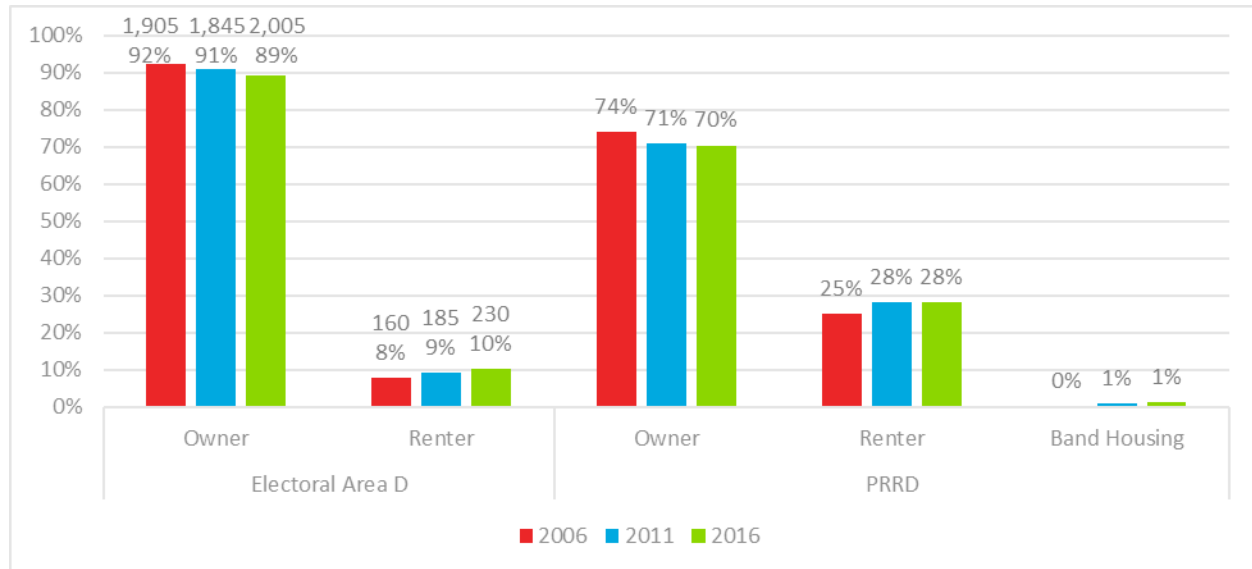


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 Tenure

Electoral Area D has seen the proportion of owner households decline over the past three Census periods, from 92% in 2006 to 89% in 2016, leading to a corresponding increase in renter households from 8% in 2006 to 10% in 2016. However, in this same time period both have grown in terms of actual number of households: owners from 1,905 to 2,005 households, and renters from 160 to 230 households. The PRRD experienced the similar trend during this time period, where the proportion of owners also decreased but from 74% to 70%. In part, this trend can be attributed to changes in industry demand within the region and associated changes in household income, thus a potentially lesser ability to purchase a residential property. This tenure breakdown can be attributed to affordable housing prices and high household incomes or lack of available rental properties within the Electoral Area. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

Figure 31 – Households by Tenure in Electoral Area D and the PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2016

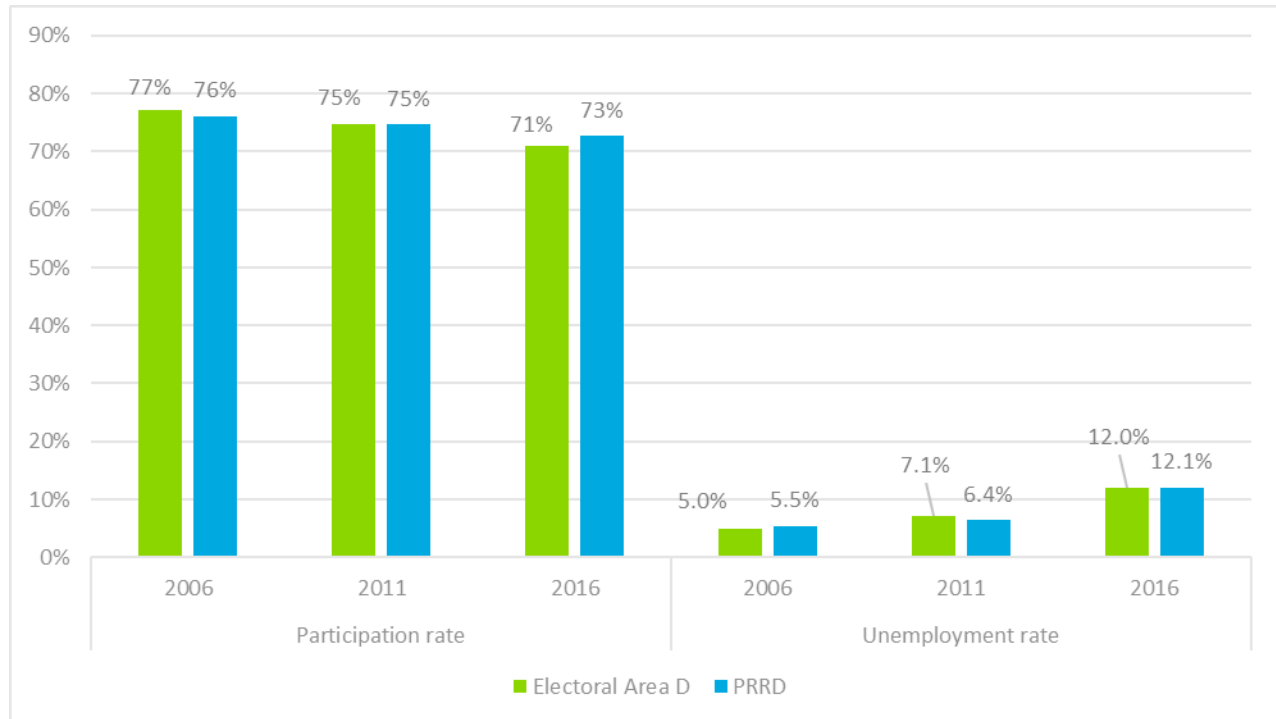
3.5 Economy

Between 2006 and 2016, Electoral Area D saw a decrease in labour participation from 77% to 71% and an increase in the unemployment rate from 5% to 12% (Figure 2). However, the estimated unemployment rate for Northeast region of BC in October 2019 is much lower at 2.6%⁴. This increase in unemployment between 2006 and 2016 took place during a period of time where there was a downturn in the oil and gas economy in 2014 and 2015. This trend was also reflected in the overall region as the PRRD participation rate also decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%.

In 2016, the top five industries employing Electoral Area D residents are as follows included agriculture, forestry, fishing and hunting (14%), construction (13%), mining, quarrying, oil and gas extraction (9%), retail trade (8%), and health care and social assistance (8%). However, the current distribution of labour force by industry in Electoral Area D is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Dawson Creek and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁴ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 27% in Electoral Area D compared to the 24% across the PRRD. In 2016, Electoral Area D had a comparable but slightly higher median income than the total PRRD population. In 2016, the median income in the Electoral Area D was \$98,448; about \$4,400 higher than the PRRD median income of \$94,046 (Figure 43).

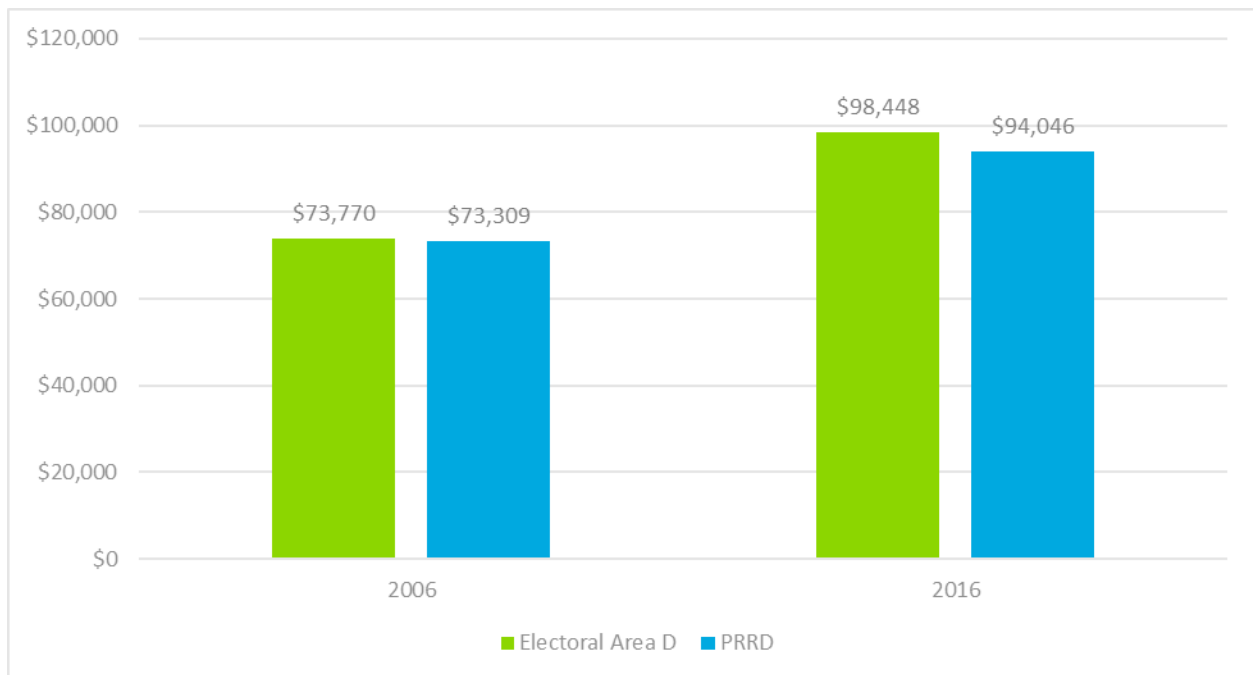
Median household income differs by household type. In Electoral Area D, female lone parents and non-census families (typically individuals living alone) have the lowest median income. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 54). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is often lower than the median owner household income. In Electoral Area D, the median renter household income in 2016 was \$84,509, compared to the median owner household income of \$99,791, meaning that median incomes of renter households were 85% that of owners. The median income of renter households increased by 87% between 2006 and 2016, while median incomes of owner households grew only by 31% (Figure 65). Renters typically experience higher levels of Core Housing Need than owner households, and are generally less secure in their tenure. However,

this is due to typically lower incomes, and in communities like Electoral Area D where renter incomes show significant increases, this puts renters less at risk of Core Housing Need and affordability issues.

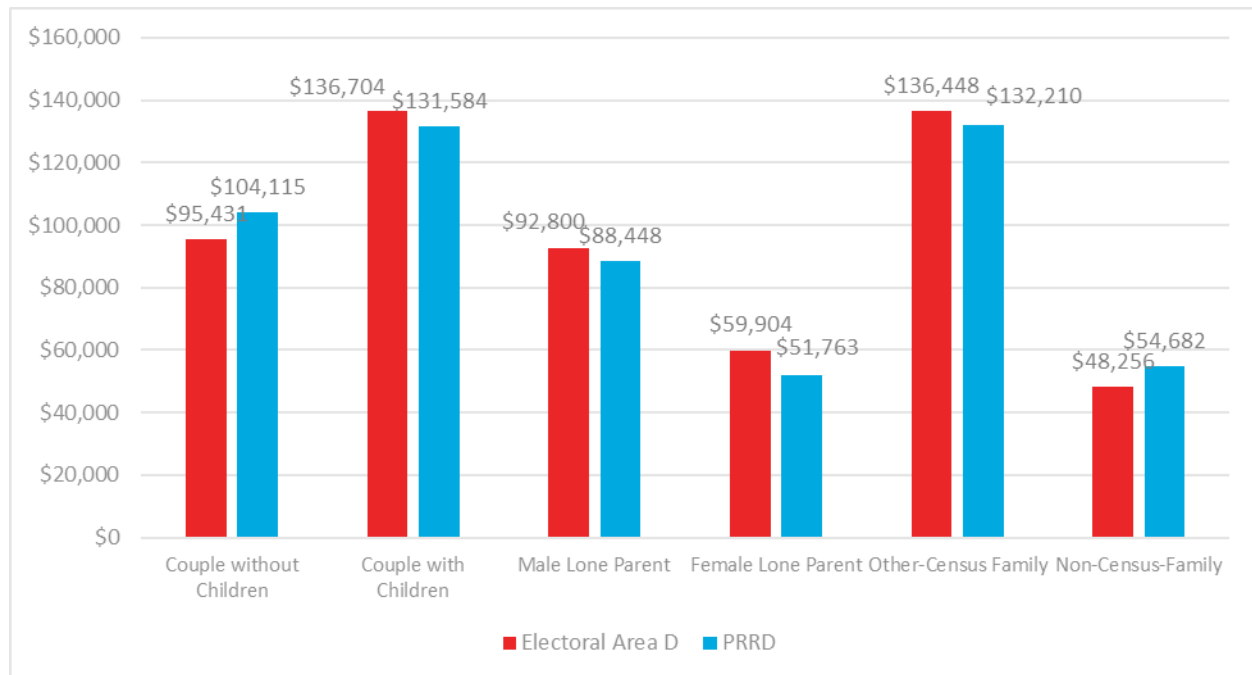
Of the renter households, 36% earn less than \$80,000, while only 15% earn less than \$40,000. Owner household income is more evenly distributed across income groups (Figure 76). This indicates that renters may not necessarily choose this tenure, but rent because they are unable to afford ownership as an option.

Figure 43 – Median Before-Tax Private Household Income, 2006-2016



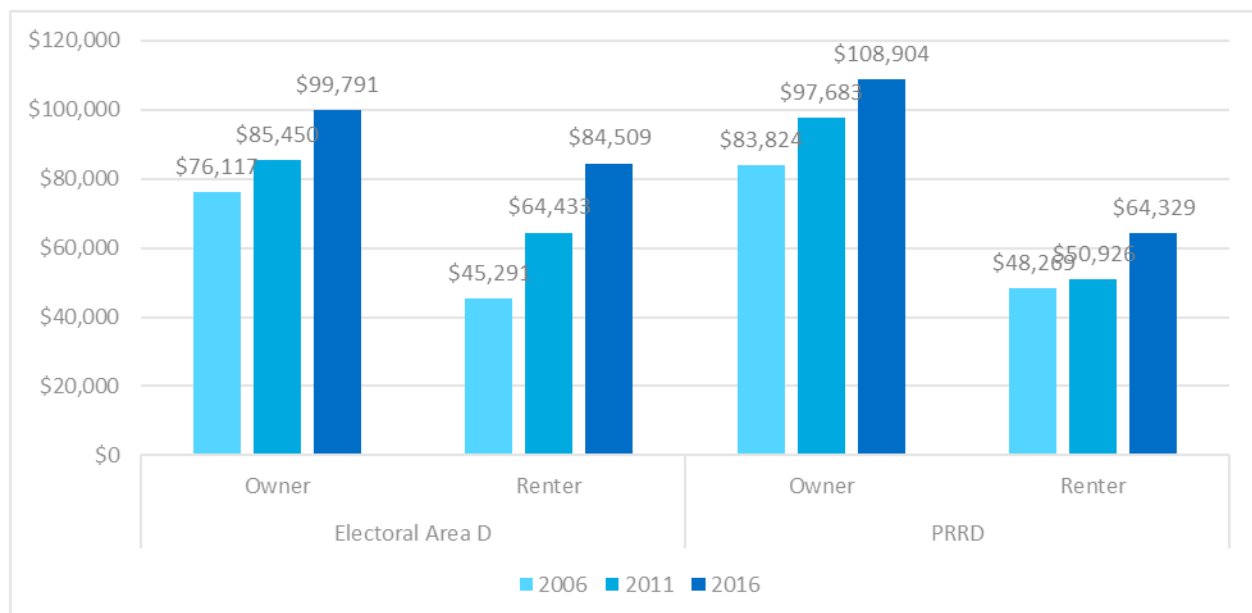
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 54 – Median Income by Household Type in Electoral Area D and PRRD, 2016



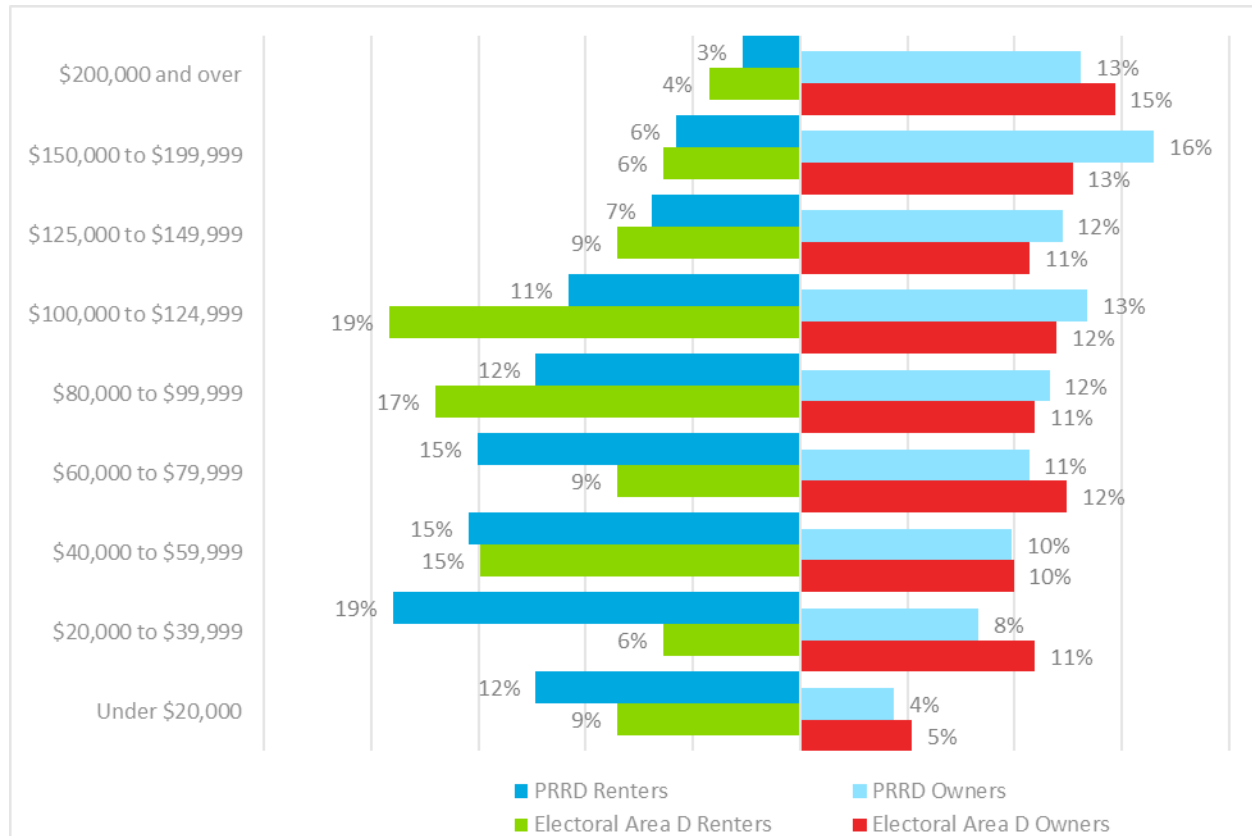
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 65 – Median Income by Tenure in Electoral Area D and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 76 – Income Brackets by Tenure, 2006-2016




Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.7 Summary

Between 2006 and 2016, Electoral Area D population increased only slightly and reached 5,749 in 2016. However, it is estimated that the population began to grow after a major decline in 2017, and in 2020 it is projected to be 5,339 (see Section 4.1). The median age of Electoral Area D residents was 42 in 2016, which was higher than the median age of the total PRRD population of 34.1, indicating an older population. There are 715 individuals who identify as Indigenous in Electoral Area D (36% First Nations and 63% as Métis) who make up 8% of the Electoral D population in private households.

In 2016, Electoral Area D experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Fifty percent (50%) of new Electoral Area D residents that year relocated to the area from another province.

The number of households in Electoral Area D increased by 8% between 2006 and 2016. During the same period, the average household size decreased slightly to 2.6 persons. The majority of households in Electoral Area D are occupied by 2 persons. Compared to the PRRD, Electoral Area D had comparable family households with and without children and a lower percentage of one-person non-census family households.



In Electoral Area D, 89% of households are owned and 10% are rented, and the medium income of owner households increased from 2006 to 2016 and were about \$10,000 more than the median income of renter households, indicating a relatively high median income for renters. However, the median income of private households in Electoral Area D increased by 27%. Households with the highest median income in 2016 were couples with children.

Between 2006 and 2016, the unemployment rate in Electoral Area D increased to 12% and the participation rate also decreased from 77% to 71% due to a downturn in the oil and gas industry in 2014 and 2015. However, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

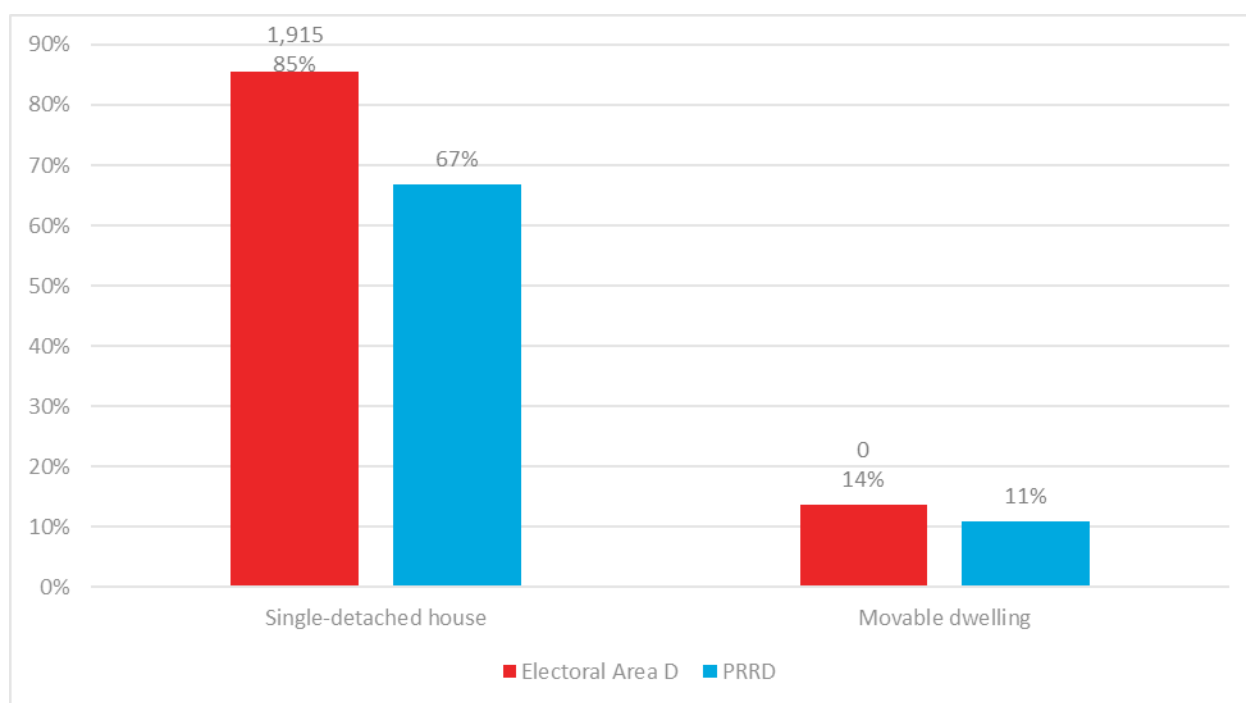
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 Housing Units

As of 2016, there was 2,245 dwellings in Electoral Area D. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area D are single-detached houses (85%). While this is true of the region, Electoral Area D has a much higher proportion of single-detached houses than the PRRD and few of any other dwelling types (Figure 87). There is also a significant proportion of movable dwelling units (14%) in Electoral Area D.

Figure 87 – Dwelling by Structure Type in Electoral Area D and PRRD⁵

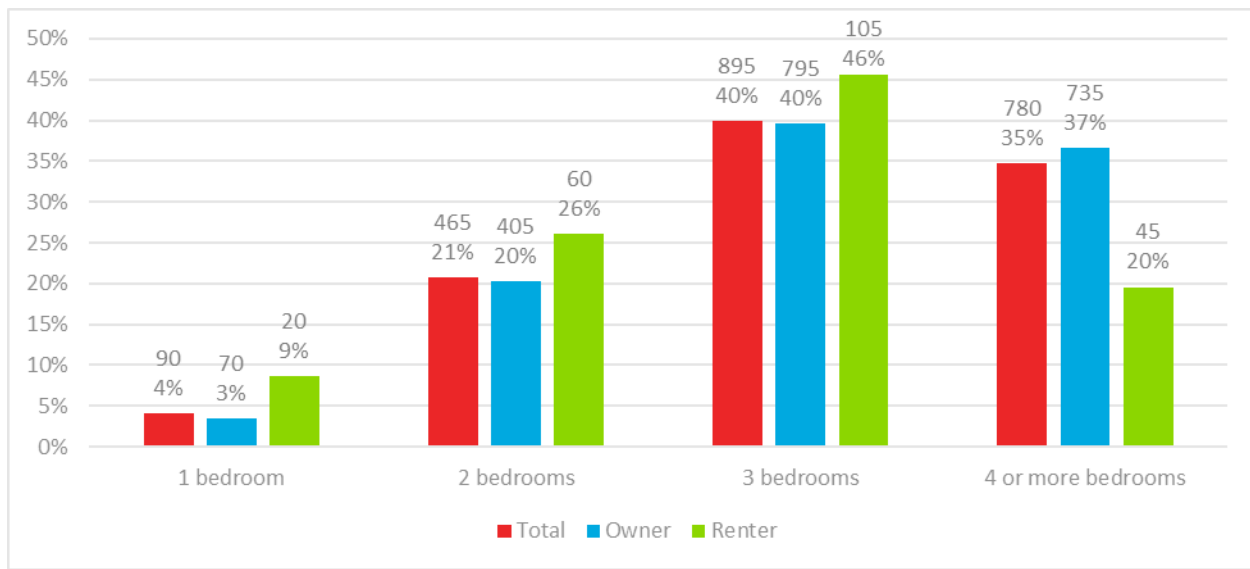


Source: Statistics Canada Census Program, Census Profiles 2016

⁵ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%. A small proportion of Electoral Area D residents resided in other attached or semi-attached dwelling units, but not a large enough number to be significant in this analysis.

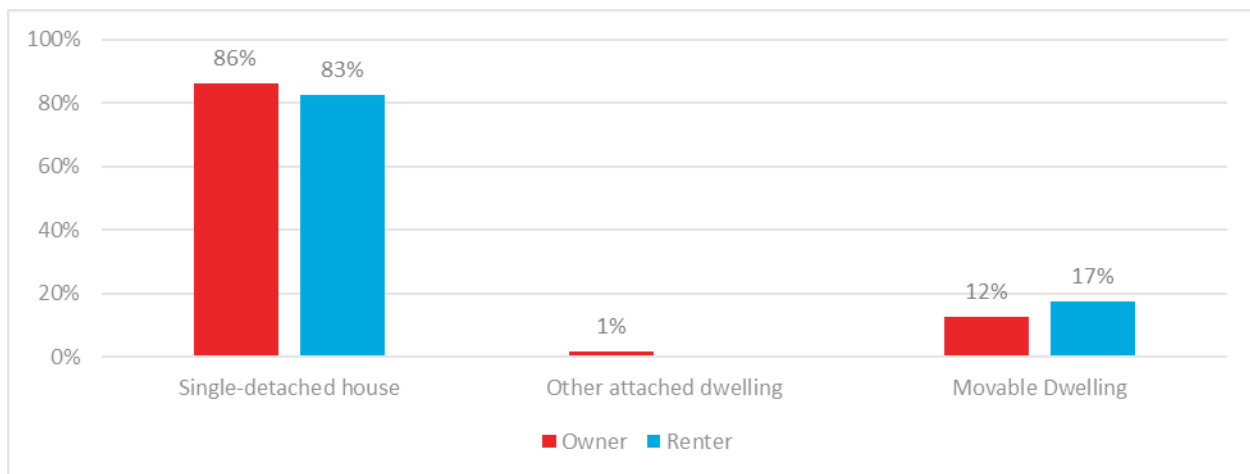
In 2016, 75% of all dwellings in Electoral Area D had three or more bedrooms and 35% of rented dwellings had two or less bedrooms (Figure 98). The most common structural housing type occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households and renter households occupied a greater proportion of movable dwellings than owner households (Figure 109).

Figure 98 – Households by Bedroom Number and Tenure in Electoral Area D, 2016⁶



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220

Figure 109 – Dwellings by Structure Type and Tenure, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

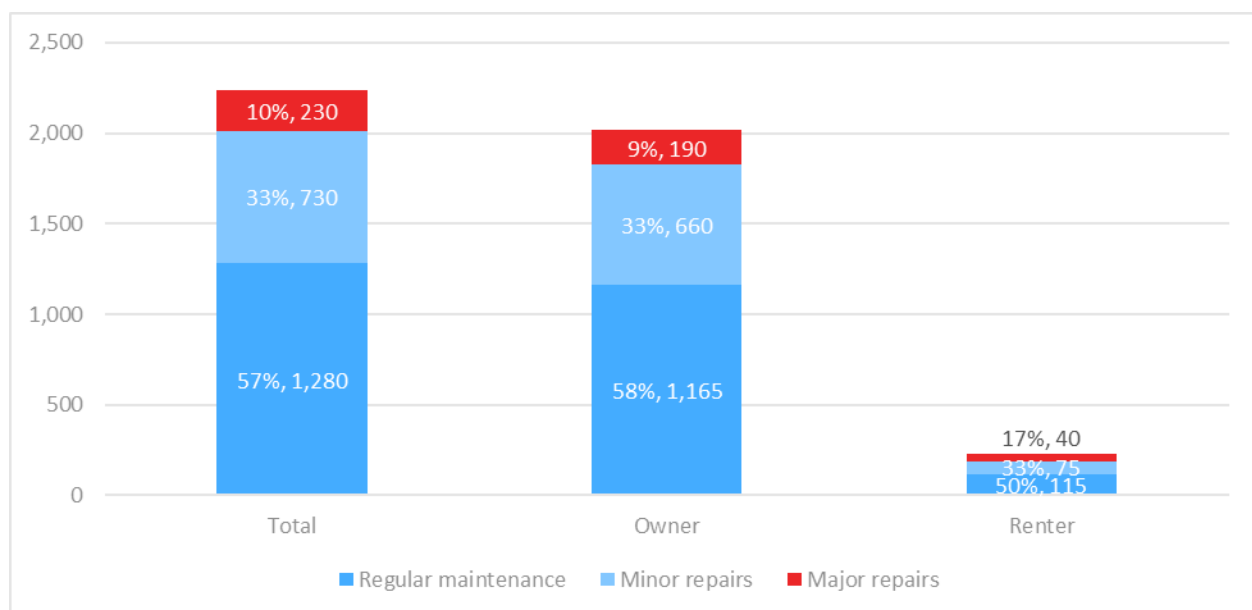
4.1.2 Condition of Housing

In 2016, most dwellings required regular maintenance only (57% of all dwellings), while 33% required minor repairs and 10% required major repairs. Renters were more than twice as likely to live in a dwelling that needed major repairs. With 17% of renters living in housing that requires major repairs, this means that about 2 in every 5 renter households may be in inadequate housing, which can have long-term impacts on health and well-being.

In both Electoral Area D and the PRRD overall, 47% of dwellings were built before 1980. A greater proportion of dwellings were built in Electoral Area D between 1981 and 2000, than in the PRRD, but from 2001 to 2016, a greater proportion were built in the PRRD.

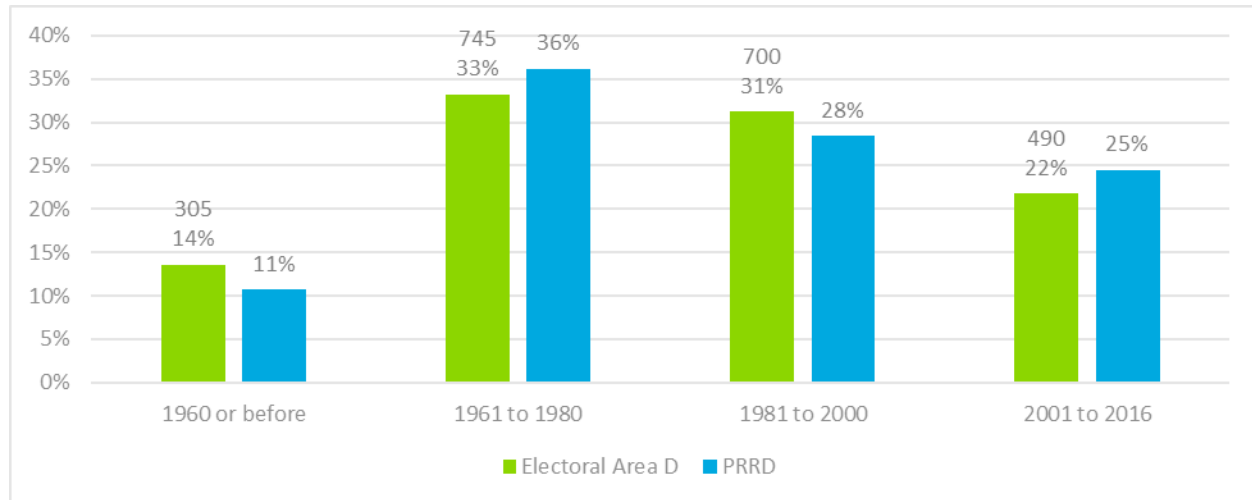
Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 2011 – Conditions of Dwellings by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 121 – Dwellings by Period of Construction in Electoral Area D and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 Occupied Private Dwellings

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area D, 91% of private dwellings were occupied and 9% (209 units) were unoccupied.

Table 1 – Occupied Private Dwellings, Electoral Area D, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	2,450	100%
Private dwellings occupied by usual residents	2,241	91%
Private dwellings not occupied by usual residents	209	9%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 Recent Changes in Housing Stock

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral D remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area D, 2016-2019

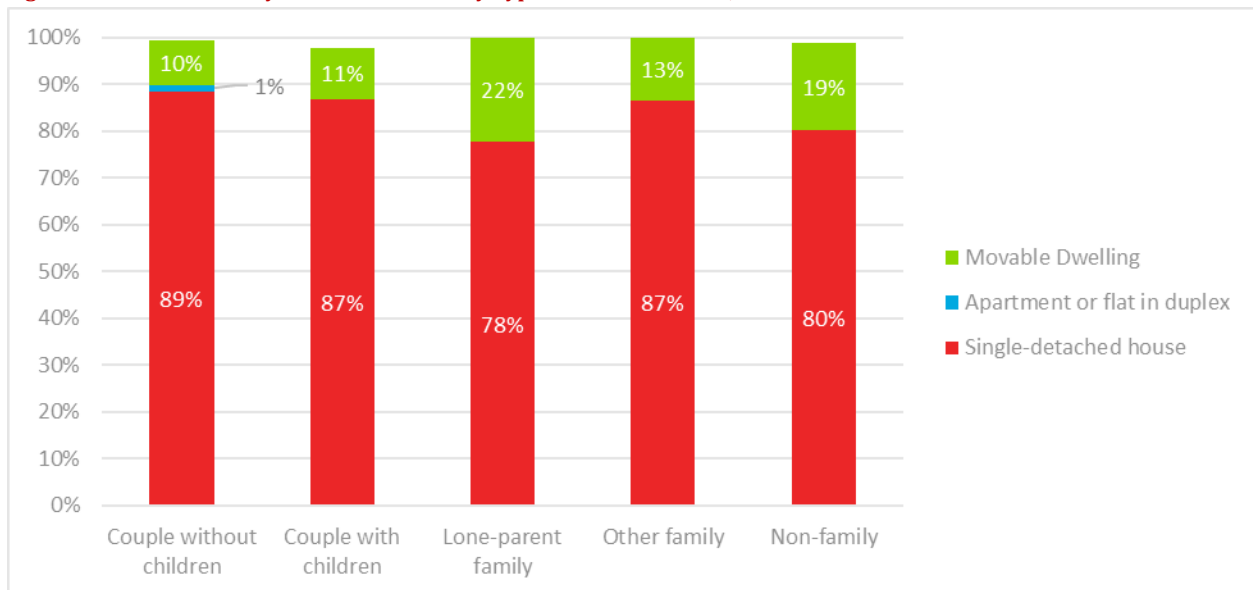
	2016	2017	2018	2019
Residential Dwelling Building Permits	9	15	10	12
Demolition Permits	0	0	1	0

Source: Peace River Regional District, 2020

4.1.5 Households and Structure Types

In Electoral Area D, the majority of all family types live in a single-detached house. The remaining proportion of households reside in either a movable dwelling or apartment in a duplex (Figure 13), indicating that this may be an affordable option for households who can't afford single family homes in Electoral Area D.

Figure 132 – Households by Structure and Family Type in Electoral Area D, 2016

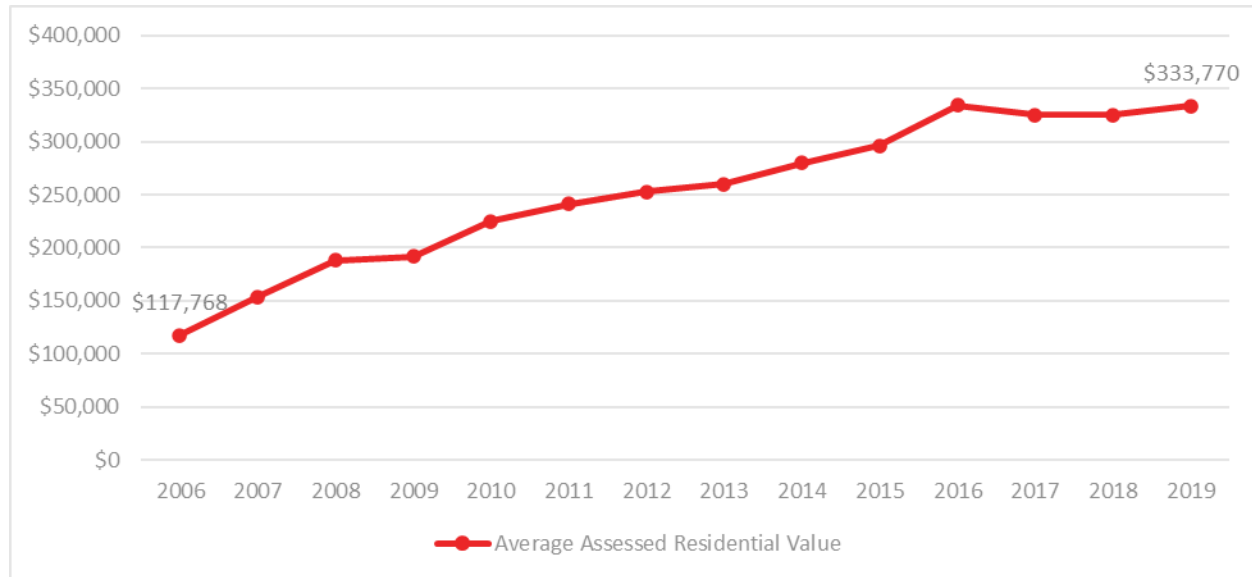


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in the Homeownership Market

Based on assessment values for residential properties in Electoral Area D, the average house value (e.g. includes all housing types), has increased from \$117,768 to \$333,770 over the last 14 years. This is equivalent to an increase of approximately 183% from 2006 to 2020. The upward trend has been steady for Electoral Area D over this time period.

Figure 143 – Average Assessed Residential Values in Electoral Area D, 2006-2020



Source: BC Assessment, 2019

In 2019, in the Electoral Area D homeownership market, the only available sales data was for a single-family dwelling (1 bedroom) with a property size of two or more acres for a conveyance price of \$540,000 (BC Assessment, 2019). Note that this price is based on sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

4.2.1 Homeownership Affordability Gap Analysis

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area D.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁷

The main gaps in affordability are in lone parent and non-census families affording single family dwellings (Table 3). Other family types have considerably higher median household incomes than these family types because other census families can include multi-generational or other family living arrangements with

⁷ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.

multiple incomes. Note that no other average sales price data was available to conduct the analysis on housing types in the Electoral Area other than single family homes.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area D⁸

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap Single Family Home (\$540,000)
Couples without children	\$121,756	\$3,044	\$356
Couples with children	\$174,414	\$4,360	\$1,672
Lone parent families	\$86,717	\$2,168	-\$520
Non-census families	\$61,567	\$1,539	-\$1,149
Other census families	\$174,087	\$4,352	\$1,664

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% downpayment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

4.3 Trends in the Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area D. Additionally, data for short-term rental market is unavailable for Electoral Area D. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and Core Housing Need (sections 3.7 and 3.8) provide an indication of the challenges renters currently face in Electoral Area D.

4.4 Non-Market Housing

As of March 31, 2020, there were zero reported non-market units in Electoral Area D where BC Housing has a financial relationship.

⁸ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

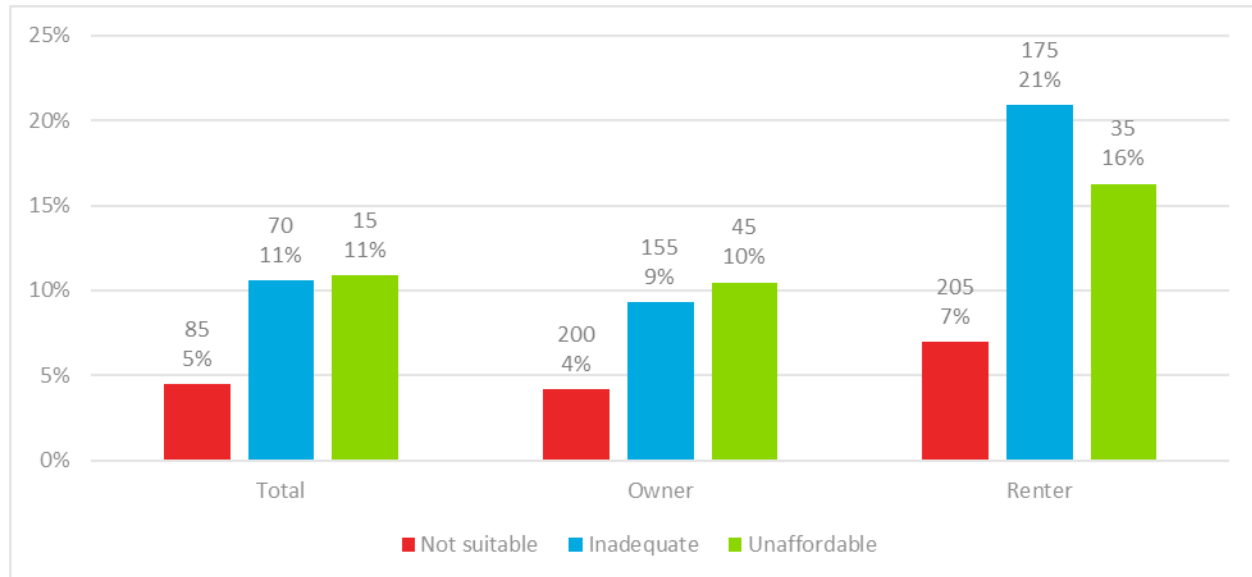
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area D, as of 2016, 5% of households were living in unsuitable housing and 11% were living in inadequate housing (Figure 15). Eleven percent (11%) of all households in 2016 spent 30% or more of their income on shelter costs, including 16% of renter households and 10% of owner households. A higher proportion of renters than owners experienced issues with suitability and affordability, but especially inadequacy, with double the proportion of renters experiencing issues. This correlates to older housing stock, but may also point to an inability of both home-owners and landlords to maintain these assets overtime. Additionally, the adequacy figures may be less accurate due to additional dwelling damage caused by the major hail storm experienced in 2017 around Pouce Coupe, damage from which wouldn't have been reported in the 2016 figures and have likely have been repaired since then. Although renter households experienced greater challenges, it is important to remember there were 2,005 owner households in Electoral Area D in 2016, compared to 230 renter households.

Figure 154 – Unsuitable Housing by Tenure for Private Households, 2016

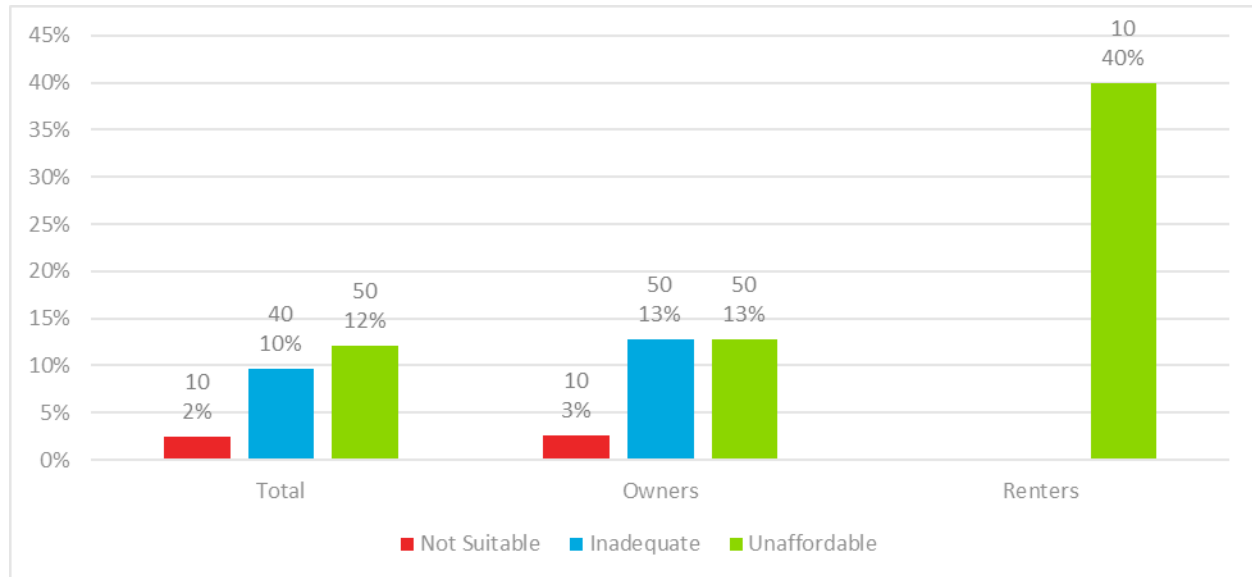


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area D (aged 65 and over), the number one issue was affordability of their housing, with senior renters at a much higher risk of affordability issues than owners. Forty percent (40%) of seniors who rent are paying more than 30% of their income toward shelter costs (compared to 16% of renters overall), compared to only 13% of seniors who own. However, seniors who own are more likely to be experiencing issues with suitability and adequacy than senior renters, and represent a larger group overall.

Ten percent (10%) of all senior households had issues with adequacy and 2% had issues with suitability (Figure 16). Seniors have fewer issues with adequacy and suitability than the population as a whole in Electoral Area D but have comparable issues with affordability. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area D.

Figure 165 – Housing Indicators of Seniors Households, 2016



Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016231.

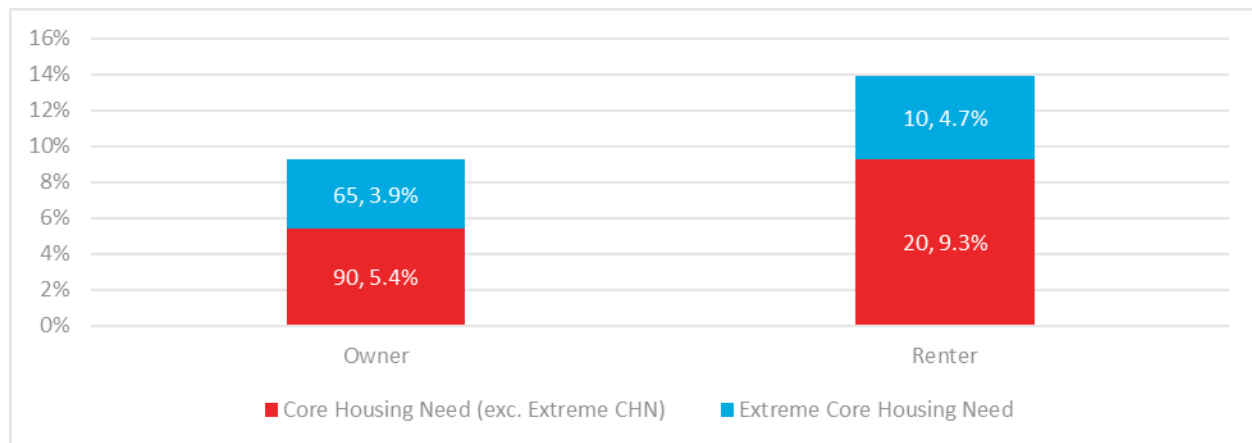
4.8 Core Housing Need

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area D had a higher proportion of renters than owners experiencing Core Housing Need (14% vs. 9.3%). This is not atypical of BC communities, where renters with lower incomes are more likely to experience housing vulnerability. Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (4.7% vs. 3.9%) (Figure 17). However, overall, Electoral Area D has 30 renter households and 155 owner households in Core Housing Need who need housing supports.

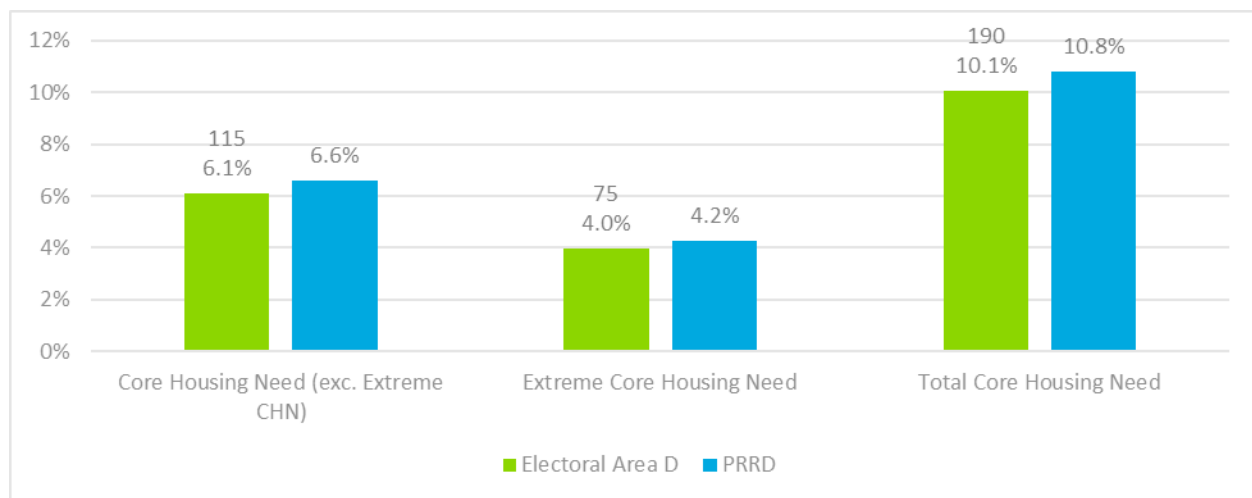
Compared to the PRRD, Electoral Area D had a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 18). This reflects the high median incomes and resulting ability to afford residential property in Electoral Area D and issues of affordability, suitability and adequacy being more prevalent in renter households.

Figure 176 – Proportion of Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


Figure 187 – Private Households in Core Housing Needs in Electoral Area D and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4.9 Summary

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single-detached houses. The remaining units were mainly movable dwellings. Of all dwellings, 40% had three or more bedrooms, while 62% of all households had 1 or 2 occupants, suggesting some of the population may be living in larger homes than they need. Seventy-five percent (75%) of owned dwellings had three more bedrooms and 35% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 86% single-detached houses and 12% movable dwellings. Rented dwellings consisted of 83% single-detached houses and 17% movable dwellings. There may be a lack of options within Electoral Area D for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.



Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area D dwellings, 57% require only regular maintenance and 33% require minor repairs, 10% needing major repairs. The need for repairs also corresponds with the fact that 47% of dwellings in the District were built prior to 1980. In 2019 the average sales price for a single family dwelling (2 bedrooms) with a property size of two or more acres was \$540,000.

Of all households in Electoral Area D in 2016, 11% were living in inadequate dwelling units, 5% were living in unsuitable conditions, and 11% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced Core Housing Need (14% vs. 9.3%). Of senior households, 10% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 2% had suitability issues. This suggests there may be a lack of affordable rental options with Electoral Area D that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

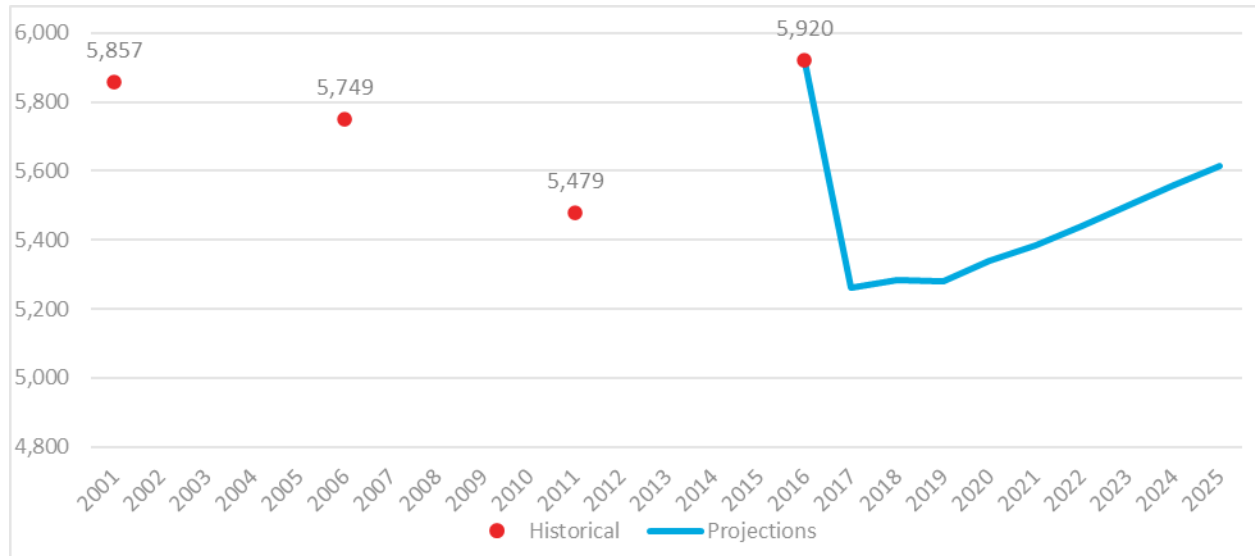
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the Census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River South Rural for Electoral Area D. While the service area's boundaries encompass a larger area than Electoral Area D, the projections provide insight as to how population growth may occur in Electoral Area D if it were to follow the sub-regional trends.

5.1 Population and Household Growth

Traditionally, Electoral Area D has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

Between 2001 and 2011, the Electoral Area D population decreased from 5,857 to 5,479 before increasing to 5,920 in 2016. From 2016 to 2025, the population is expected to decrease to approximately 5,614. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area D's population projection trend for that time period. This significant decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area D population is projected to have started growing again since 2017, to reach an approximate population of 5,339 in 2020 (Figure 19). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 198 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2001-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	5,915	5,339	5,614	-576	275

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.2 Age Projections

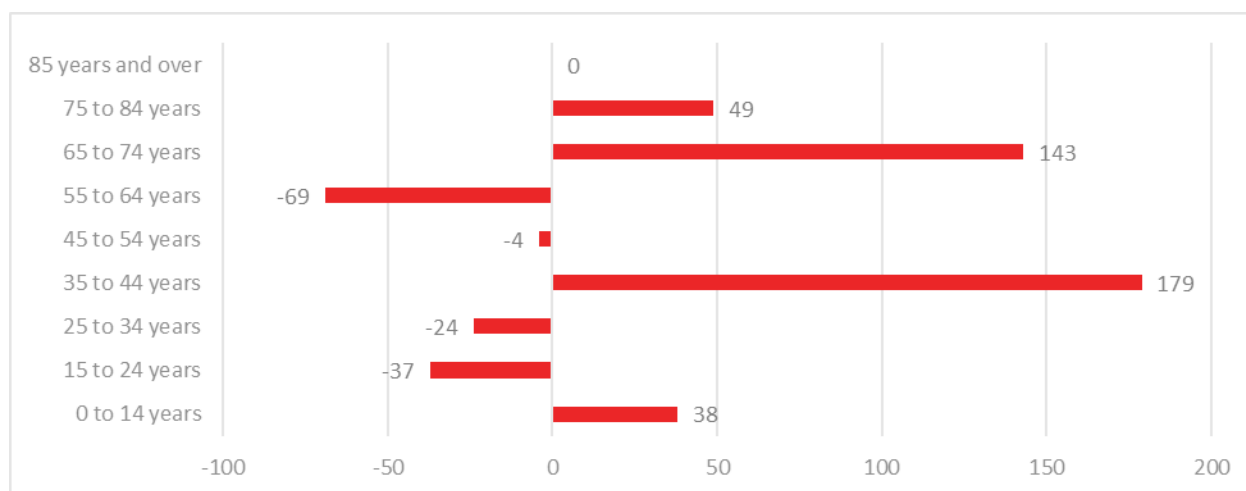
Between 2020 and 2025, the 15 to 24 years, 25 to 34 years, and the 45 to 54 year age categories is projected to have experienced a decline in population. The most significant growth is expected to occur in the 35 to 44 and 65 to 74 year age categories from 2020 to 2025. The median age in Electoral Area D is expected to remain steady through to 2025 (Table 6).

Table 5 – Projected Population Change by Age 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-104	38
15 to 24 years	-123	-37
25 to 34 years	-26	-24
35 to 44 years	-28	179
45 to 54 years	-247	-4
55 to 64 years	-115	-69
65 to 74 years	30	143
75 to 84 years	12	49
85 years and over	25	0
Total	-576	275

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Figure 209 – Projected Population Changes by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 6 – Median and Average Age, 2016- 2025

	2016 Actual	2016 Estimate	2020	2025
Median	42.9	42.9	42.5	42.9
Average	40.4	40.5	41.3	42.2

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.3 Household Projections

The number of households in Electoral Area D decreased by 182 between 2016 and 2020 and is expected to increase again by 162 households by 2025 (Table 7).

Table 7 – Projected Household Growth in 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	2,185	2,003	2,165	-182	162

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

The number of households decreased across all family types between 2016 and 2020, most of which in the couple with children category. This decrease could have been due to the downturn in the economy in which families may have perceived the region to be a less attractive place to reside. It is expected that between 2020 and 2025, all households will increase across all family types, again most significantly in the couples with and without categories (Table 8). Growth in the couples without children category is likely related to the aging population trend, which is typically accompanied by an increase in individuals and couples living alone as adult children age and move out.

Table 8 – Household Change Projections by Census Family Type 2016-2025

	2016 to 2020	2020 to 2025
Couple without Children	-55	52
Couple with Children	-65	53
Lone-Parent	-2	11
Other-Census-Family	-19	8
Non-Census-Family	-41	38
Total	-182	162

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will required 2-bedroom dwellings.

Table 9 – Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%

Non-Family	60%	30%	10%
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Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2020 and 2025, the population is expected to decrease to 5,614. Accordingly, the number of households is expected to increase by 162 between 2020 and 2025. It is also projected that the 0-14, 15-19 age categories will experience a decline in population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples with and without children. However, the need for a range of sizes of units are still needed to accommodate other family types that will also experience some growth between 2020 and 2025 (a total of 162 units). The number of currently unoccupied dwellings in the community should also be considered in accommodating these needs.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future⁹.

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work

⁹ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle or low income brackets of permanent residents. When demand significantly out paces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹⁰

The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community, and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;
- Providing financial incentives such as tax breaks on multi unit developments;
- Encouraging the establishment of long term lease agreements to mitigate constant turnover;
- Encouraging the development of additional hotels, apartments, and condo units; and

¹⁰ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandanu.ca/jrcd/article/view/837/185>

- 
- Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹¹.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year.

¹¹ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



Comparatively, the unemployment rate across British Columbia reached 11% in July 2020¹². As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹³.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁴.

¹² Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹³ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁴ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 4) and statements of key areas of local need (based primarily on the content in Sections 3 and 5). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area D based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area D can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 Affordable Housing


Affordability as an indicator of Core Housing Need is one of the most pressing housing issues facing residents in Electoral Area D. Eleven percent (11%) of all Electoral D households in 2016 spent 30% or more of their income on shelter costs, including 16% of renter households (35 households) and 10% of owner households (45 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 Rental Housing

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 10% representing an increase of 70 renter households in the community. Renter households predominantly reside in single-detached houses (83%), with the remaining renter households occupying movable dwellings (17%).

In 2016, Electoral Area D had a higher proportion of renters (14% or 30 households) than owners (9.3% or 155 households) experiencing Core Housing Need.



Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

8.2.3 Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

8.2.4 Housing for Seniors

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Of senior households in Electoral Area D (aged 65 and over) 10% of households experiencing housing need had issues with adequacy (40 households) and 2% had issues with suitability (10 households). Twelve percent (12%) of these households experienced issues with affordability (50 households).

8.2.5 Housing for Families

Families in Electoral Area D are generally well served by the housing choices available to them. Over 87% of couples with children, couples without children, and other families live in a single-detached house, while 78% of lone-parent families and 80% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy apartment/flat/duplex style developments.

8.2.6 Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

8.2.7 Conclusion

- The households in Electoral Area D with the lowest household incomes included male and female lone parent households, and non-census family households.
- Median incomes of renter households were 17% less than owner households in Electoral Area D in 2016.
- In 2016, Electoral Area D had a higher proportion of renters than owners experiencing Core Housing Need (14% vs. 9.3%). Of those households in Core Housing Need, a comparable proportion of renters



and owners experienced Extreme Core Housing Need (4.7% vs. 3.9%). Overall, Electoral Area D has 30 renter households and 155 owner households in Core Housing Need.

- Across Electoral Area D, 21% of renter households had issues with adequacy, 16% with affordability, and 7% with suitability.
- Of Senior Households in Electoral D, 40% (10 households) had issues with affordability.
- Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
- Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
- In Electoral Area D, the most apparent housing need is in lower income households and renter households. Stakeholders also indicated challenges with lack of supportive housing and limited services for seniors in rural areas.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.



<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:


It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Multiple Census Families: A **household** in which two or more **census families** (with or without additional persons) occupy the same private dwelling. **Family households** may also be divided based on the presence of persons not in a **census family**.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>



National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>


Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>



Subsidized Housing: “Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$117,768	\$154,031	\$188,091	\$191,675	\$224,858	\$241,039	\$252,904	\$260,152
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$279,973	\$296,339	\$334,337	\$325,507	\$325,428	\$333,770	\$344,707
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$95,003	\$126,720	\$158,530	\$159,333	\$168,891
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$38,968	\$42,301	\$46,780	\$52,375	\$73,031
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$182,826	\$192,421	\$191,116	\$216,362	\$214,348
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$77,553	\$82,259	\$89,583	\$90,664	\$99,487
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$98,889	\$105,472	\$110,135	\$112,017	\$116,536
Median Assessed Value by Structural Type	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$71,331	\$91,545	\$112,637	\$112,409	\$130,860
2	\$69,265	\$89,016	\$109,606	\$112,202	\$139,690
3+	\$146,974	\$191,222	\$230,513	\$233,076	\$266,982
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$112,637	\$112,409	\$130,860
2	N/A	N/A	\$109,606	\$112,202	\$139,690
3+	N/A	N/A	\$230,513	\$233,076	\$266,982

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$143,521	\$160,953	\$166,329	\$176,336	\$198,683
2	\$146,420	\$155,281	\$160,383	\$172,933	\$181,231
3+	\$287,032	\$297,760	\$302,979	\$323,573	\$340,797
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$143,521	\$160,953	\$166,329	\$176,336	\$198,683
2	\$146,420	\$155,281	\$160,383	\$172,933	\$181,231
3+	\$287,032	\$297,760	\$302,979	\$323,573	\$340,797

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221
2	\$214,354	\$204,479	\$209,858	\$216,092	\$223,912
3+	\$380,161	\$370,323	\$366,815	\$374,337	\$383,402
Median Assessed Value by Number of Bedrooms					
0	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221
1	\$214,354	\$204,479	\$209,858	\$216,092	\$223,912

2	\$380,161	\$370,323	\$366,815	\$374,337	\$383,402
3+	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]


	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$144,198	\$177,266	\$195,315	\$207,988	\$266,902	\$257,667	\$272,763	\$296,906
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$298,920	\$381,169	\$354,669	\$337,928	\$380,248	\$369,502	\$364,871
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$110,819	\$140,300	\$179,000	\$195,155	\$165,917
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$52,453	\$70,105	\$75,845	\$78,837	\$134,669
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

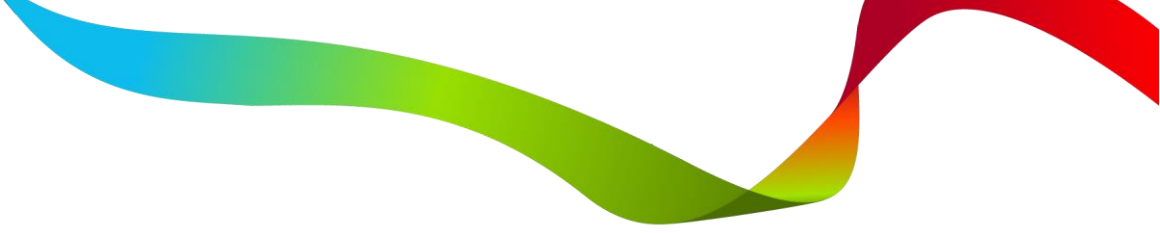


	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$157,192	\$156,439	\$206,766	\$228,357	\$267,625
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$217,000	\$23,000	\$109,167	\$90,483	\$135,925
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$253,631	\$211,233	\$237,083	\$266,590	\$281,182
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$188,667	\$159,667	\$196,836	\$106,808	\$24,100
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$105,317	\$37,167	\$213,333	\$150,567	\$182,425
2	\$74,568	\$105,493	\$126,959	\$154,788	\$86,286
3+	\$172,807	\$215,450	\$225,412	\$241,052	\$314,026
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A



	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$155,991	\$292,219	\$82,000	\$250,000	\$288,500
2	\$217,824	\$179,516	\$195,286	\$181,563	\$210,693
3+	\$288,639	\$317,338	\$325,636	\$352,167	\$409,733
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	\$277,667	\$209,800	\$233,650	\$540,000	\$213,750
1	\$264,926	\$184,643	\$347,734	\$245,615	\$290,975
2	\$403,071	N/A	\$398,323	\$412,637	\$393,421
3+	\$277,667	\$209,800	\$233,650	\$540,000	\$213,750
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	3,415	3,240	3,335

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,415	100%	3,240	100%	3,335	100%
All Categories	3,405	100%	3,230	100%	3,315	99%
11 Agriculture, forestry, fishing and hunting	585	17%	595	18%	470	14%
21 Mining, quarrying, and oil and gas extraction	240	7%	270	8%	310	9%
22 Utilities	45	1%	25	1%	25	1%
23 Construction	370	11%	380	12%	450	13%
31-33 Manufacturing	90	3%	95	3%	110	3%
41 Wholesale trade	115	3%	115	4%	95	3%
44-45 Retail trade	355	10%	340	10%	280	8%
48-49 Transportation and warehousing	265	8%	165	5%	245	7%
51 Information and cultural industries	35	1%	25	1%	10	0%
52 Finance and insurance	45	1%	25	1%	75	2%
53 Real estate and rental and leasing	30	1%	35	1%	50	1%
54 Professional, scientific and technical services	140	4%	205	6%	140	4%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	95	3%	110	3%	95	3%
61 Educational services	235	7%	230	7%	165	5%
62 Health care and social assistance	245	7%	245	8%	255	8%
71 Arts, entertainment and recreation	50	1%	25	1%	40	1%
72 Accommodation and food services	130	4%	75	2%	110	3%
81 Other services (except public administration)	205	6%	105	3%	235	7%
91 Public administration	135	4%	175	5%	165	5%
Not Applicable	10	0%	0	0%	20	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	1,790	100%
Commute within census subdivision (CSD) of residence	235	13%
Commute to a different census subdivision (CSD) within census division (CD) of residence	1,480	83%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	10	1%

Commute to a different province or territory	65	4%
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Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$96,125	\$97,780	\$120,697
Owner	\$98,588	\$99,964	\$124,469
Renter	\$66,687	\$76,061	\$88,216

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	5,485	5,125	5,620
Mover	470	415	450
Migrant	290	195	230
Non-migrant	185	220	225
Non-mover	5,020	4,710	5,170

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

	Average and Median Before-Tax Private Household Income		
	2006	2011	2016
Average	\$96,125	\$97,780	\$120,697

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,065	100%	2,030	100%	2,245	100%
\$0-\$4,999	30	1%	30	1%	20	1%
\$5,000-\$9,999	10	0%	40	2%	20	1%
\$10,000-\$14,999	75	4%	0	0%	30	1%
\$15,000-\$19,999	80	4%	45	2%	60	3%
\$20,000-\$24,999	50	2%	95	5%	45	2%
\$25,000-\$29,999	60	3%	40	2%	55	2%
\$30,000-\$34,999	70	3%	110	5%	90	4%
\$35,000-\$39,999	120	6%	55	3%	65	3%
\$40,000-\$44,999	100	5%	95	5%	55	2%
\$45,000-\$49,999	75	4%	115	6%	60	3%
\$50,000-\$59,999	165	8%	45	2%	120	5%
\$60,000-\$69,999	170	8%	100	5%	115	5%
\$70,000-\$79,999	140	7%	180	9%	145	6%
\$80,000-\$89,999	150	7%	140	7%	140	6%
\$90,000-\$99,999	100	5%	140	7%	125	6%
\$100,000-\$124,999	245	12%	215	11%	285	13%
\$125,000-\$149,999	200	10%	220	11%	235	10%
\$150,000-\$199,999	140	7%	215	11%	270	12%
\$200,000 and over	100	5%	135	7%	300	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	155	100%	180	100%	225	100%
Renter households in subsidized housing	N/A	N/A	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

CMHC

Average rental prices for all units and by unit size [Section 6 (1) (h) (i), (ii)]

Average and Median Monthly Rent by Number of Bedrooms															
	20 05	20 06	20 07	20 08	20 09	20 10	20 11	20 12	20 13	20 14	20 15	20 16	20 17	20 18	20 19
Average	N/A														
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															

Source: CMHC Primary Rental Market Survey



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area D are presented here.

A total of 21 respondents from Electoral Area D responded to the survey, including one individual that identified as First Nations and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

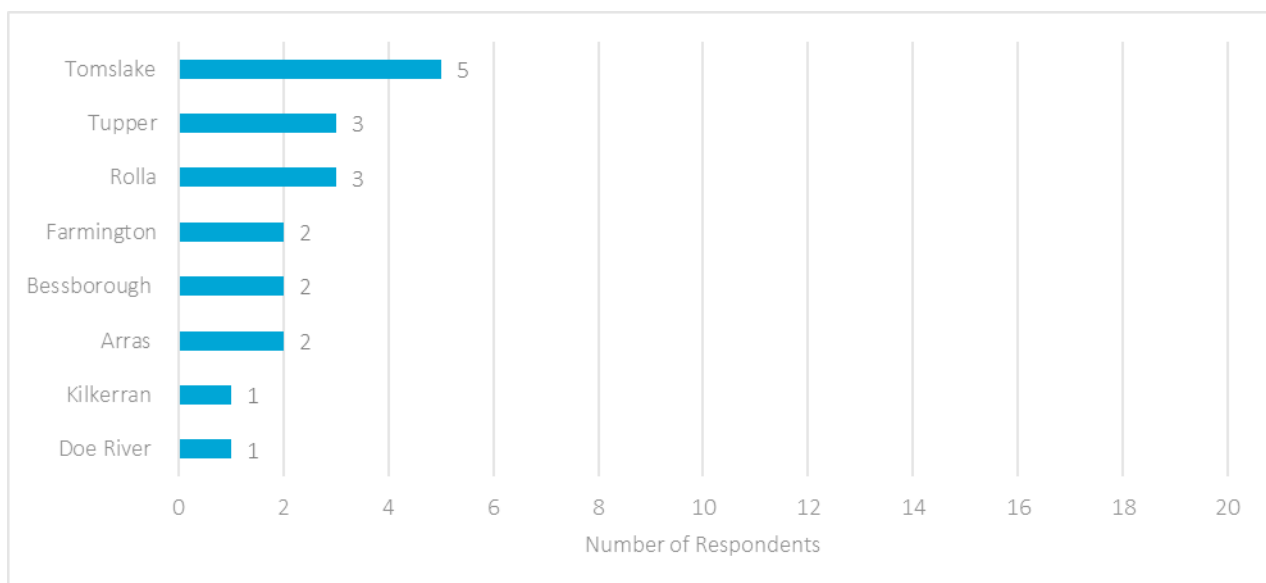
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 Community

Figure 21 shows where survey respondents live in Electoral Area D.

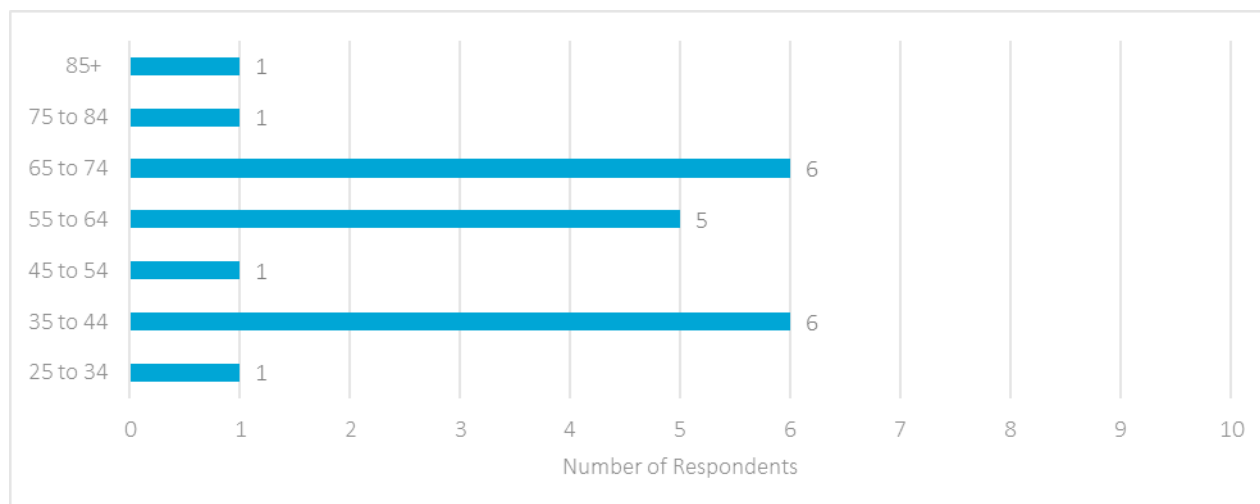
Figure 21 – Communities Where Respondents Live (N=19)



1.2.2 Age

The survey received the most responses from individuals between the ages of 35 to 44 (6 respondents) and 55 to 74 (6 respondents).

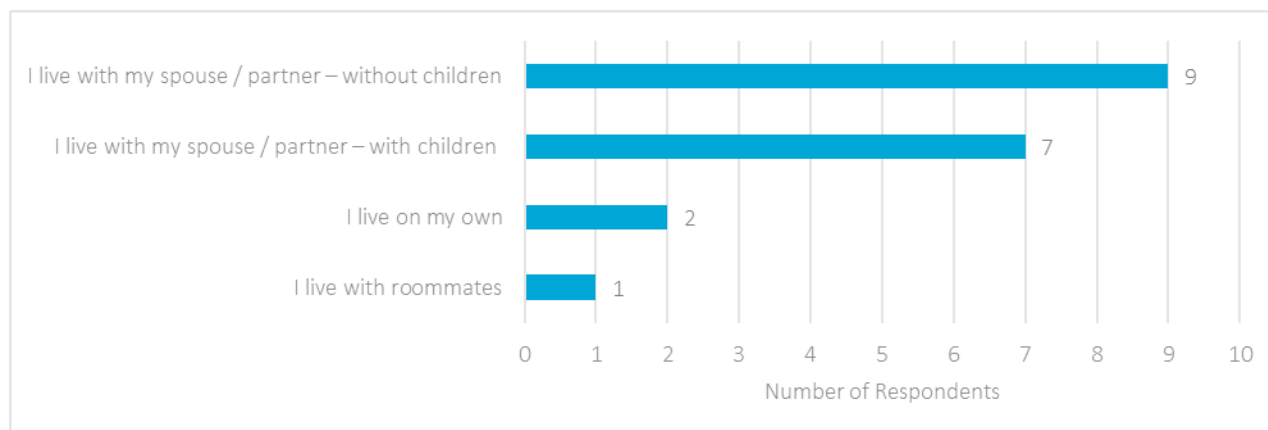
Figure 22 – Age of Respondents (N=21)



1.2.3 Household Type and Size

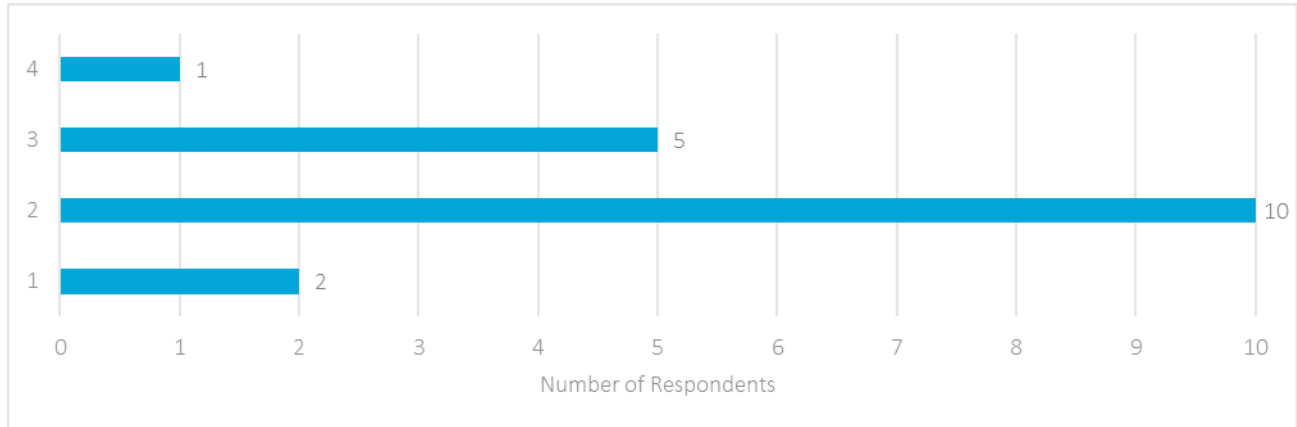
Survey respondents were asked to describe their household (Figure 23). Most respondents live in households with a spouse or partner with or without children.

Figure 23 – Household Types (N=19)



Respondents were also asked about the size of their household (Figure 24). Most respondents live in two-person (10 respondents) or three-person households (5 respondents).

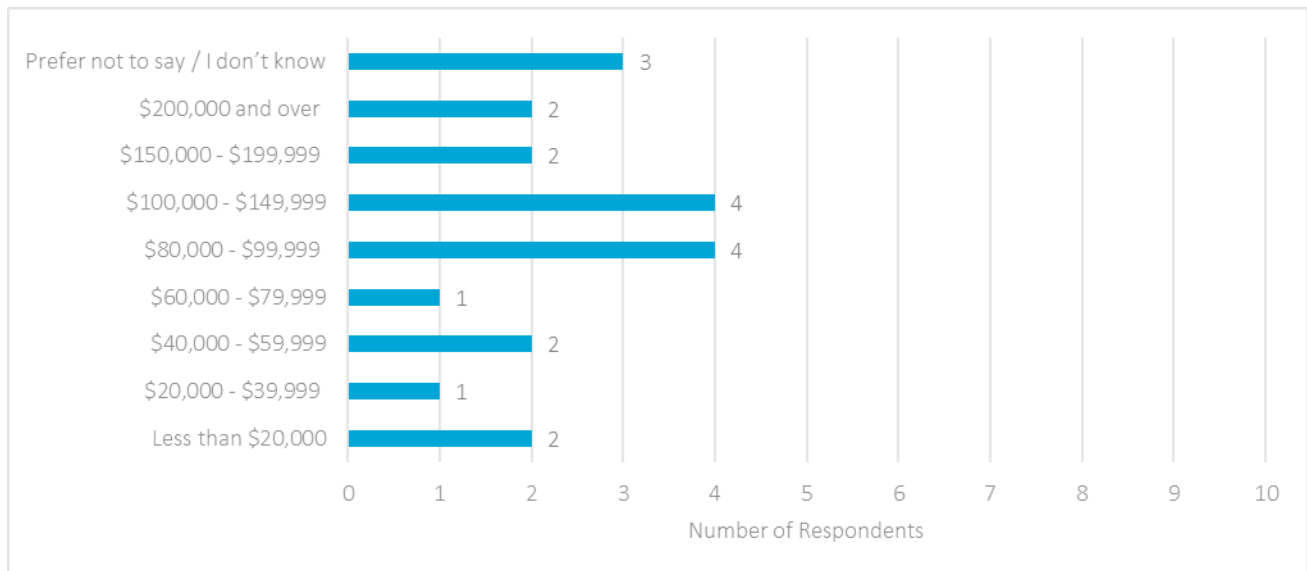
Figure 24 – Number of People in Households (N=21)



1.2.4 Household Income

Figure 25 shows the annual household income distribution of survey respondents. Respondents with a wide range of incomes responded to the survey. Three respondents preferred not to disclose their annual household income information.

Figure 25 – Annual Household Income (N=21)



1.3 Housing Experiences

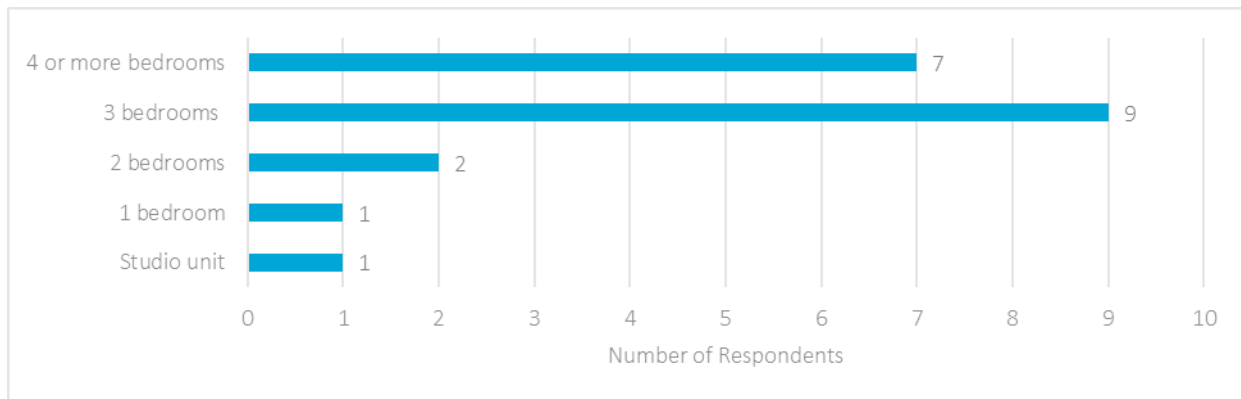
Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 Current Home

Respondents were asked about their tenure type. Seventeen respondents reported that they owned their home and one reported that they rented. Two respondents neither rent nor own their home.

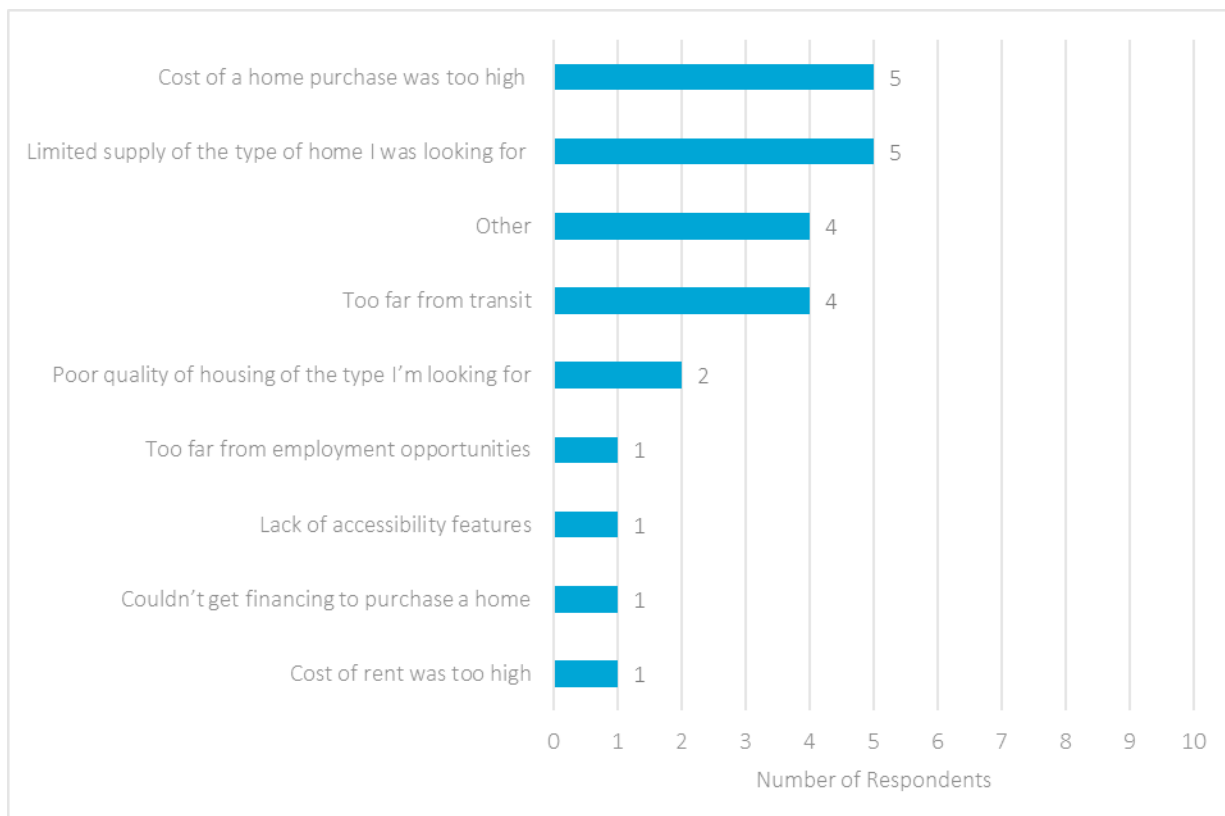
Most respondents live in homes with three or more bedrooms (Figure 26).

Figure 26 – Number of Bedrooms in Current Home (N=20)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (5 respondents). Respondents that selected 'other' described specific house features needing repairs (1 respondent), poor fire protection in rural areas (1 respondent), and lack of assisted living supports (1 respondent).

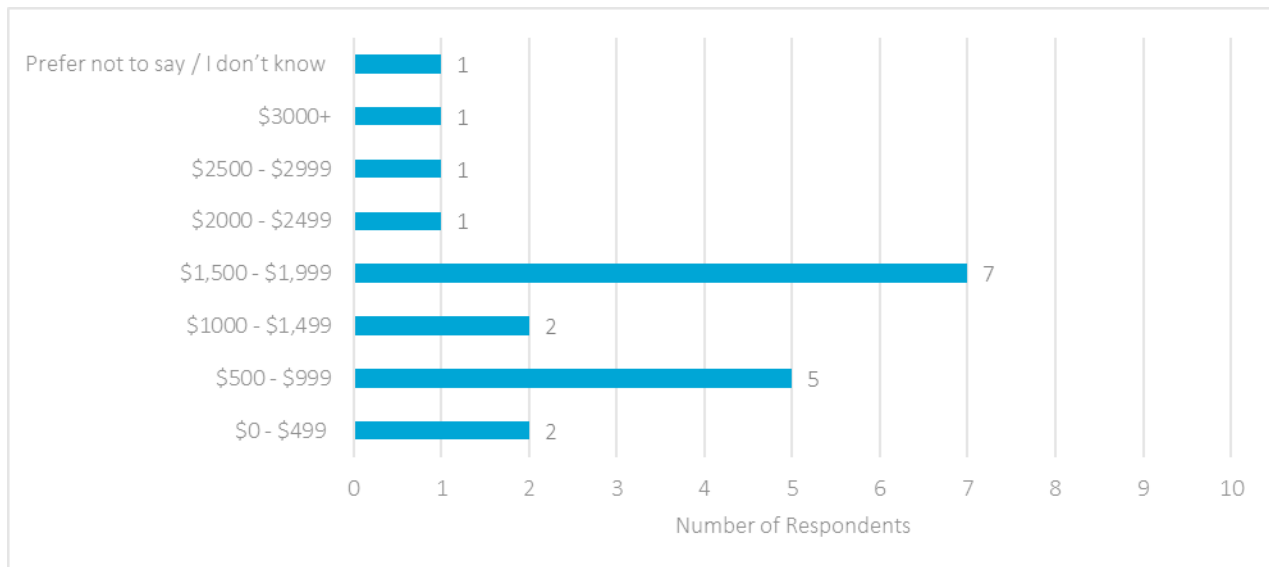
Figure 27 – Barriers During Search of Current Home (N=15)



1.3.2 Current Housing Costs

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 28. Respondents were asked if they believed their housing costs were affordable to them. Fourteen respondents said yes that their housing costs were affordable, five said no, and one said they were not sure.

Figure 28 – Housing Costs (N=20)



1.3.3 Current and Anticipated Housing Issues

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 29 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. All respondents that answered the question said that their home is currently not well served by public transit (7 respondents) and is too far from amenities (5 respondents).

Figure 29 – Top Current Housing Issues (N=7)

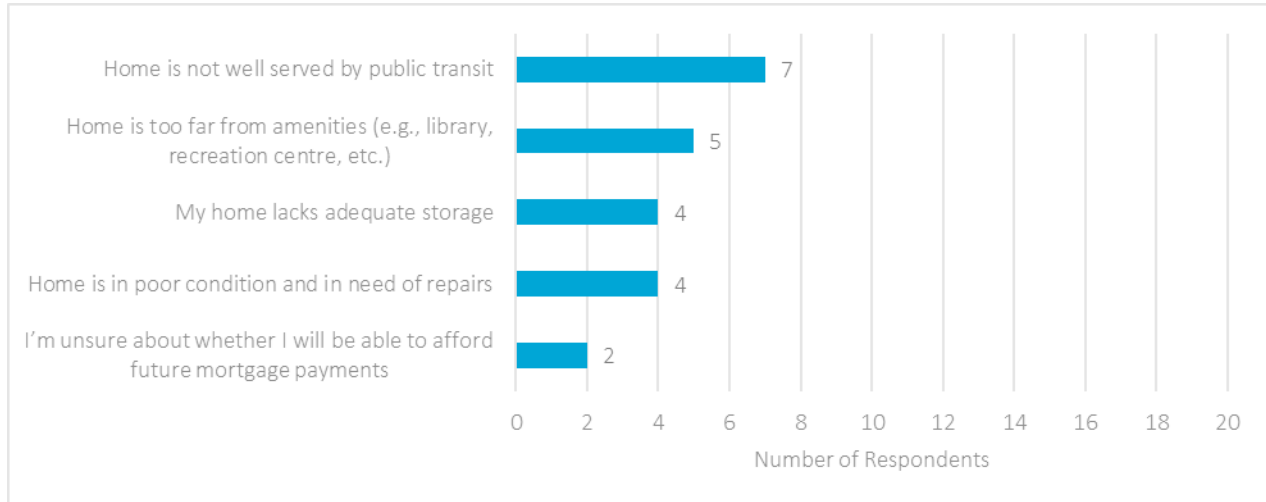
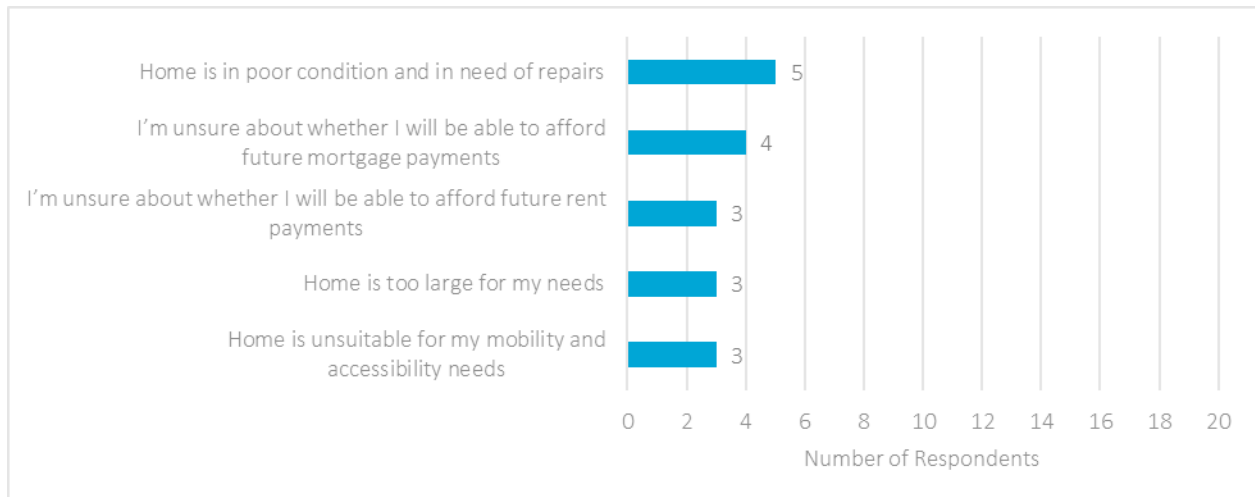


Figure 30 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. All respondents that answered anticipated that their homes will be needing repairs (5 respondents), highlighting that this is likely a major issue for residents in this area.

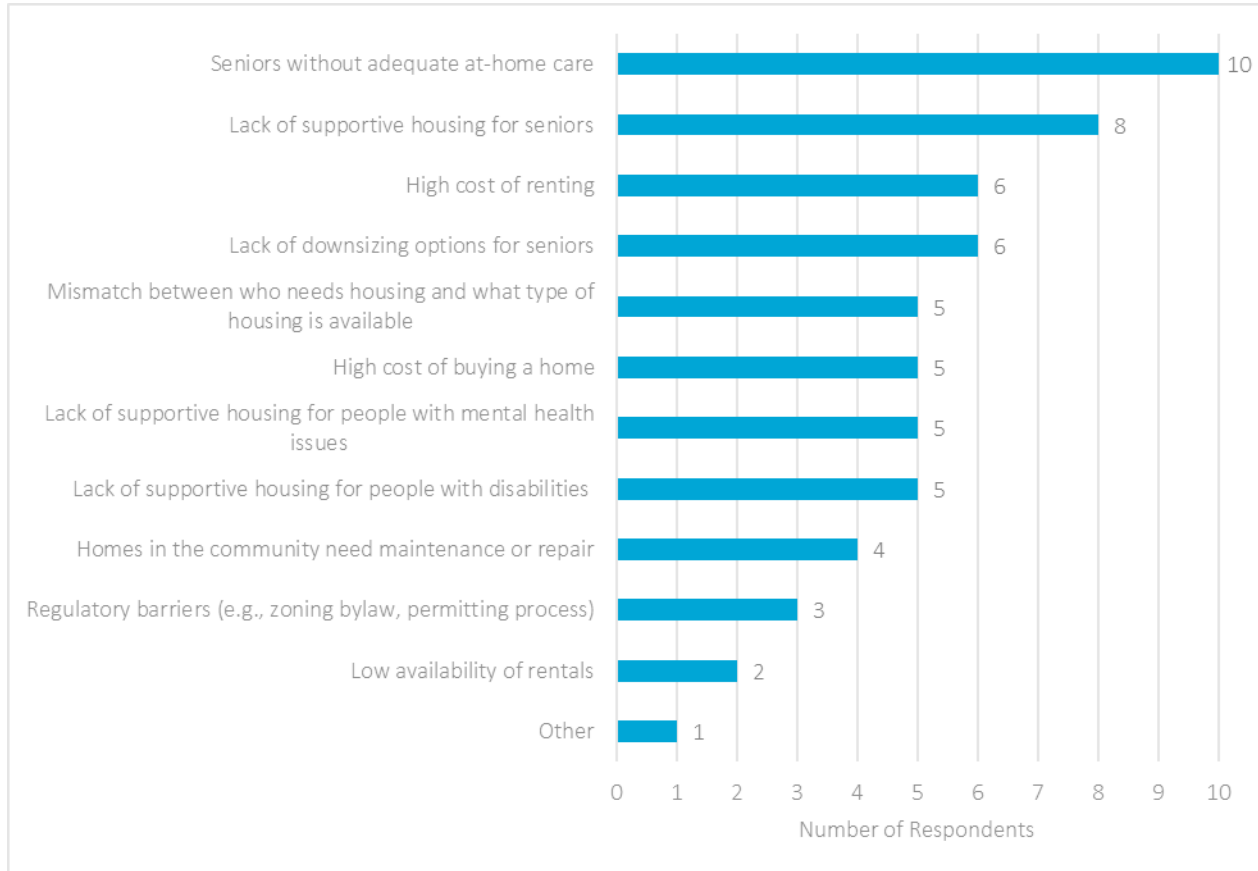
Figure 30 – Top Housing Issues Anticipated in the Next 5 Years (N=5)



1.4 Community Issues

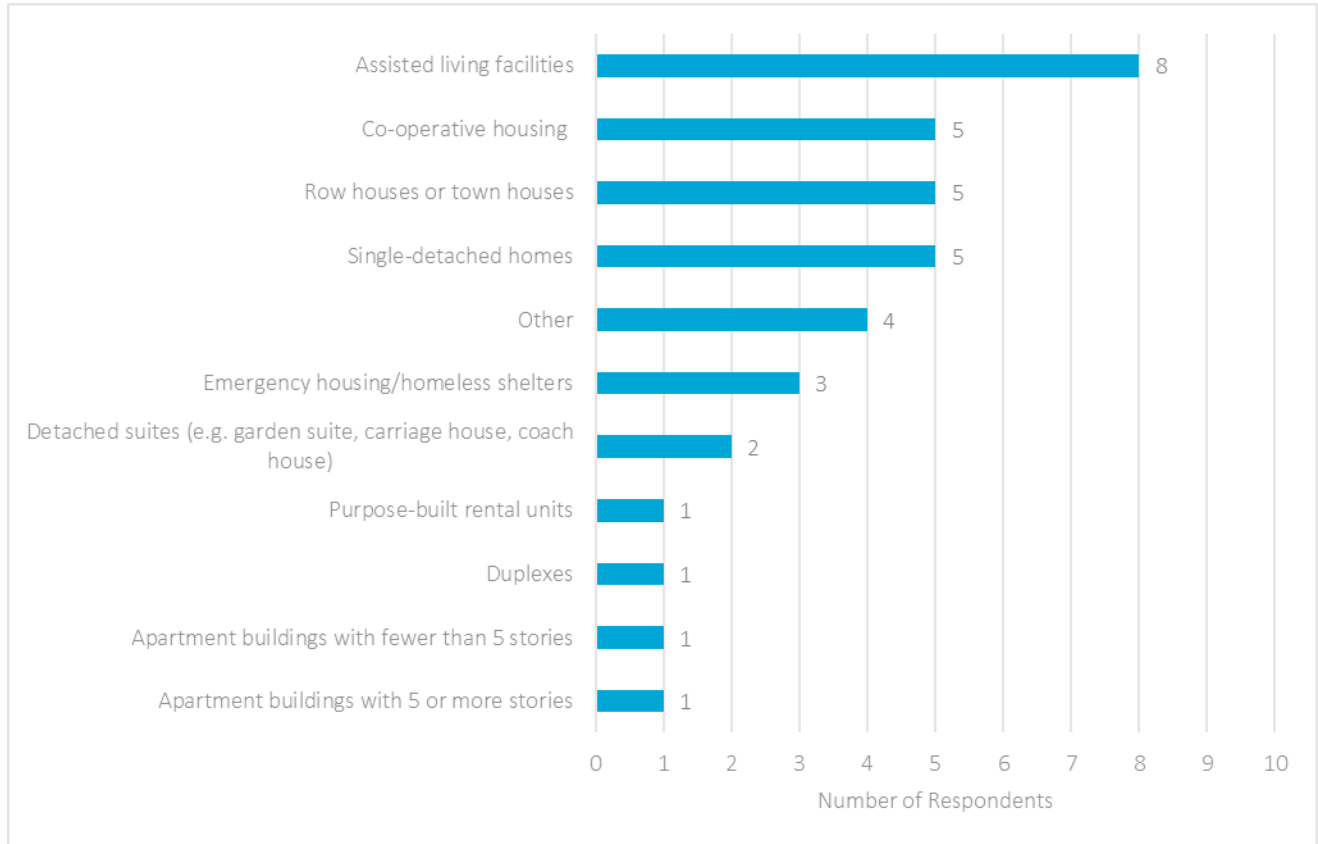
Figure 31 shows the community issues reported by respondents in Electoral Area D. Respondents suggested that the lack of adequate at-home care (10 respondents) and supportive housing (8 respondents) for seniors are the top issues. One respondent commented that preference for housing is given to industry increases prices. One respondent commented that poor accessibility, especially in snow conditions, is a challenge for seniors or individuals with disabilities living in rural areas. Another respondent described poor treatment of tenants by rental companies and landlords.

Figure 31 – Community Housing Issues (N=18)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area D are assisted living facilities (8 respondents). Two respondents commented that seniors rental housing and complexes are needed.

Figure 32 – Forms of Housing Needed (N=16)



Respondents were asked if they had any additional comments. One respondent commented that due to a family member's health condition, they will have to consider moving to Dawson Creek in the future to access services. One respondent mentioned that assisted living is especially needed for individuals experiencing dementia.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-

Peace River Regional District		
Name(s)	Organization	Description
		Za (Beaver) people.
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

**Focus group participants*

Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community	A non-profit organization dedicated to meeting the social, educational and personal needs of the



	Resource Society	community by providing services that develop skills for living.
Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

**Focus group participants*

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support

Hudson's Hope		
Name	Organization	Description
		for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.


Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.
First Nations or Indigenous Organizations		
Norman Calliou, Shannon Dunfield and Barbara Bolli	Kelly Lake Indigenous Coalition	The Kelly Lake Indigenous Coalition was formed to provide leadership and support collaborative efforts to achieve cultural, social, and economic wellbeing on behalf of the community of Kelly Lake.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		



Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 First Nations or Indigenous Organizations

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.


- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a strong economic period and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve



There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The ‘cookie cutter’ approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional ‘box style’ homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 Service Providers, Housing Providers, Public Service Agents



Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. When the industry is in a strong economic period, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on income assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- Mental health supports are needed (1). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview.
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (1). The waitlist for senior housing is two to three years.
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a NPHS housing (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for NPHS. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs

- The lack of low barrier housing is a major concern (1). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (1).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on income assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on income assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on income assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on income assistance.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

The following opportunities were discussed in the interviews:

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the region. Northern Health is very interested in pursuing partnerships (1).
- One interviewee mentioned the example of using hotels for housing (as seen in Victoria) (1).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- More funding for the Homeless Prevention Program.
- Pursuit of BC Housing Funding for services.



2.3 Electoral Area D

There are limited housing-related stakeholders in Electoral Area D. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 Challenges / Needs

The interviewees identified the need to provide more housing options (including low barrier shelters, affordable housing, supportive housing and social housing) that are well-maintained and are managed by people who treat tenants with respect (2).

Housing for Seniors

Assisted living options are needed in Electoral Area D, particularly for people with specific needs such as dementia. Stakeholders identified that this is an aging population and there are limited people to take over the farm businesses. Seniors are living independently now but are worried they will have to leave Electoral Area D when they can no longer uphold the demands of rural living. Seniors in Electoral Area D are struggling and need more support for rural living. Stakeholders were disappointed to see the closure of the Peace Haven registered society, as they expected seniors to have the services available to accommodate the aging population.

Housing Availability

Interviewees indicated there was a shortage of housing options available and a shortage of rental housing options. There is more housing in rural areas that are located closer to municipal boundaries, particularly where younger people are buying land closer to municipal boundaries to build homes and then renting out the rest of the land.

Homelessness

Interviewees have indicated that they have seen some instances of homelessness where they have seen people living in vehicles or tenting in the bush. They have expressed that there are individuals living in tents outside of municipal boundaries and then moving into town in the winter seasons.

2.3.2 Projects / Opportunities

The interviewees identified the following opportunities:

- Improve services for seniors, including snow removal and meals for seniors.
- Provide more housing in rural areas closer to municipal boundaries.
- To address housing issues, partnerships between municipalities, private sector and ministry are needed. Especially between PRRD and municipalities.



Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on simple trends over the last four Census periods (2001, 2006, 2011, and 2016). The projection represents a simple approximation of the trend with the expectation we that the trend will level out fairly rapidly over time (converge to a steady population level).

The household projections presented within this report are the result of combining the population projections presented above with a simplified headship based approach. The headship rates are by the age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area D are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 25 and 64, and the headship rates in 2016 suggested that 58% of individuals aged between 45 and 54 led households, then we would project that there would be an additional 58 households led by someone between the ages 25 and 64.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by the age of the primary household maintainer.

Limitations


The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁵ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area D) certainly will impact the formation of households and the development of housing in Electoral Area D, in an attractive and growing region, the provision of housing

¹⁵ Or will continue to change in the same manner as they have been changing in the past.



may determine household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.


Due to the relatively small population of Electoral Area D (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.



PEACE RIVER REGIONAL DISTRICT

Housing Needs Report Electoral Area E

2021



This report was prepared for
Electoral Area E through a joint
project with the Peace River
Regional District.

February 26, 2021

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area E. The purpose of this report is to establish an understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area E were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were supportive housing options, senior accommodations, affordability, availability and suitability of housing, and proximity to transit services and amenities.

Population and Age

From 2006 to 2016, the population of Electoral Area E decreased slightly to 2,949 (a decline of 82 residents). However, it is projected that since 2017 the

population of Electoral Area E has increased again to approximately 3,032 in 2020. The median age of residents was 44 in 2016, Compared to BC's 43.0, indicating an older population overall in the community.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

Households


From 2006 to 2016, the number of households increased by 4.8% (55 households), from 1,145 to 1,200 while the average household size decreased from 2.6 to 2.4 persons. The majority of Electoral Area E households are occupied by 1 or 2 persons (66%) and consist of families with and without children (36% and 39%), or one-person non-census families (23%). The majority of Electoral Area E households are owned (85%).

Income

The medium income of owner households increased from 2006 to 2016, and were double the median income of renter households in 2015.

Current Housing Stock

As of 2016, there were 1,200 dwellings in Electoral Area E, 73% of which were single-detached dwellings. The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings 2 bedroom dwellings. Thirty eight percent (38%) of



housing units in Electoral Area E were build prior to 2000, and the majority only require regular maintenance (52%) or minor repairs (34%). In 2019, the average sales price for a single-family dwelling (2 bedrooms) was \$530,053.

Housing Indicators

Of all Electoral Area E households in 2016, 16% lived in inadequate dwelling units, 5% lived in unsuitable conditions, and 10% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 16% of households experiencing housing need had issues with adequacy of their unit, 16% had affordability issues, and 5% had suitability issues. Additionally, a much higher proportion of renters than owners experienced Core Housing Need¹ (23.5% vs. 5.4%) and Extreme Core Housing Need (5.9% vs. 1.8%).

Key Areas of Local Need

Affordable Housing

Stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households. Stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

Special Needs Housing

Stakeholders indicated that despite recent improvements in housing for individuals with disabilities there is a need for additional supportive housing and services. Additionally, stakeholders

indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting access to support.

Housing for Seniors

Stakeholders indicated that there are long waitlists for seniors housing which has prompted cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Housing for Families

Families in Electoral Area E are generally well served by the housing choices available to them. Over 79% of couples with children, couples without children, and other families live in a single-detached house, while 57% of lone-parent families and 51% of non-family live in single-detached houses.

Another challenge faced by the rural population of the PRRD is that the farming population is aging. There is a desire to build additional dwelling units on rural parcels. However, additional residential development is largely limited by Agricultural Land Reserve regulations.

Homelessness

Few support services for individuals experiencing homelessness in Electoral Area E exist currently. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.


¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the

median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.




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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area E covers the most southwestern portion of the regional district, and shares an eastern border with Electoral Area D and northern border with Electoral Areas B and C. As of the 2016 Census, Electoral Area E had a population of 2,949 residents, the smallest of the four electoral areas.

Much like other rural residential areas in the regional district, Electoral Area E residents face unique housing challenges. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. Each local government must complete their first report by 2022 with updates required every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have also been prepared for each electoral area within the PRRD. All reports are developed based on the local context while also providing a regional lens for housing in the PRRD.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area E and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

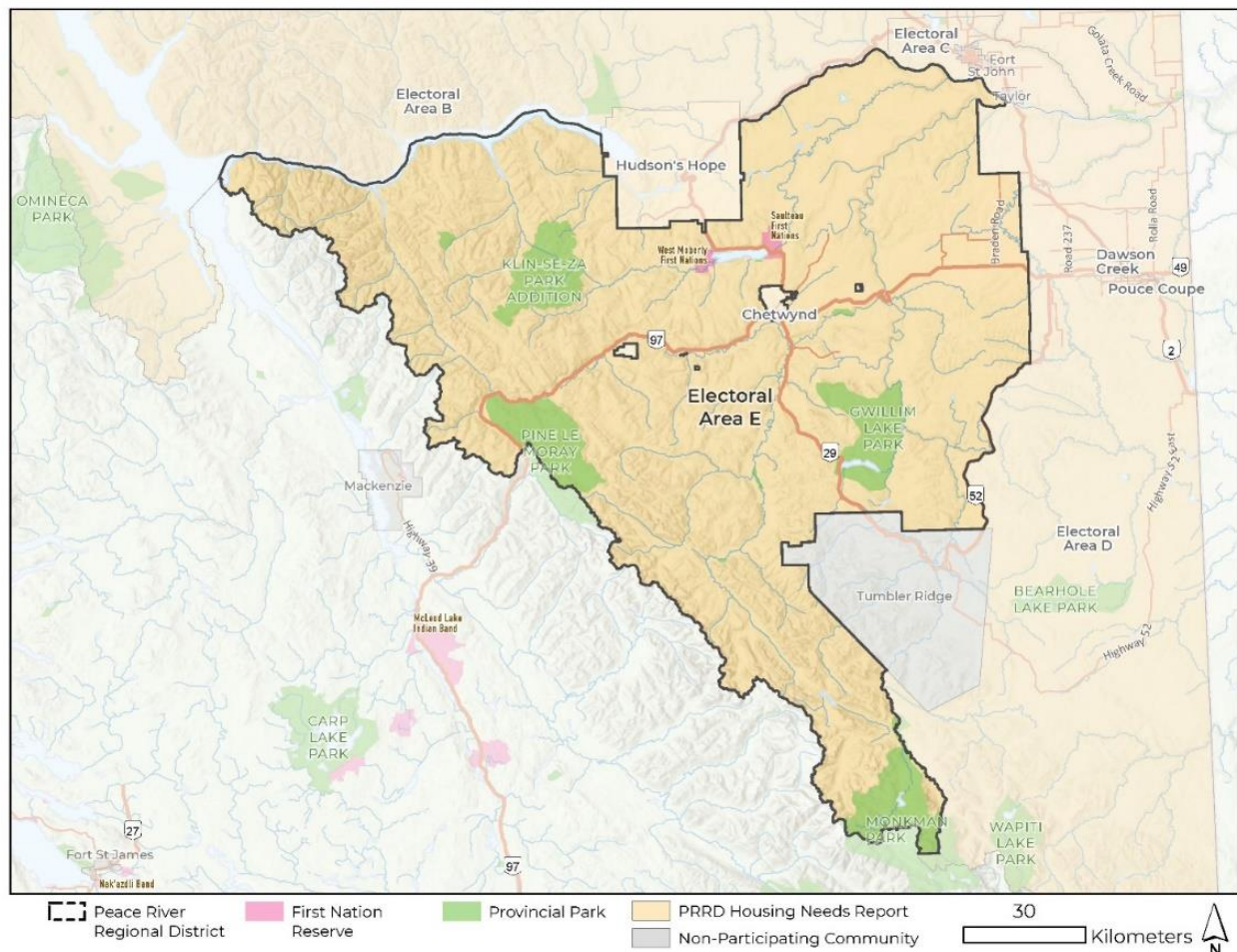
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

1.1 Overview


Electoral Area E is located in the southwest portion of the PRRD and surrounds the District of Chetwynd. The District of Hudson's Hope is located on the northern border and the District of Tumbler Ridge is located on the southern border of the Electoral Area. As of 2016, Electoral Area E had a population of 2,949 residents, which is approximately 5% of the total PRRD population.

Census data labelled as Electoral Area E refers only to the population within the municipality's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, 73% of dwellings within Electoral Area E were single-detached dwellings. Across the rural areas of the PRRD, including Electoral Area E, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support change demographics and development trends.



Portions of Electoral Area E fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the West Peace Fringe Area OCP (Bylaw 2312, 2018) covers the area within the Electoral Area around the District of Chetwynd. The OCP indicates that the majority of housing in the area is either single-detached or movable dwellings. The OCP encourages a variety of housing development including affordable housing, rental housing, age friendly housing, and accessible housing. Secondary suites within single-detached dwellings and additional suites or dwellings per parcel may be permitted for farm help, temporary dwellings for family members, or affordable housing for seniors or individuals with disabilities.

1.2 Housing Needs Report Requirements

Housing Needs Reports Regulation (B.C. Reg. 90/2019) requires the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data available for Electoral Area E can be found in the Data Appendix (Appendix A).

This document fulfills the Housing Need Report requirements for Electoral Area E, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, the current number of households in Core Housing Need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area E, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years. The data is used as supplementary data to inform historical household and housing related trends between 2006 and 2016.

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 COVID-19 Implications of this report. The findings in the concluding summary at the end of each section considers both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in the region.



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral E residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey was available from July 15 to August 13, 2020. It was available through the PRRD website as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents.

A total of 12 respondents from Electoral Area E responded to the survey. Nine respondents were homeowners and two respondents neither rent nor own their home. Survey respondents were between the ages of 35 to 84 with annual incomes above \$60,000.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area E were invited to participate in an interview or focus group, including service providers, housing providers, and other community organizations. Interviews for Electoral Area E specifically were completed with the Moberly Lake Community Association and Director Dan Rose. Although there was limited feedback from stakeholders in the electoral area, feedback from regional organizations such as Northern Health, Save Our Northern Seniors, and the South Peace Community Resource Society also informed the housing needs analysis.

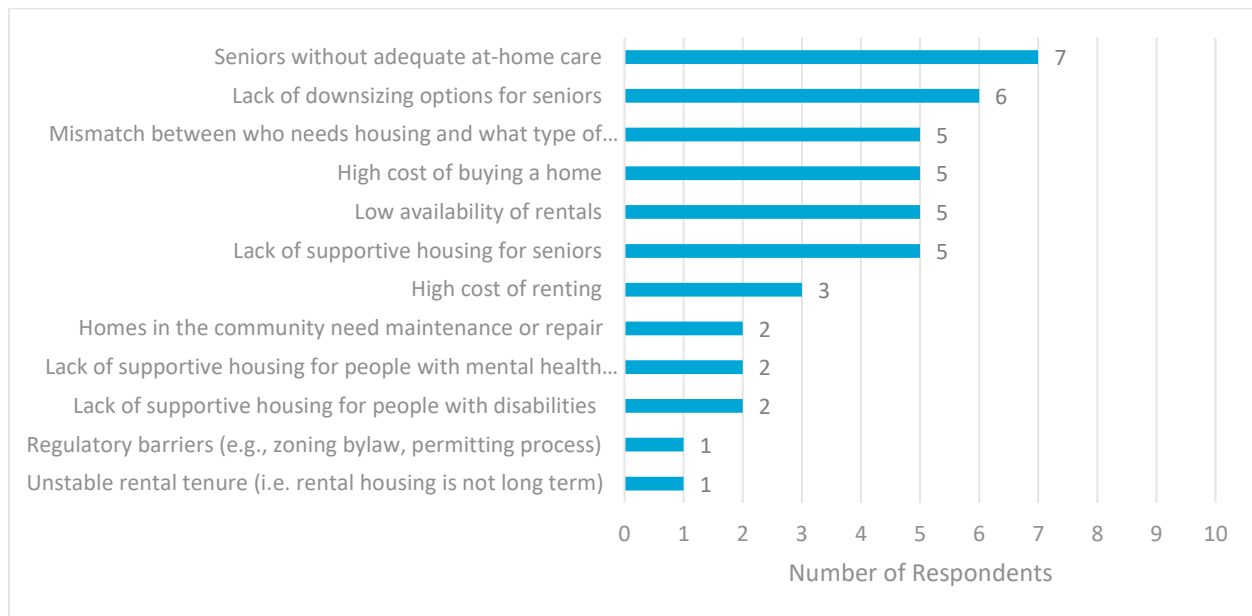
The full results of the survey and focus groups and interviews can be found in Appendix B.

2.2 Findings for Electoral Area E

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area E. **Error! Reference source not found.** illustrates the top housing challenges that survey participants identified for Electoral Area E. Seniors without adequate care at home in Electoral Area E was the most common concern (7 respondents), followed by lack of housing options for seniors. Some respondents were concerned with the low availability of rentals available (5 respondents). 2 out of 9 respondents were also concerned about homes in the community needing repair or maintenance. The following sections summarize the challenges shown in **Error! Reference source not found.** and other challenges mentioned by survey participants.

Figure 2: Top Community Issues in Electoral Area E



2.2.2 Affordability

Participants identified barriers when finding their current home said that the cost was too high (3 respondents) and there is limited availability of rentals available (5 respondents). Four out of the six respondents indicated that they couldn't get financing to purchase a home.

2.2.3 Senior Housing

As shown in (**Error! Reference source not found.**), survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (7 respondents), lack of downsizing options (6 respondents) and lack of supportive housing (5 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (6 respondents).

2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, three out of four survey participants that responded to the question said that their home is not well serviced by public transit. Survey participants also anticipate that in the next five years, their homes will not be serviced by public transit and will be too far away from amenities.

2.2.5 Homes Needing Repairs

Two out of four respondents that identified their current housing issues said that their home is poor condition and need repair while three respondents felt that homes needing repairs or maintenance was one of the community's overall issue.



2.3 Regional Findings

The following section provides a summary of housing challenges and opportunities stakeholder interviewees mentioned that were relevant across all PRRD communities.

2.2.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during industry cycles which increases the availability of housing. However, these industry cycles were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.



2.2.2 Senior Housing

For seniors in the PRRD, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to access to these services or be closer to family.

2.2.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable population such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

2.2.3 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.



2.2.4 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.4 Opportunity Areas

2.3.1 Collaborations and Partnerships

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.3.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.3.2 Continued Support for Senior Housing and Affordable Housing Options

There are currently many initiatives aimed at providing more housing options for seniors and supportive living across the region. Stakeholders highlighted senior housing initiatives, including Heritage, the Mennonite's Elder's Lodge, and Better at Home, that provide house keeping duties, food provisions, and medical care for seniors. Stakeholders noted that providers (e.g. Northern Health) are interested in exploring similar opportunities to build and operate senior housing in the region, while investors are specifically interested in opportunities in Fort St. John. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

Stakeholders highlighted other housing initiatives that are aimed towards providing housing options to specific groups including BC Hydro's building for Hudson's Hope's staff and medical workers, BC Housing's passive apartment building with allocation for low-income households, and apartments for medical students at CMCH rates.



2.3.3 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
- Provide mental health housing that allow independence for tenants
- Provide private assisted living facilities to increase options and availability for seniors
- Provide housing options for individuals living in hospital care
- Increase funding for the Homeless Prevention Program
- Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

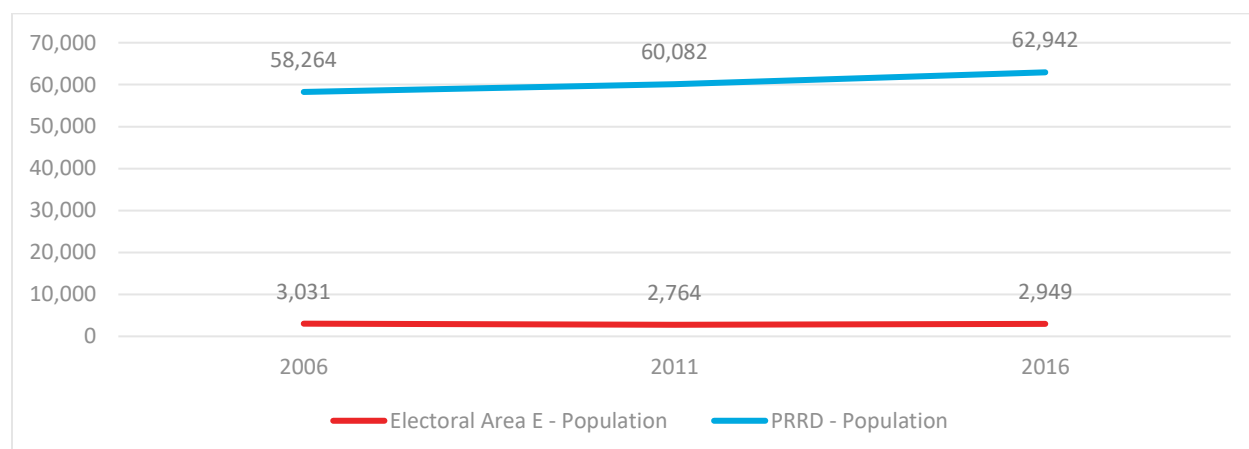
3.0 Electoral Area E Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

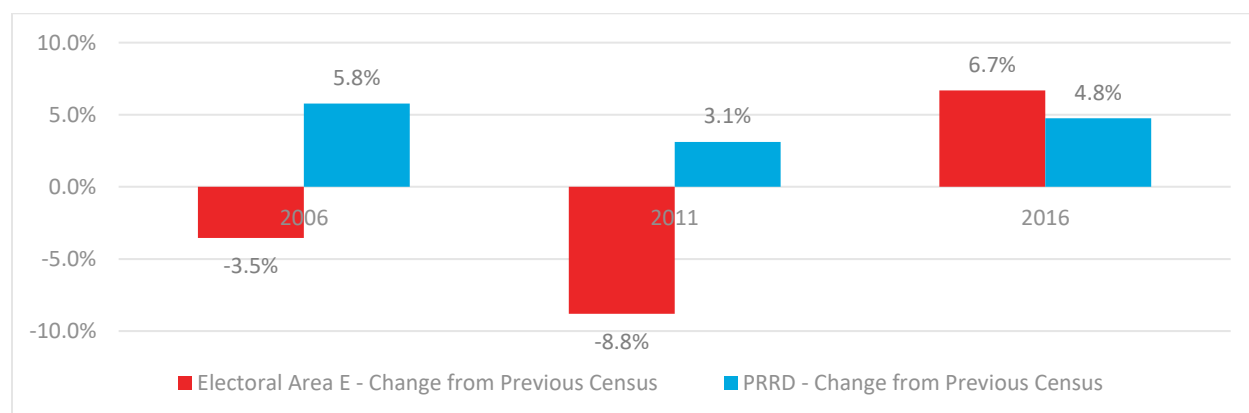
Between 2006 and 2016, the population of Electoral Area E decreased by 2.7% from 3,031 to 2,949 residents (Figure 3). The population decrease occurred between 2006 and 2011, with an increase in the number of residents in Electoral Area E (7%) taking place between the 2011 and 2016 Census periods, with a total of 2,949 residents being recorded in 2016 (Figure 4). Over the same time period, the PRRD grew by 4.8%. As of 2016, Electoral Area E residents made up 5% of the PRRD's total population.

Figure 3 – Population Changes in Electoral Area E and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

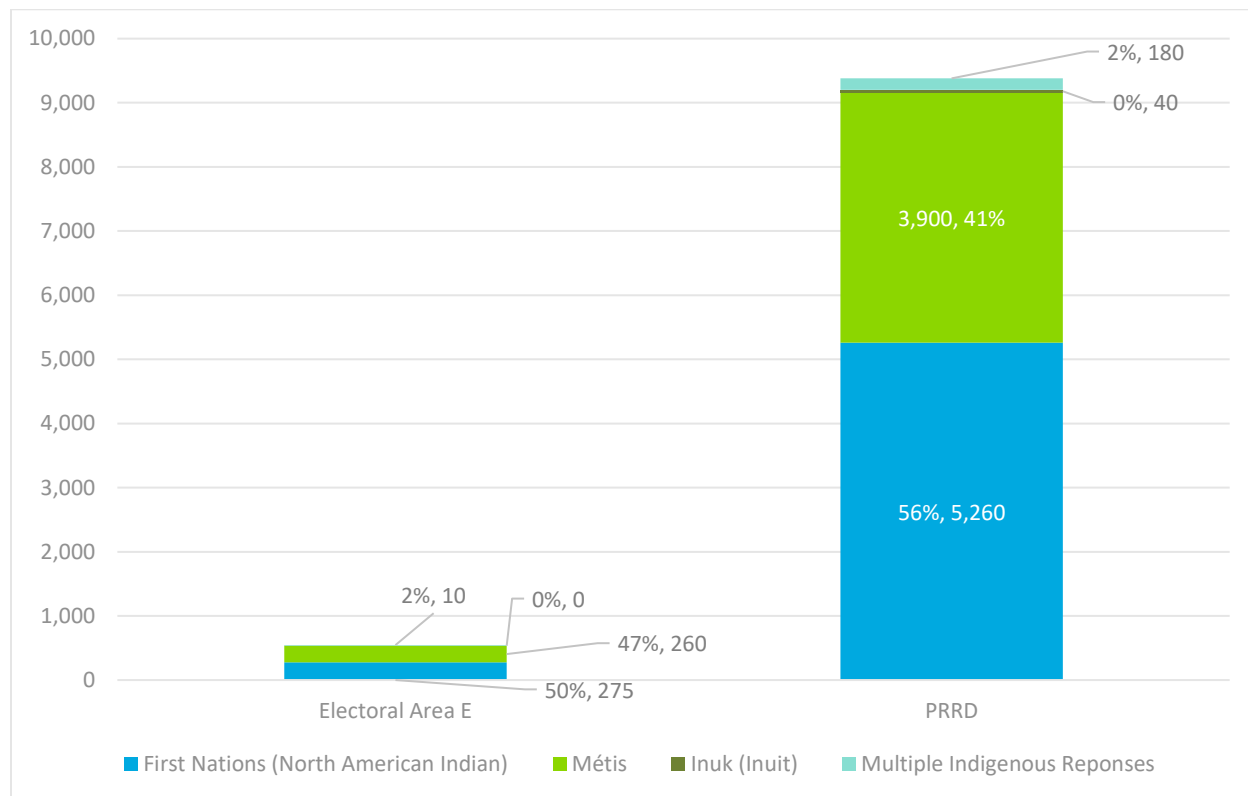
Figure 4 – Population Changes in Electoral Area E and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Electoral Area E has a total of 550 individuals or 19% of the population in private households (2,945 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 50% identify as First Nations, 47% as Métis, and 2% identified with multiple Indigenous identities. The Indigenous population in Electoral Area E makes up approximately 6% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

Figure 5 – Indigenous Identity for Population in Private Households, 2016

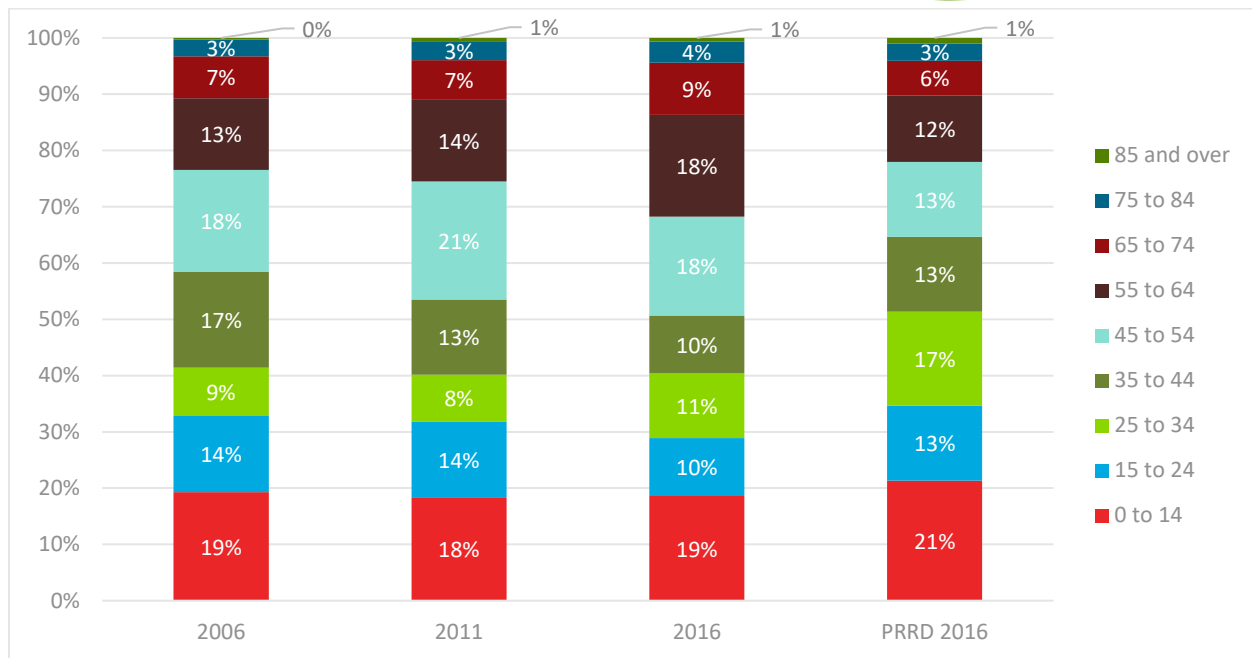


Source: Statistics Canada Census Program, Census Profile 2016

3.2 Age

From 2006 to 2016, the median age in Electoral Area E increased from 41 to 44.2 indicating an aging population, and reflecting an older population than the PRRD overall. During this same time period the median age across the PRRD remained relatively constant, decreasing from 34.2 in 2006 to 34.1 in 2016. Several age groups appear to be changing in Electoral Area E. Residents aged 35 to 44 went from representing 17% of the population in 2006 to 10% of the population in 2016. In the same time period, older adults from 55 to 64 went from 13% to 18% of the population. Youth aged 15 to 24 also decreased from 14% to 10%. This reflects both an aging demographic amongst adults in Electoral Area E, but also that children and youth are aging.

Figure 6 – Age Distribution in Electoral Area E, 2006-2016

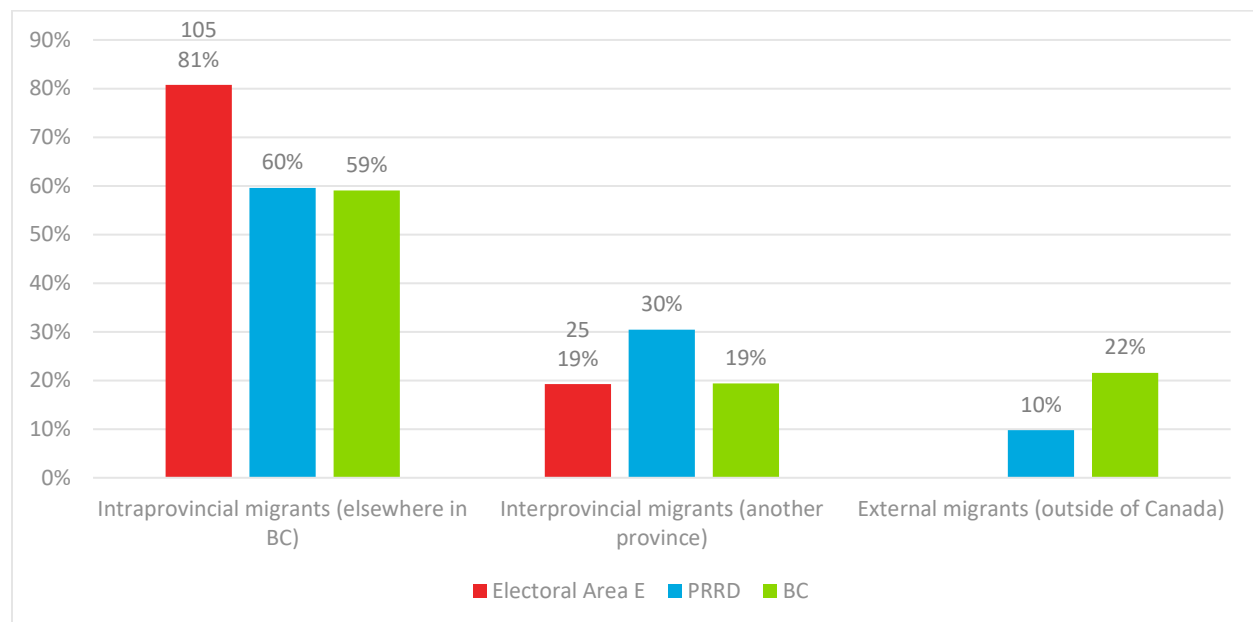


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area E, 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Electoral Area E, 4% were intra-provincial migrants (people who moved from elsewhere in BC), 1% were inter-provincial migrants (people who moved from another province), and 0% were external migrants (people who moved from outside of Canada). The PRRD and Electoral Area E had equal proportions of individuals who had moved intra-provincially in the year prior to the Census. This suggests that most new migrants to Electoral Area E are from within BC or other provinces, rather than from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area E, PRRD and BC



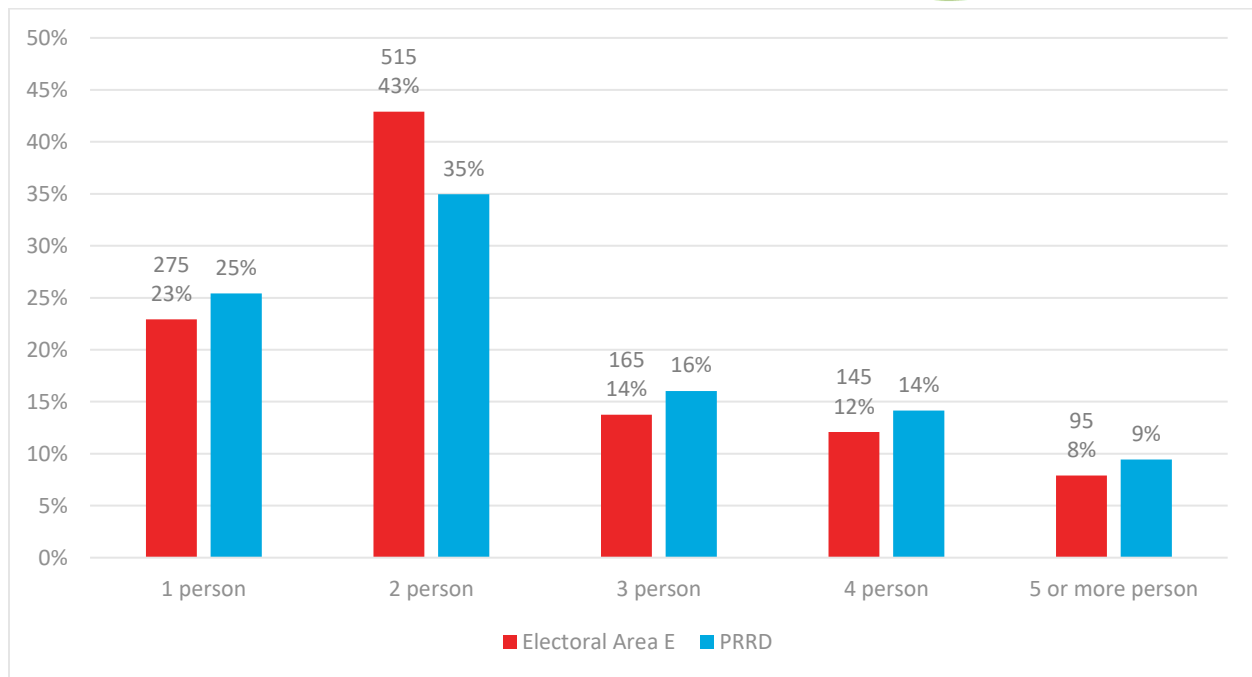
Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

From 2006 and 2016, the number of households in Electoral Area E grew by 55 households, or 4.8% from 1,145 to 1,200 in Electoral Area E. Compared to the decrease in population of 82 individuals over the same time period, the increase in household growth suggests that new households are being created by the existing population. The average household size in Electoral Area E was 2.4 in 2016, compared to the 2.5 for the PRRD. The average household size in Electoral Area E decreased from 2.6 persons in 2006 and 2011 to 2.4 persons in 2016, which is reflective of both the decrease in population and the increase in the number of households noted above. This also coincides with smaller family households (2-person households) or non-family households (1-person households), which in turn correlates with the aging trend noted in Figure 6. Households in Electoral Area E are predominantly one and two-person households (23% and 43% respectively). In 2016, 34% of households in Electoral Area E were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8).

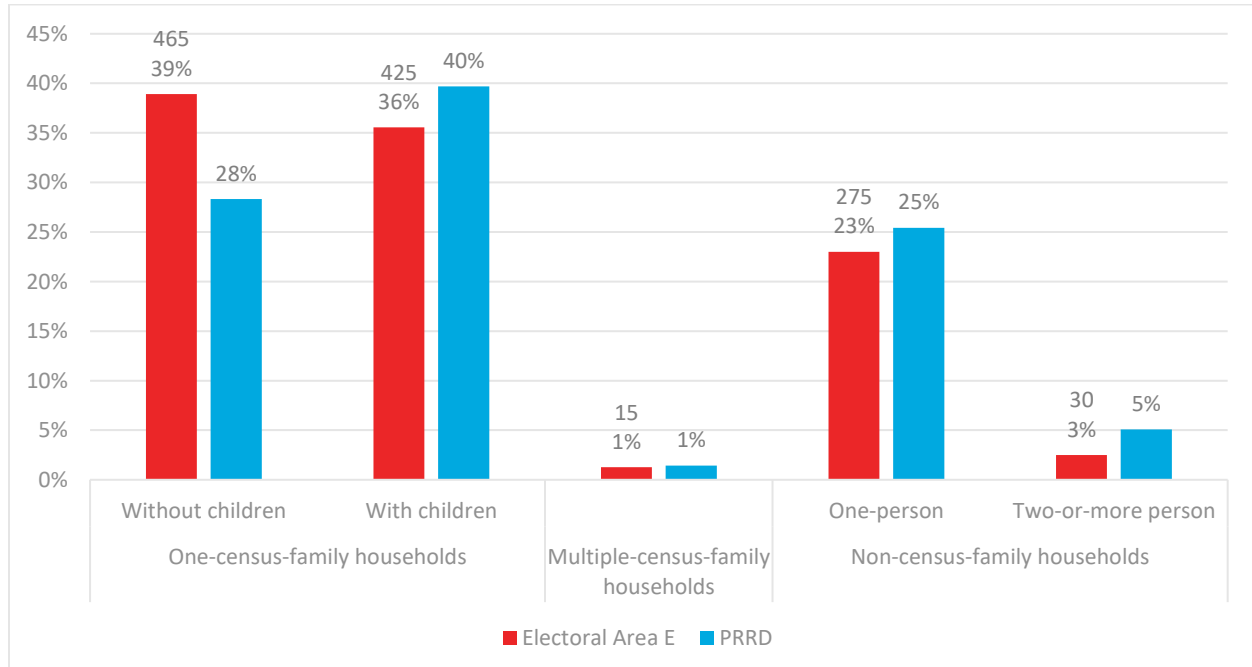
Electoral Area E has a lower proportion of family households with children than the PRRD (36%), and higher portion of family households without children (39%). Electoral Area E also has a lower proportion of non-census family households than the PRRD (26%) (Figure 9). Again, both of these are indicative of older households in the area.

Figure 8 – Household by Size Comparison in Electoral Area E and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

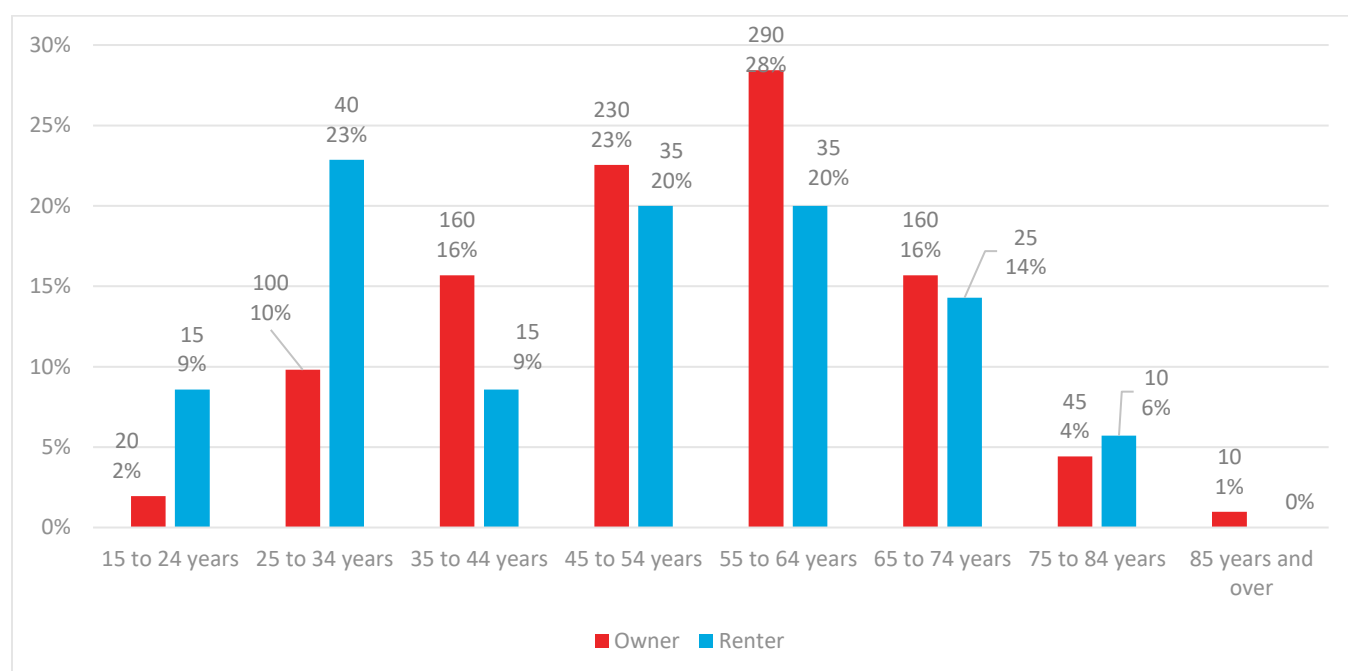
Figure 9 – Households by Household Type in Electoral Area E and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The Census allows two to be identified per household and the data is based on the first entry. In Electoral Area E, there was a smaller proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (61% of renters were under the age of 55, and 32% were under the age of 35), while 49% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016



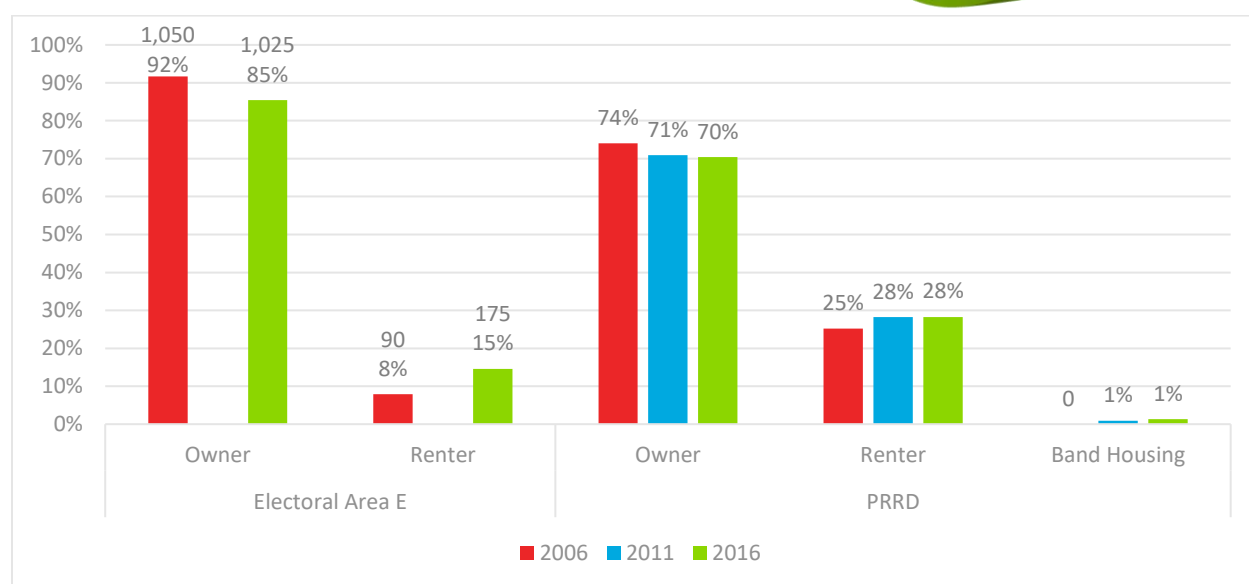
Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 TENURE

Electoral Area E has seen the proportion of owner households decline slightly over the past three Census periods, from 92% in 2006 to 85% in 2016 (Figure 11)⁴. This also reflects an overall decrease in owners from 1,050 households to 1,025 households. The proportion of renter households in Electoral Area E has increased over the same time period, from 8% to 15%, and shows actual growth in terms of actual households, from 90 to 175 households. Similarly, the PRRD experienced the same trend of owner households decreasing from 74% to 70% and renter households increasing from 25% to 28% over the same time period. In part, this tenure breakdown can be attributed to higher household incomes (i.e. more ability to afford to own) or lack of available rental properties within the Electoral Area, and is typical of rural communities. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

⁴ There was no data available for 2011

Figure 11 – Households by Tenure in Electoral Area E, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

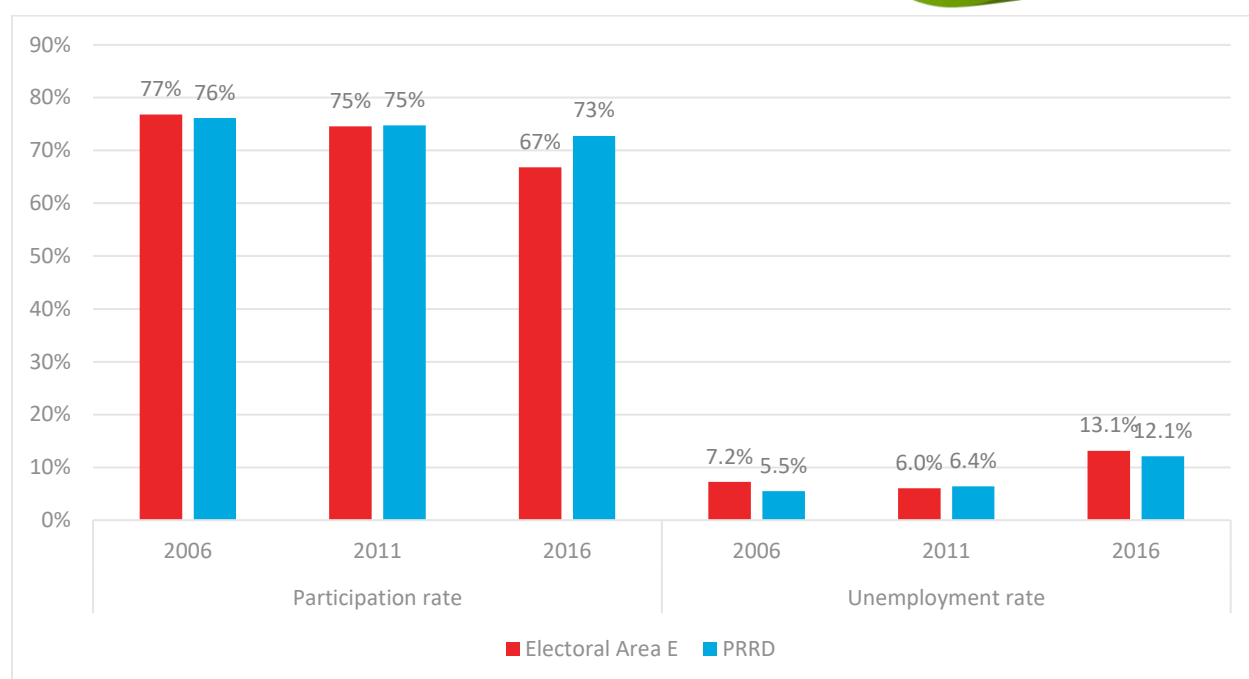
3.5 Economy

Between 2006 and 2016, the Electoral Area E labour force participation rate decreased from 77% to 67%. The unemployment rate in Electoral Area E fluctuated between 7.2% in 2006 to 6% in 2011 and 13.1% in 2016 (Figure 12). However, the estimated unemployment rate for Northeast region of BC in October 2019 is much lower at 2.6%⁵. This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1% over the same time period, which may be related to the 2014-2015 downturn in the oil and gas industry.

In 2016, the top five industries employing Electoral Area E residents included agriculture, forestry, fishing and hunting (24%), manufacturing (14%), mining quarrying, and oil and gas extraction (8%), construction (8%), and transportation and warehousing (7%). However, the current distribution of labour force by industry in Electoral Area E is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Dawson Creek and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁵ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area E and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 29% in Electoral Area E, compared to the 24% across the PRRD. In 2016, Electoral Area E had comparable but slightly lower median incomes than the PRRD. In 2016, the median income in Electoral Area E was \$87,721; about \$6,000 lower than the PRRD median income of \$94,046 (Figure 13).

Median household income differs by household type. Female lone parents and non-census families (typically individuals living alone) have the lowest median household incomes across household types. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

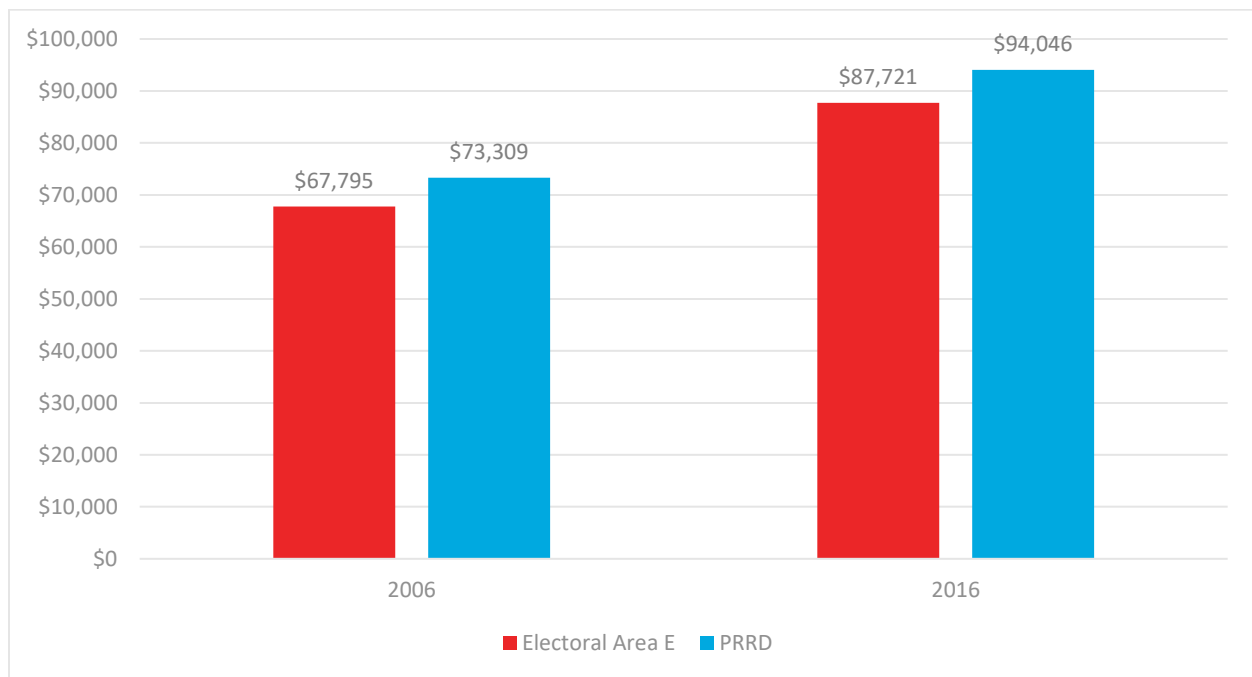
The median renter household income in a community is often lower than the median owner household income. In Electoral Area E, the median renter household income in 2016 was \$55,740, compared to the median owner household income of \$98,726 meaning that median renter incomes were 57% that of owners (Figure 15). The median income of renter households decreased by 11%,⁶ while median incomes of owner households grew by

⁶ This may reflect local downturns in the economy, but also differs from other electoral areas in the PRRD, all of which saw income growth in renters.

42%. Renters typically experience higher levels of Core Housing Need than owner households, and are generally less secure in their tenure.

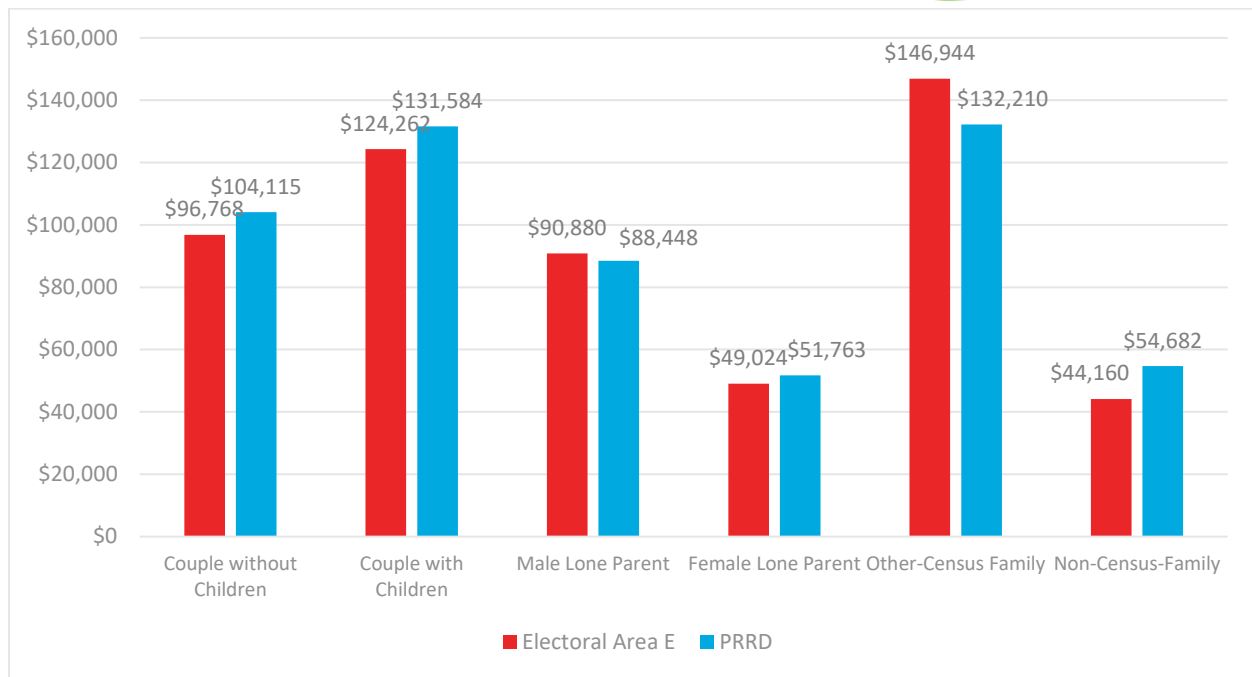
Of the renter households, 68% earn less than \$80,000, while 31% earn less than \$40,000. Owner household income is more evenly distributed across income groups (Figure 16). This indicates that lower-income renters may not necessarily choose this tenure, but rent because they are unable to afford ownership as an option.

Figure 13 – Median Before-Tax Private Household Income, 2006-2016



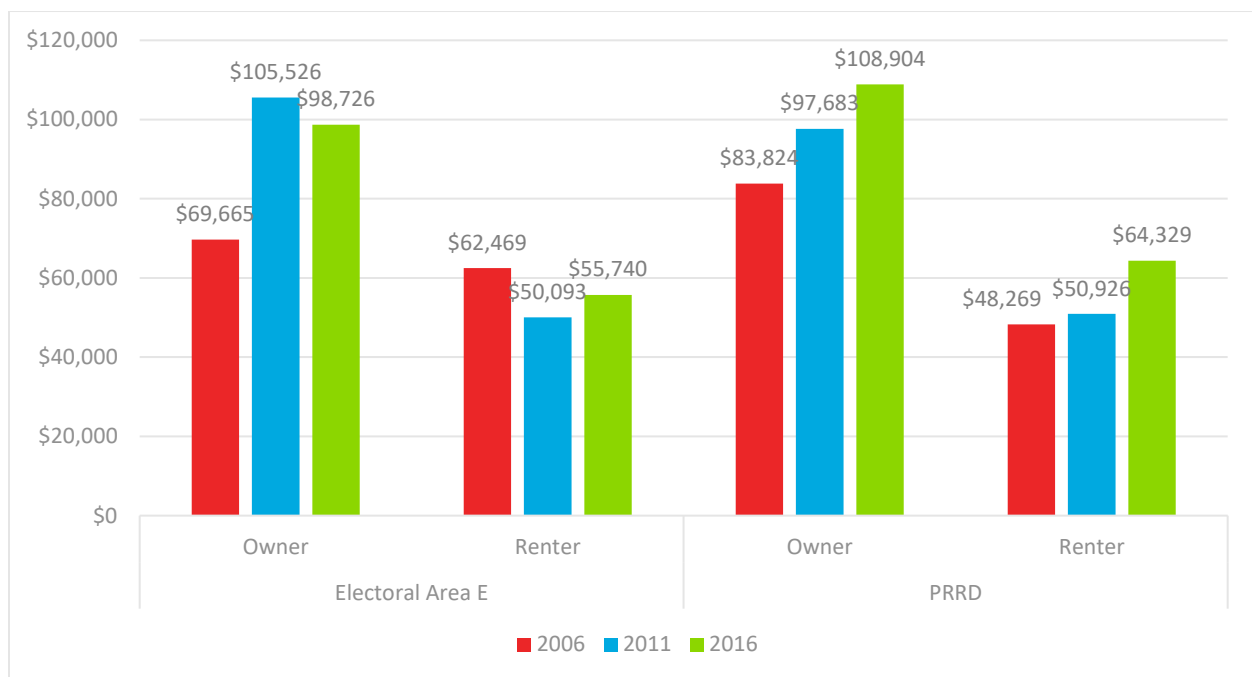
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 14 – Median Income by Household Type in Electoral Area E and PRRD, 2016



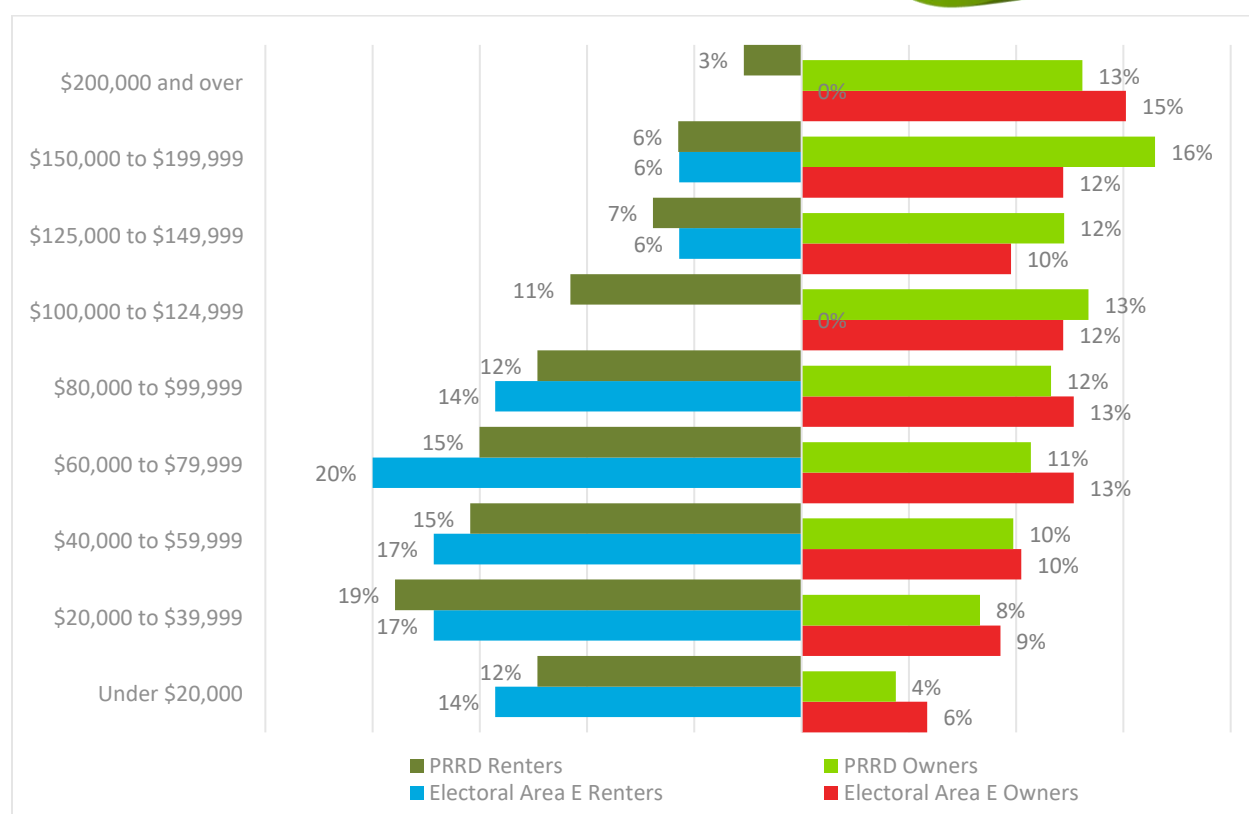
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15 – Median Income by Tenure in Electoral Area E and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16 – Renter and Private Household Income by Income Bracket, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


3.7 Summary

Between 2006 and 2016, Electoral Area E population decreased by 2.7% from 3,031 to 2,949. However, it is estimated that the population began to grow after 2017, and in 2020 it is projected to be 3,032 (See Section 5.1). The median age of Electoral Area E residents was 44 in 2016, which was higher than the median age of the total PRRD population of 34.1, indicating an older population. There are 550 individuals who identify as Indigenous in Electoral Area E (50% First Nations, 47% as Métis and 2% identified multiple Indigenous identities) who make up 6% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

In 2016, Electoral Area E experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 1% of new Electoral Area E residents that year relocated to the area from another province.

The number of households in Electoral Area E increased by 4.8% between 2006 and 2016. During the same period, the average household size decreased slightly to 2.4 persons. The majority of households in Electoral Area E are occupied by 1 or 2 persons. Compared to the PRRD, Electoral Area E had comparable family households with and without children and a lower percentage of one-person non-census family households.

In Electoral Area E, 85% of households are owned and 15% are rented, and the median income of owner households increased from 2006 to 2016 while the median incomes of renter households decreased; renter



households also had lower median incomes, earning about 57% of what a median-earning owner household would.

Between 2006 and 2016, the unemployment rate in Electoral Area E fluctuated between 7.2% to 13.1% and the participation rate also decreased from 77% to 67%. However, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%. However, the median income of private households in Electoral Area E increased slightly over the same time period with a decrease in 2016. Households with the highest median income in 2016 were couples with children.

4.0 Housing Profile

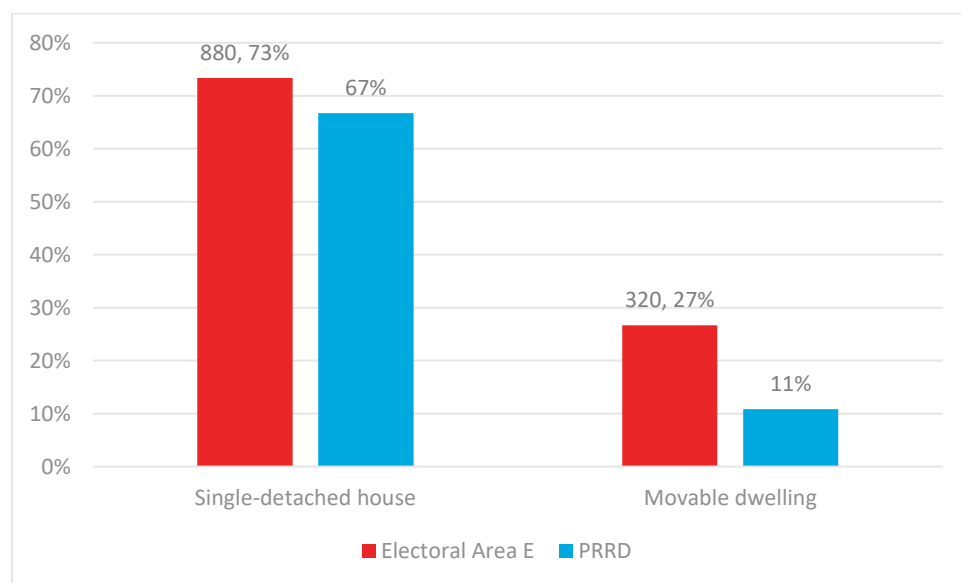
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 HOUSING UNITS

As of 2016, there were 1,200 dwellings in Electoral Area E. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. Compared to the PRRD as a whole, Electoral Area E has a higher proportion of single-detached houses (73%) and movable dwellings (27%), but fewer numbers of all other dwelling types (Figure 17). While this is true of the region, Electoral Area E has a higher proportion of single-detached houses than the PRRD and few of any other dwelling types. There is also a significant proportion of movable dwelling units (27%) in Electoral Area E.

Figure 17 – Dwelling by Structure Type in Electoral Area E and PRRD, 2016⁷

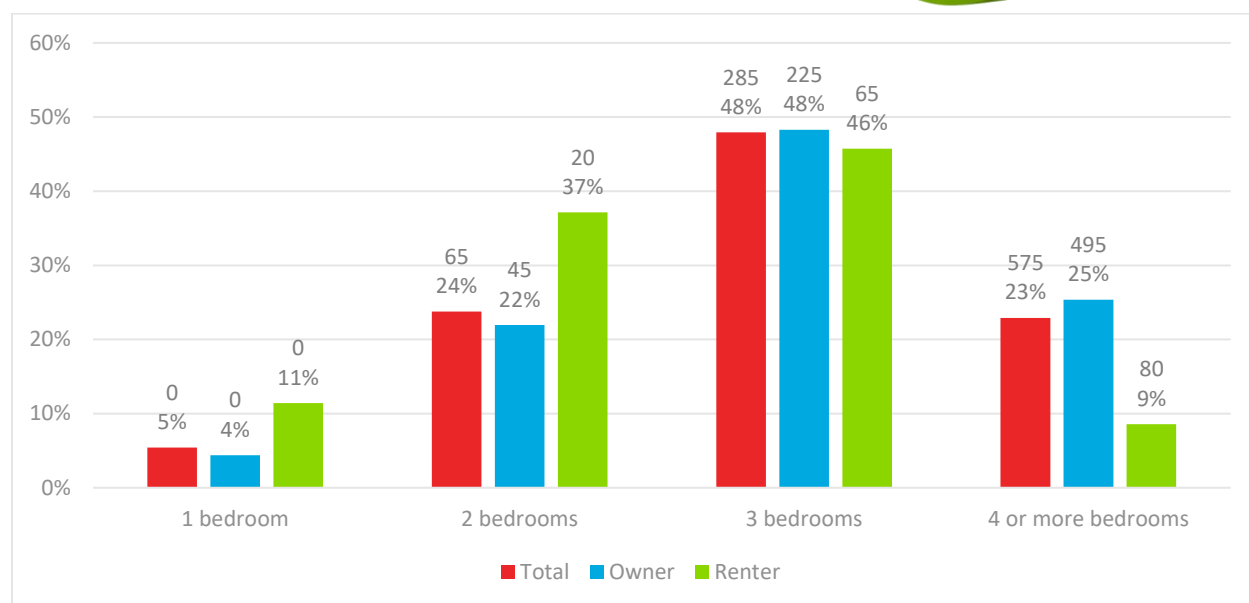


Source: Statistics Canada Census Program, Census Profiles 2016

In 2016, 71% of all dwellings in Electoral Area E had three or more bedrooms and 48% of rented dwellings had two or less bedrooms (Figure 18). The most common structural housing type in Electoral Area E occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households (Figure 19).

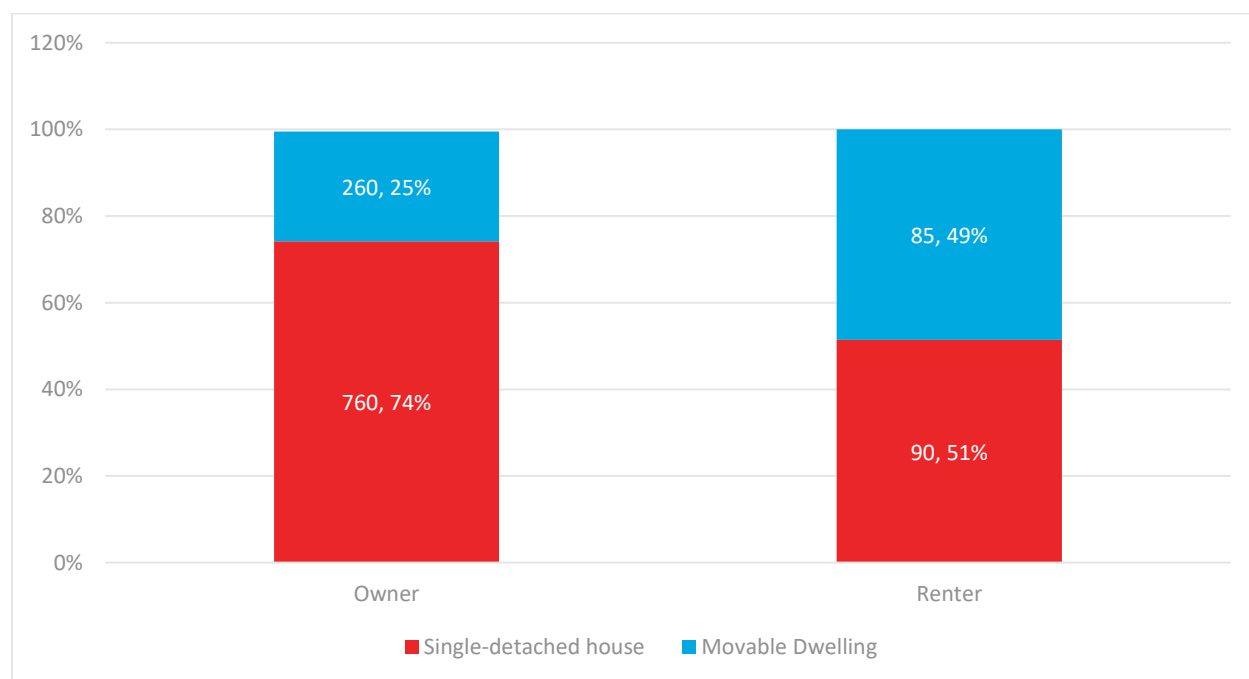
⁷ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%. A small proportion of Electoral Area E residents resided in other attached or semi-attached dwelling units, but not a large enough number to be significant in this analysis.

Figure 18 – Households by Bedroom Number and Tenure in Electoral Area E, 2016⁸



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X201622

Figure 19 – Dwellings by Structure Type and Tenure, 2016



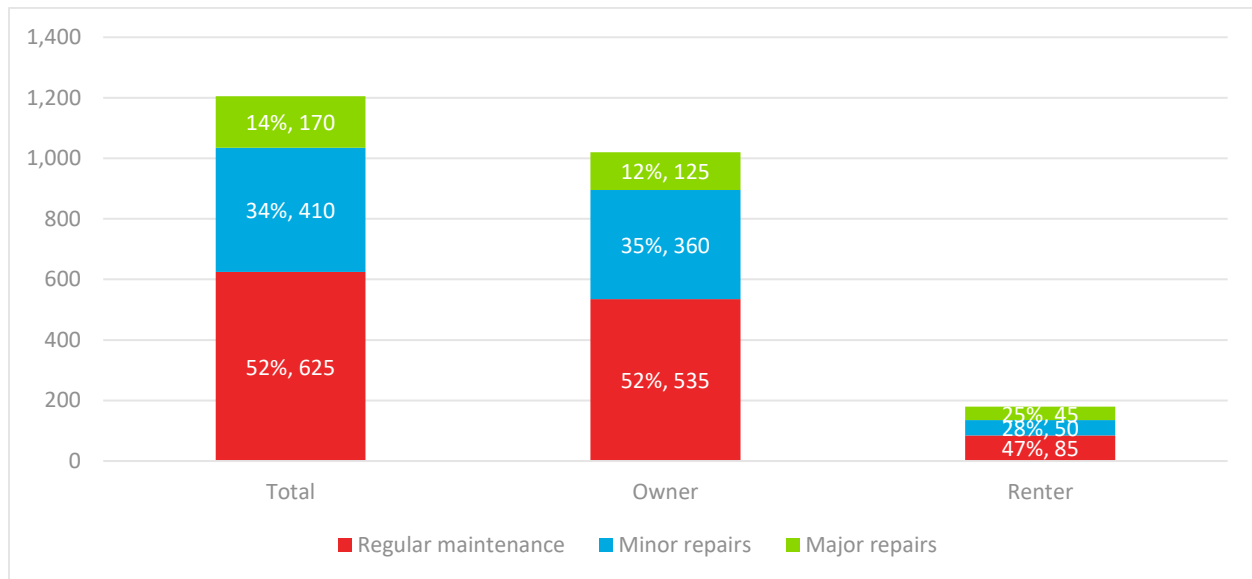
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁸ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

4.1.2 CONDITION OF HOUSING

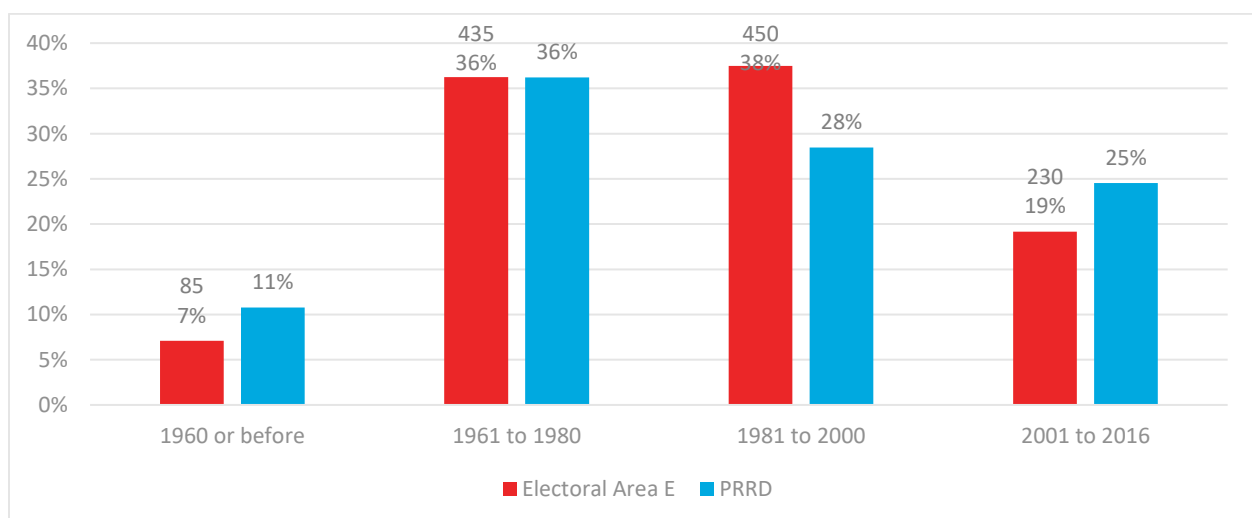
Most dwellings require regular maintenance only (52% of all dwellings), while 34% require minor repairs and 14% require major repairs. A greater proportion of owner households required only regular maintenance or minor repairs, while a greater proportion of renter households required major repairs, indicating that rented dwellings are generally in worse condition than owned dwellings (Figure 20). Dwellings in Electoral Area E are comparable in age with the PRRD as a whole, with 43%-47% of dwellings being built before 1980 (Figure 21). However, a greater proportion of dwellings were built between 1981 and 2000 in Electoral Area E compared to the whole PRRD, and a smaller proportion were built between 2001 and 2016.

Figure 20 – Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 21 – Dwellings by Period of Construction in Electoral Area E and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area E, 93% of private dwellings were occupied and 7% (231 units) were unoccupied.

Table 1 – Occupied Private Dwellings, Electoral Area E, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	1,430	100%
Private dwellings occupied by usual residents	1,199	93%
Private dwellings not occupied by usual residents	231	7%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral E remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area E, 2016-2019

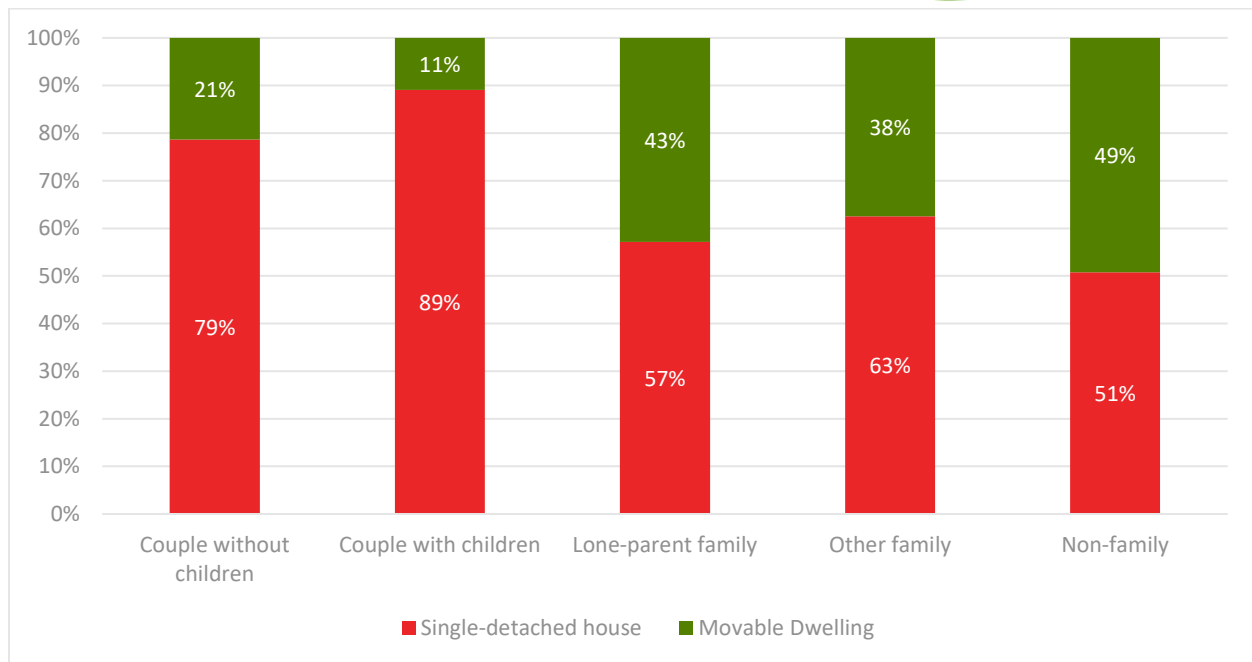
	2016	2017	2018	2019
Residential Dwelling Building Permits	6	5	0	2
Demolition Permits	0	1	0	1

Source: Peace River Regional District, 2020

4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Electoral Area E, the majority of all family types live in a single-detached house. Other than single-detached houses, the remaining population resides in moveable dwellings (Figure 22), indicating that this may be an affordable option for households who can't afford single-detached dwellings in Electoral Area E.

Figure 22 – Households by Structure and Family Type in Electoral Area E, 2016

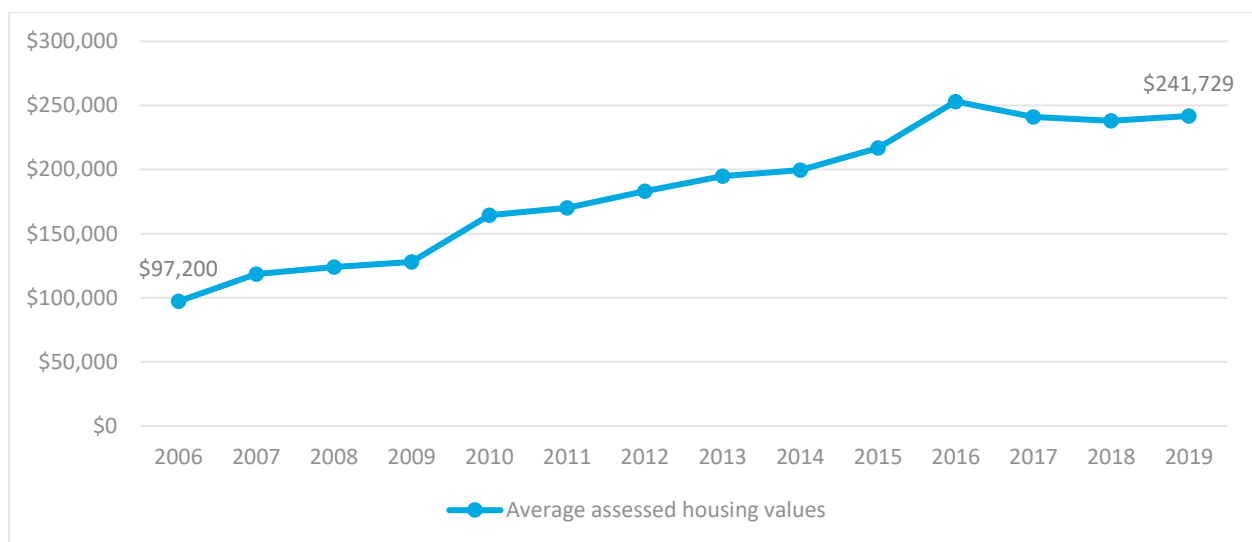


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in the Homeownership Market

Based on assessment values for residential properties in Electoral Area E, the average house value (e.g. includes all housing types), has increased from \$97,200 to \$241,729 over the last 14 years. This equivalent to an increase of approximately 149% from 2006 to 2019. The upward trend has been steady for Electoral Area E over this time period.

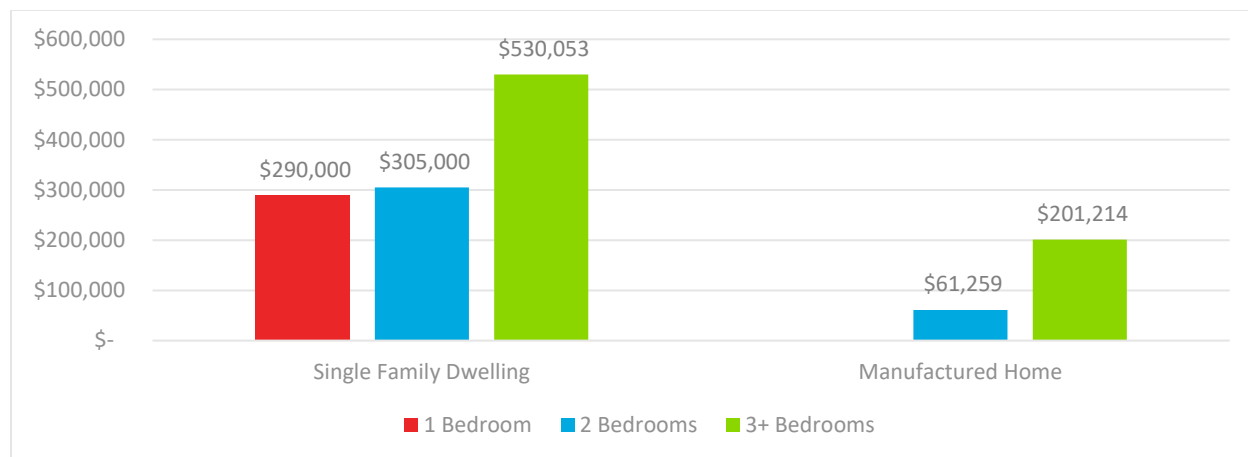
Figure 23 – Average Assessed Residential Values in Electoral Area E, 2006-2019



Source: BC Assessment, 2019

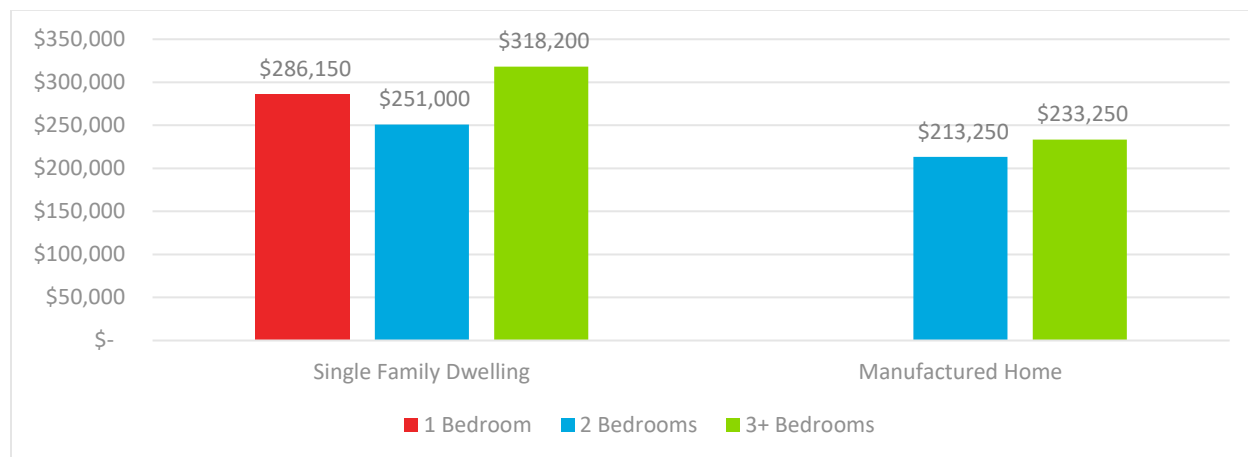
In the Electoral Area E homeownership market, single-detached dwellings with three or more bedrooms had the highest average conveyance price in 2019 (Figure 24). Single family dwellings with three or more bedrooms also had the highest median residential value, followed by single-detached dwellings with one bedroom (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24 – Average Residential Category by Conveyance Price Type and Bedroom Type, Electoral Area E, 2019



Source: BC Assessment, 2019

Figure 25 – Median Residential Category Residential Value by Type and Bedroom Type, Electoral Area E, 2019



Source: BC Assessment, 2019

4.2.1 HOMEOWNERSHIP AFFORDABILITY GAP ANALYSIS

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata

fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area E.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁹

The main gaps in affordability are in non-census families affording single-detached dwellings as well as lone parent families and non-census families in affording a row house style dwelling (Table 3). Other family types have considerably higher median household incomes than these family types because other census families can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area E¹⁰

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap:
			Single Family Home (\$299,202)
Couples without children	\$76,520	\$1,913	-\$202
Couples with children	\$98,262	\$2,457	\$342
Lone parent families	\$56,884	\$1,422	-\$692
Non-census families	\$34,920	\$873	-\$1,242
Other census families	\$116,198	\$2,905	\$790

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% downpayment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

⁹ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

¹⁰ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area E. Additionally, data for short-term rental market is unavailable for Electoral Area E. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and Core Housing Need (sections **Error! Reference source not found.** and **Error! Reference source not found.**) provide an indication of the challenges renters currently face in Electoral Area E.

4.4 Non-Market Housing

As of March 31, 2020, there was one reported non-market unit where BC Housing has a financial relationship, in Electoral Area E, which is a rent assisted unit in the private market.

4.5 Homelessness

Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

4.7 Housing Indicators

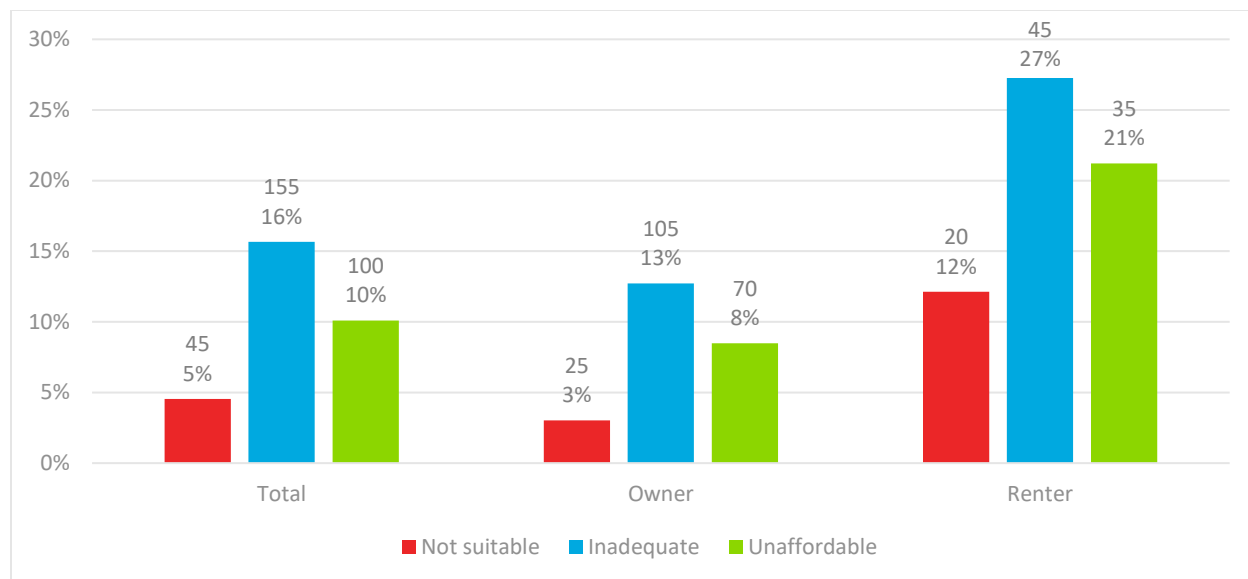
Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area E, as of 2016, 16% of households were living in inadequate housing, and 5% were living in unsuitable housing. Affordability is the second most common housing standard not met in Electoral Area E; this means that Area E differs from many communities, affordability is the largest issue typically facing both renters

and owners (Figure 26). Ten percent (10%) of all households in 2016 spent 30% or more of their income on shelter costs, including 21% of renter households and 8% of owner households. Renter households experienced significantly higher proportions of unsuitability, inadequacy, and unaffordability as compared to owner households, however it is important to remember there were 1,025 owner households in Electoral Area E in 2016, compared to 175 renter households.

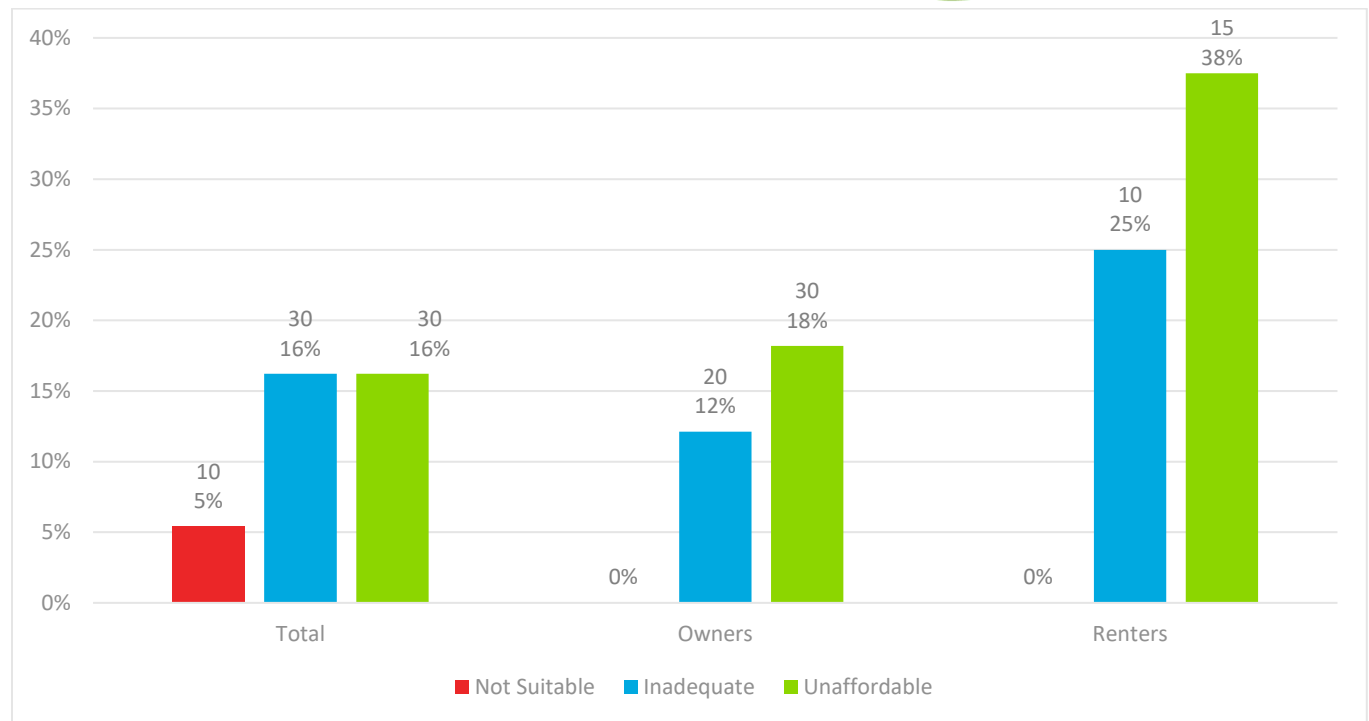
Figure 26 – Unsuitable Housing by Tenure for Private Households in Electoral Area E, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. Of senior households in Electoral Area E (aged 65 and over), 16% of households experiencing housing needs had issues with adequacy and 16% had issues with affordability (Figure 27). Thirty-eight percent (38%) of seniors who rent are paying more than 30% of their income toward shelter costs, and compared to 21% of renters overall and compared to only 18% of seniors who own. Senior renters are also more likely to experience issues with adequacy than senior owners. Seniors have fewer issues with suitability than the population as a whole in Electoral Area E. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area E.

Figure 27 – Housing Indicators of Senior Households, 2016



Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016231.

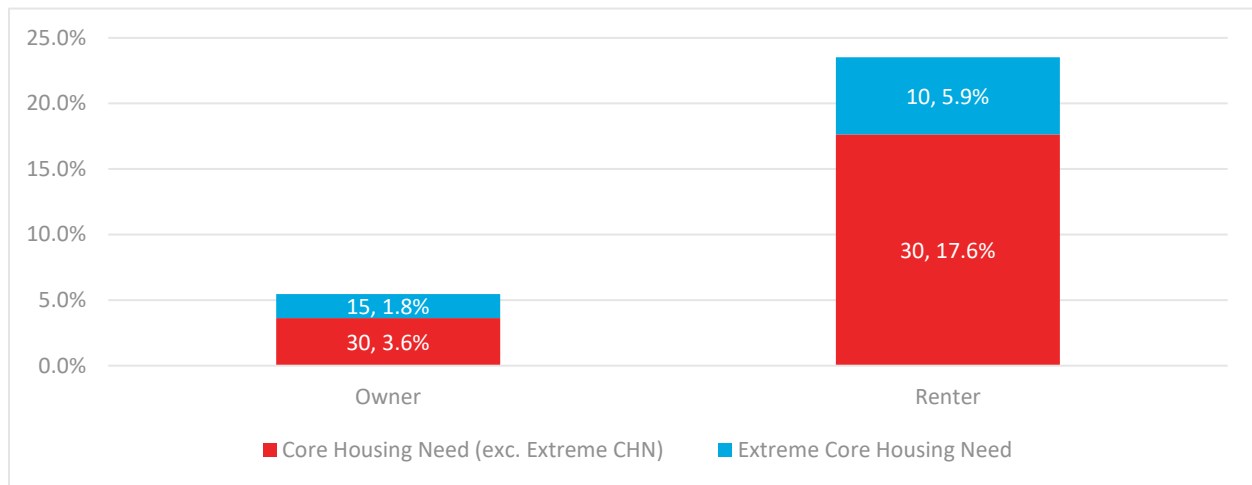
4.8 Core Housing Need

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area E had a much higher proportion of renters than owners experiencing Core Housing Need (23.5% vs. 5.4%). This is not atypical of BC communities, where renters with lower incomes are more likely to experience housing vulnerability. Of those households in Core Housing Need, a higher proportion of renters again experienced Extreme Core Housing Need compared to owners (5.9% vs. 1.8%) (Figure 28). However, overall, Electoral Area E has 40 renter households and 45 owner households in Core Housing Need who need housing supports.

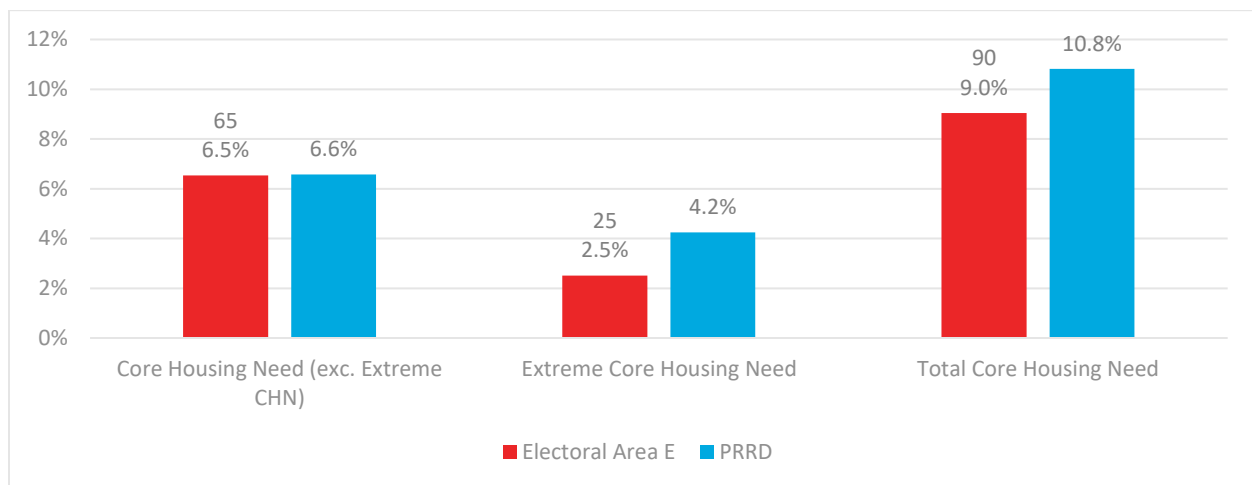
Compared to the PRRD, Electoral Area E had a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 29).

Figure 28 – Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 29 – Private Households in Core Housing Needs in Electoral Area E and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



4.9 Summary

As of 2016, there were 1,200 dwellings in Electoral Area E, 73% of which were single-detached dwellings. The remaining units were movable dwellings. Of all dwellings, 48% had three or more bedrooms, while 66% of all households had one or two occupants, suggesting some of the population may be living in larger homes than they need. Forty-eight percent (48%) of owned dwellings had three or more bedrooms and 37% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 74% single-detached houses and 25% movable dwellings. Rented dwellings consisted of 51% single-detached dwellings and 49% single-detached dwellings. There may be a lack of options within Electoral Area E for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.

Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area E dwellings, 52% require only regular maintenance and 34% require minor repairs, 14% needing major repairs. The need for repairs also corresponds with the fact that 81% of dwellings in the District were built prior to 1980. In 2019 the average sales price for a single-detached dwelling (2 bedrooms) was \$530,053.

Of all households in Electoral Area E in 2016, 16% were living in inadequate dwelling units, 5% were living in unsuitable conditions, and 10% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced Core Housing Need (23.5% vs. 5.4%). Of senior households, 16% of households experiencing housing need had issues with adequacy of their unit, 16% had affordability issues, and 5% had suitability issues. This suggests there may be a lack of affordable rental options with Electoral Area E that are accessible and suitable for aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.

5.0 Anticipated Population

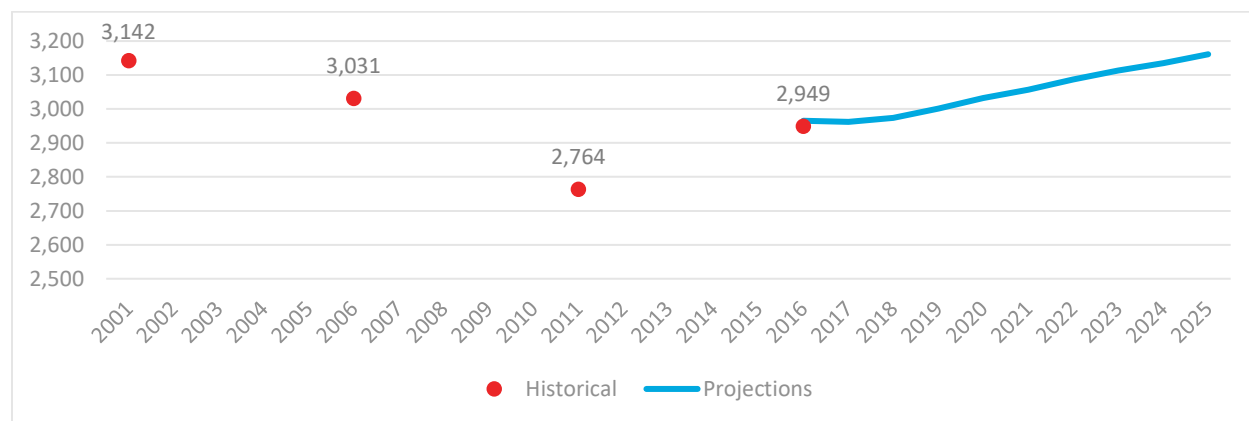
This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

The projections presented here use 2016 as the base year, which was the last year of a full population counts through the Census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River South Rural for Electoral Area E. While the service area's boundaries encompass a larger area than Electoral Area E, the projections provide insight as to how population growth may occur in Electoral Area E if it were to follow sub-regional trends. Appendix C provides a summary of the population projection methodology used in this report.

5.1 Population and Household Growth

Between 2001 and 2011, the Electoral Area E population decreased from 3,142 to 2,764, before increasing again to 2,949 in 2016. From 2016 to 2025, the population is expected to increase to regain the approximate population levels of 2001. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area E's population projection trend for that time period. This decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area E population is projected to have started growing since 2017, to reach an approximate population of 3,032 in 2020 (Figure 30). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 30 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population	2,965	2,677	2,778	-288	101

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

5.2 Age Projections

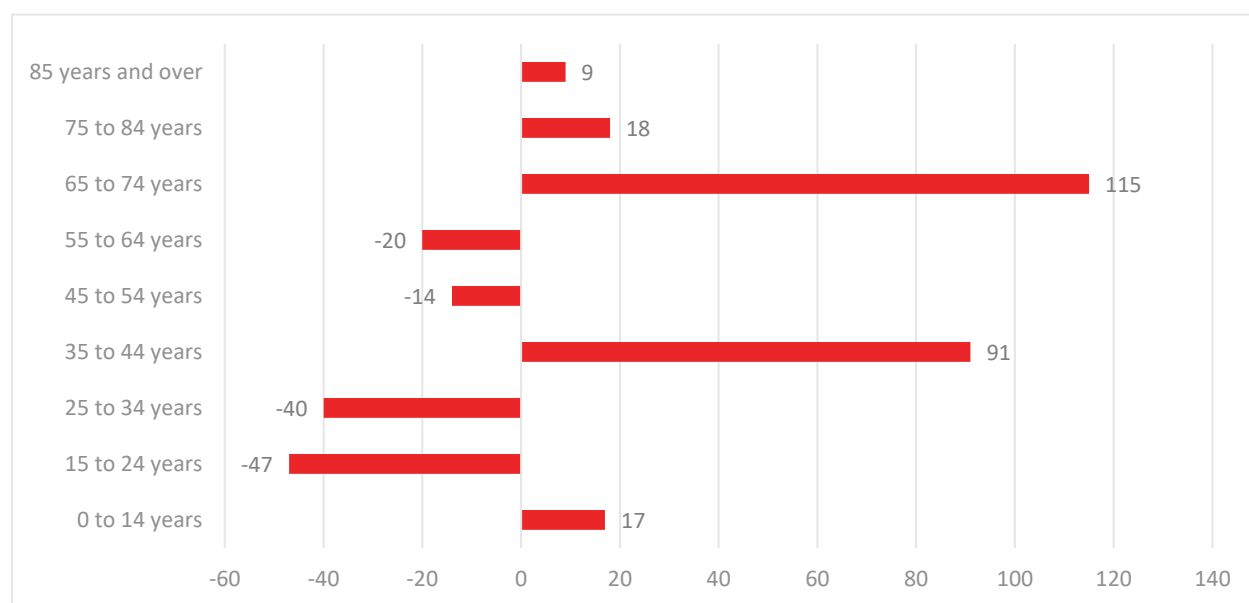
The 35 to 44 years age category is expected to experience the greatest growth period between 2020 and 2025. During the same time period, the 15 to 24 age group, 25-34 age group, 55-64 age group, and 85 years and over age group are expected to shrink. The median age in Electoral Area E is projected to have slightly decreased from 44.4 in 2016 to 44 in 2020 (Table 5).

Table 5 – Projected Population Change by Age, 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-15	15
15 to 24 years	-56	-16
25 to 34 years	-14	-19
35 to 44 years	-10	74
45 to 54 years	-137	-2
55 to 64 years	-62	-39
65 to 74 years	14	73
75 to 84 years	3	19
85 years and over	29	-4
Total	-288	101

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

Figure 31 – Projected Population Change by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

Table 6 – Median and Average Age, 2016- 2025

	2016 Actual	2016 Estimate	2020	2025
Median	44.2	44.4	44.0	44.2
Average	40.5	40.7	41.2	42.5

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

5.3 Household Projections

Household projections in Electoral Area E anticipated are an additional 54 households between 2016 and 2020 and 101 between 2020 and 2025 (Table 7).

Table 7 – Projected Households Growth

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Households	1,150	1,204	1,305	54	101

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Electoral Area E Population Projections

The number of households decreased across all family between 2016 and 2020 except for the lone-parent category. This decrease could have been due to the downturn in the economy in which families may have perceived the region to be a less attractive place to reside. It is expected that between 2020 and 2025, all households will increase all family types except for the lone-parent category (Table 8). Growth in the couples without children is likely related to the aging population trend, which is typically accompanied by an increase in individuals and couples living alone as adult children age and move out.

Table 8 – Household Change Projections by Census Family Types 2016-2025

	2016 to 2020	2020 to 2025
Couple without Children	-31	10
Couple with Children	-34	24
Lone-Parent	10	-1
Other-Census-Family	-7	0
Non-Census-Family	-22	21
Total	-84	54

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will required 2-bedroom dwellings.

Table 9 – Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-84	54	-30
Anticipated Housing Units	0	54	54
Bachelor/ 1 Bedroom	0	18	18
2 Bedroom	0	19	19
3+ Bedroom	0	17	17

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections



5.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to increase to 3,161. Accordingly, the number of households is expected to increase to 1,305 by 2025. It is also projected that the 15 to 24, 25 to 34, 45 to 54, and 55 to 64 age categories will experience a decline in population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples with and without children. However, the need for a range of sizes of units are still needed to accommodate other family types that will also experience some growth between 2020 and 2025 (a total of 54 units). The number of currently unoccupied dwellings in the community should also be considered in accommodating these needs.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry, and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future¹¹.

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

¹¹ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle or low income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹²


The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community, and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;

¹² Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>

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- Providing financial incentives such as tax breaks on multi unit developments;
 - Encouraging the establishment of long term lease agreements to mitigate constant turnover;
 - Encouraging the development of additional hotels, apartments, and condo units; and
 - Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹³.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the

¹³ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



unemployment rate across British Columbia reached 11% in July 2020¹⁴. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹⁵.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁶.

¹⁴ Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹⁵ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁶ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area E based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area E can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of Core Housing Need is one of the most pressing housing issues facing residents in Electoral Area E. Ten percent (10%) of all Electoral E households in 2016 spent 30% or more of their income on shelter costs, including 21% of renter households (35 households) and 8% of owner households (70 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 15% representing an increase of 84 renter households in the community. Renter households predominantly reside in single-detached dwellings (51%), with the remaining renter households occupying movable dwellings (49%).

In 2016, Electoral Area E had a higher proportion of renters (17% or 30 households) than owners (3.6% or 30 households) experiencing Core Housing Need.

Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.



8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

8.2.4 HOUSING FOR SENIORS

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Of senior households in Electoral Area E (aged 65 and over) 16% of households experiencing housing need had issues with adequacy and 5% had issues with suitability. Sixteen percent (16%) of these households experienced issues with affordability.

8.2.5 HOUSING FOR FAMILIES


Families in Electoral Area E are generally well served by the housing choices available to them. Over 79% of couples with children, couples without children, and other families live in a single-detached house, while 57% of lone-parent families and 51% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings.

8.2.6 HOMELESSNESS

Homelessness was identified as an issue in Electoral Area E through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

8.2.7 CONCLUSION

- The households in Electoral Area E with the lowest household incomes included male and female lone parent households, and non-census family households.
- Median incomes of renter households were 56% that of owner households in Electoral Area E in 2016.
- In 2016, Electoral Area E had a higher proportion of renters than owners experiencing Core Housing Need (23.5% vs. 5.4%). Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (5.9% vs. 1.8%). Overall, Electoral Area E has 40 renter households and 45 owner households in Core Housing Need.
- Across Electoral Area E, 27% of renter households had issues with affordability, 21% had issues with adequacy, and 12% had issues with suitability.

- 
- Of senior Households in Electoral E, 38% (15 households) had issues with affordability, and 25% (10 households) had issues with adequacy.
 - Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
 - Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
 - In Electoral Area E, the most apparent housing need is in lower income households and renter households. Stakeholders also indicated challenges with lack of supportive housing for seniors and lack of options for seniors to downsize from their current homes and receive adequate at home care.



Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.



<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Multiple Census Families: A **household** in which two or more **census families** (with or without additional persons) occupy the same private dwelling. **Family households** may also be divided based on the presence of persons not in a **census family**.



<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>


Primary Household Maintainer: The first (or only) maintainer of a household listed on the Census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>



Subsidized Housing: “‘Subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$97,200	\$118,310	\$123,915	\$127,972	\$164,421	\$170,084	\$183,216	\$194,755
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$199,670	\$216,718	\$253,086	\$240,927	\$237,969	\$241,729	\$258,576
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$124,105	\$140,511	\$148,207	\$143,376	\$166,921
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$32,809	\$31,253	\$32,077	\$33,181	\$38,713
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$178,530	\$194,892	\$202,888	\$207,728	\$222,465
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$40,333	\$40,987	\$44,426	\$55,765	\$58,714
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$273,277	\$266,606	\$248,859	\$251,364	\$282,637
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$68,836	\$64,815	\$62,925	\$64,776	\$68,094
Median Assessed Value by Structural Type	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$70,429	\$90,158	\$93,574	\$102,805	\$138,835
2	\$60,109	\$73,714	\$79,186	\$82,223	\$110,533
3+	\$136,965	\$165,113	\$170,344	\$172,557	\$214,824
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$93,574	\$102,805	\$138,835
2	N/A	N/A	\$79,186	\$82,223	\$110,533
3+	N/A	N/A	\$170,344	\$172,557	\$214,824

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$141,545	\$145,270	\$158,717	\$165,902	\$181,900
2	\$111,082	\$119,817	\$128,346	\$129,425	\$138,396
3+	\$225,515	\$243,069	\$254,200	\$260,807	\$280,698
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$141,545	\$145,270	\$158,717	\$165,902	\$181,900
2	\$111,082	\$119,817	\$128,346	\$129,425	\$138,396
3+	\$225,515	\$243,069	\$254,200	\$260,807	\$280,698

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$236,422	\$207,447	\$198,204	\$200,090	\$220,883
2	\$169,594	\$156,878	\$156,850	\$159,306	\$171,027
3+	\$317,937	\$307,007	\$300,095	\$302,266	\$321,966
Median Assessed Value by Number of Bedrooms					
0	\$236,422	\$207,447	\$198,204	\$200,090	\$220,883
1	\$169,594	\$156,878	\$156,850	\$159,306	\$171,027
2	\$317,937	\$307,007	\$300,095	\$302,266	\$321,966
3+	\$236,422	\$207,447	\$198,204	\$200,090	\$220,883

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$97,094	\$118,641	\$146,098	\$181,418	\$175,926	\$195,807	\$211,302	\$215,293
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$217,421	\$230,421	\$289,053	\$265,625	\$251,123	\$319,297	\$254,287
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$147,000	\$152,650	\$230,900	\$174,600	\$179,317
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$23,721	\$35,862	\$20,157	\$47,847	\$73,222
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$144,667	\$245,000	\$136,750	#DIV/0!	\$285,500
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$32,257	\$41,927	\$75,686	\$45,986	\$30,375
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$358,000	\$195,000	\$259,357	\$220,000	\$341,300
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$35,486	\$114,857	\$203,211	\$72,829	\$87,500
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$129,500	\$123,680	\$132,000	\$100,000	#DIV/0!
2	\$50,223	\$63,290	\$79,341	\$118,793	\$88,073
3+	\$140,144	\$173,346	\$234,147	\$222,249	\$233,030
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$108,200	\$385,000	\$164,000	\$186,000	\$196,667
2	\$126,182	\$147,422	\$131,841	\$127,431	\$162,950
3+	\$263,749	\$255,976	\$264,972	\$294,125	\$311,014
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	\$281,750	\$110,000	\$140,000	\$290,000	N/A
1	\$214,883	\$186,447	\$132,582	\$131,178	\$163,692
2	\$345,898	#DIV/0!	\$332,904	\$432,945	\$348,657
3+	\$281,750	\$110,000	\$140,000	\$290,000	#DIV/0!
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	1,870	1,655	1,600

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,875	100%	1,655	100%	1,595	100%
All Categories	1,865	99%	1,625	98%	1,570	98%
11 Agriculture, forestry, fishing and hunting	375	20%	205	12%	380	24%
21 Mining, quarrying, and oil and gas extraction	130	7%	265	16%	120	8%
22 Utilities	35	2%	60	4%	50	3%
23 Construction	235	13%	105	6%	125	8%
31-33 Manufacturing	175	9%	195	12%	225	14%
41 Wholesale trade	60	3%	35	2%	10	1%
44-45 Retail trade	115	6%	70	4%	65	4%
48-49 Transportation and warehousing	135	7%	115	7%	110	7%
51 Information and cultural industries	15	1%	25	2%	25	2%
52 Finance and insurance	20	1%	40	2%	15	1%
53 Real estate and rental and leasing	20	1%	0	0%	0	0%
54 Professional, scientific and technical services	45	2%	60	4%	50	3%
55 Management of companies and enterprises	10	1%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	40	2%	0	0%	35	2%
61 Educational services	105	6%	70	4%	60	4%
62 Health care and social assistance	110	6%	75	5%	75	5%
71 Arts, entertainment and recreation	25	1%	0	0%	0	0%
72 Accommodation and food services	40	2%	40	2%	95	6%
81 Other services (except public administration)	85	5%	180	11%	80	5%
91 Public administration	80	4%	60	4%	35	2%
Not Applicable	10	1%	25	2%	25	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	905	100%
Commute within census subdivision (CSD) of residence	15	2%
Commute to a different census subdivision (CSD) within census division (CD) of residence	875	97%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	20	2%
Commute to a different province or territory	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$82,403	\$106,092	\$109,249
Owner	\$85,093	\$111,657	\$117,422
Renter	\$51,572	\$59,839	\$61,912

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	2,990	2,680	2,895
Mover	160	230	275
Migrant	100	105	130
Non-migrant	60	125	145
Non-mover	2,830	2,455	2,620

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$82,403	\$106,092	\$109,249

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,145	100%	1,025	100%	1,200	100%
\$0-\$4,999	20	2%	0	0%	25	2%
\$5,000-\$9,999	0	0%	10	1%	10	1%
\$10,000-\$14,999	15	1%	0	0%	25	2%
\$15,000-\$19,999	45	4%	20	2%	35	3%
\$20,000-\$24,999	30	3%	30	3%	20	2%
\$25,000-\$29,999	55	5%	60	6%	45	4%
\$30,000-\$34,999	70	6%	20	2%	35	3%
\$35,000-\$39,999	70	6%	55	5%	25	2%
\$40,000-\$44,999	55	5%	50	5%	40	3%
\$45,000-\$49,999	55	5%	0	0%	30	3%
\$50,000-\$59,999	90	8%	40	4%	60	5%
\$60,000-\$69,999	100	9%	95	9%	80	7%
\$70,000-\$79,999	85	7%	25	2%	90	8%
\$80,000-\$89,999	45	4%	20	2%	90	8%
\$90,000-\$99,999	75	7%	80	8%	55	5%
\$100,000-\$124,999	105	9%	165	16%	135	11%
\$125,000-\$149,999	80	7%	80	8%	105	9%
\$150,000-\$199,999	95	8%	145	14%	135	11%
\$200,000 and over	60	5%	100	10%	155	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	95	100%	110	100%	175	100%
Renter households in subsidized housing	N/A	N/A	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

CMHC

Average rental prices for all units and by unit size [Section 6 (1) (h) (i), (ii)]

Average and Median Monthly Rent by Number of Bedrooms															
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															

Source: CMHC Primary Rental Market Survey



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area E are presented here.

A total of 12 respondents from Electoral Area E responded to the survey. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

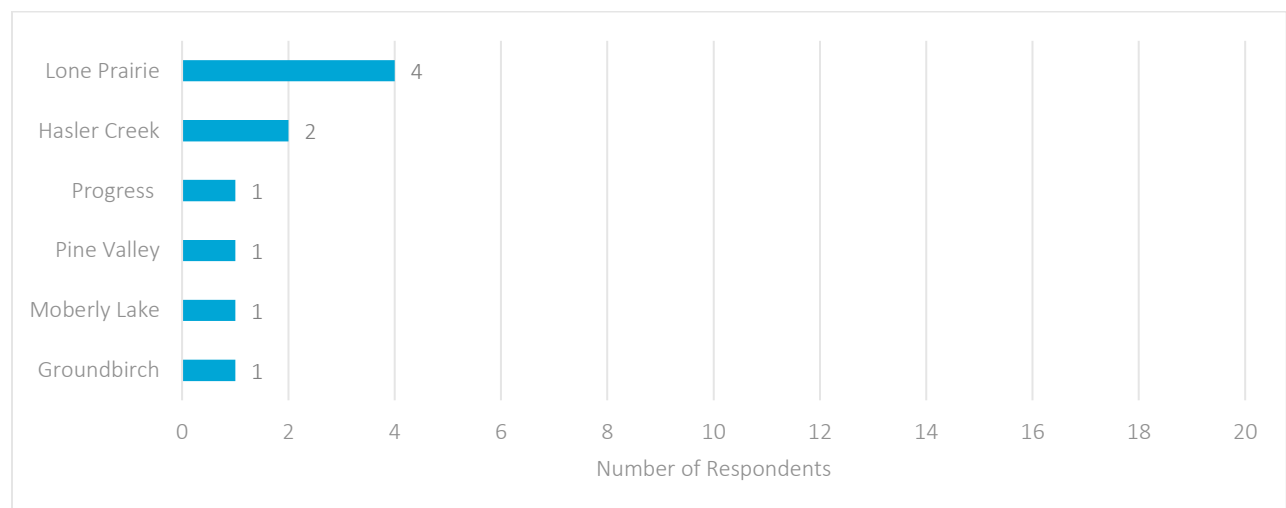
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 COMMUNITY

Figure 32 shows where survey respondents live in Electoral Area E.

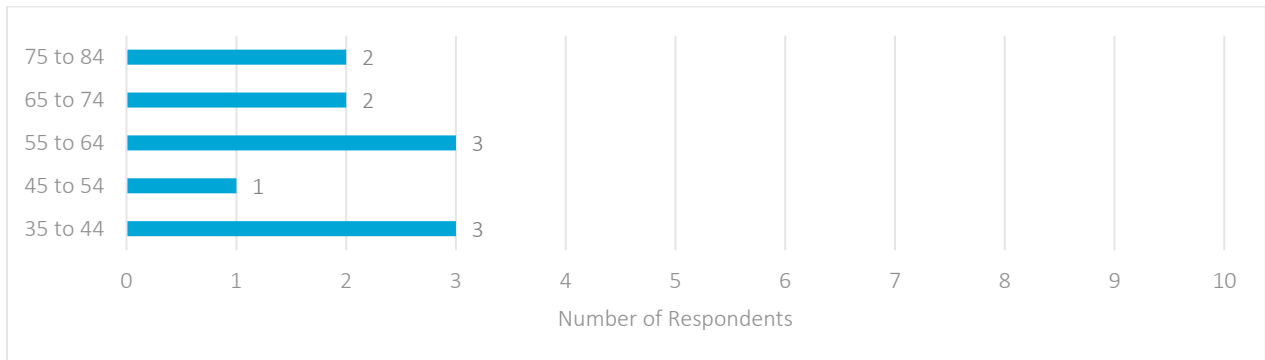
Figure 32 – Communities Where Respondents Live (N=10)



1.2.2 AGE

The survey received responses from individuals between the ages of 35 to 84. The survey did not receive any responses from individuals between the ages of 15 to 34 and 85 and over.

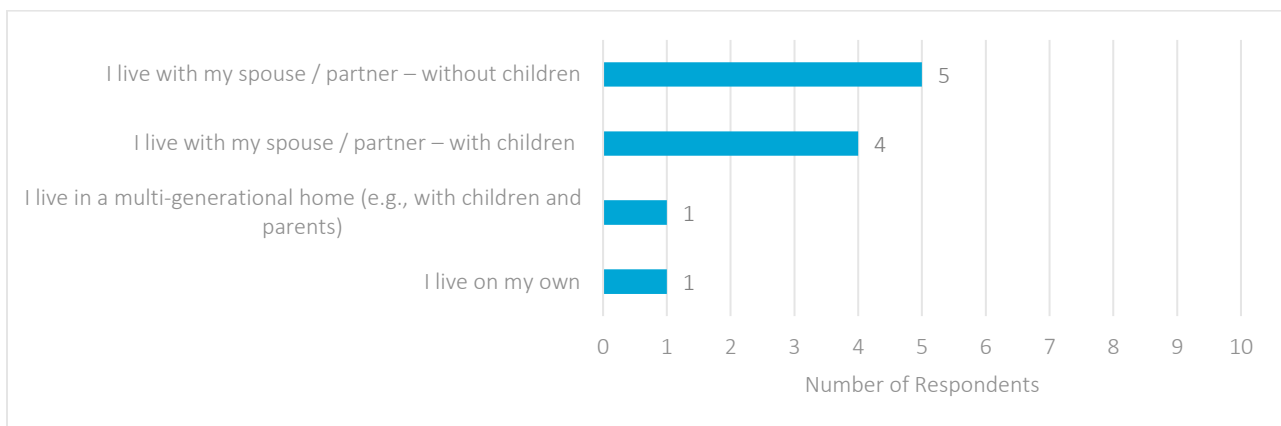
Figure 33 – Age of Respondents (N=11)



1.2.3 HOUSEHOLD TYPE AND SIZE

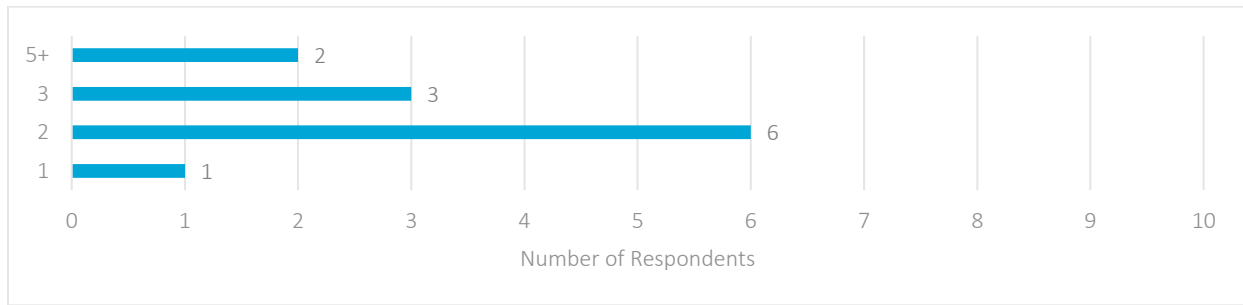
Survey respondents were asked to describe their household (Figure 34). Most respondents live in households with a spouse or partner with (4 respondents) or without (5 respondents) children.

Figure 34 – Household Types (N=11)



Respondents were also asked about the size of their household (Figure 35). Most respondents live in two-person (6 respondents) or three-person households (3 respondents).

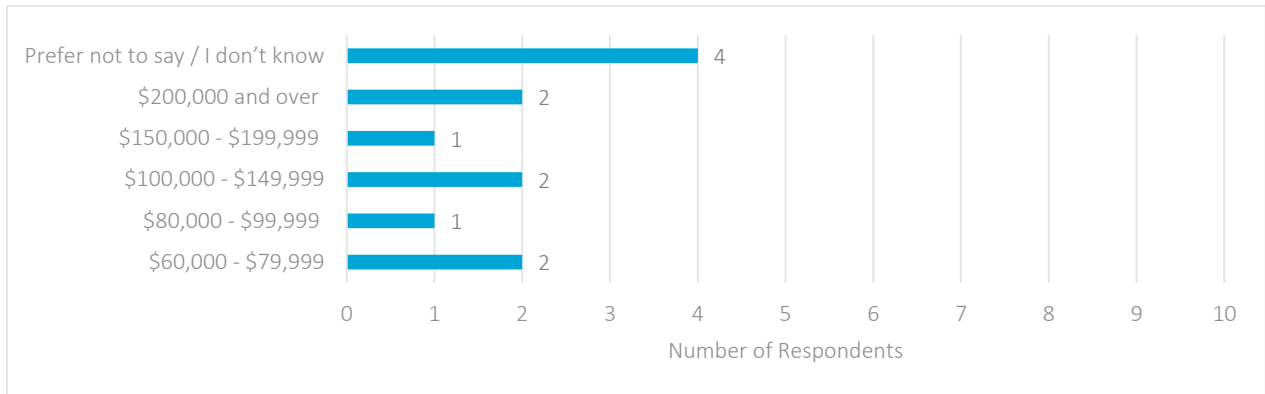
Figure 35 – Number of People in Households (N=12)



1.2.4 HOUSEHOLD INCOME

Figure 36 shows the annual household income distribution of survey respondents. All respondents' annual incomes were above \$60,000. Four respondents preferred not to disclose their annual household income information.

Figure 36 – Annual Household Income (N=11)



1.3 Housing Experiences

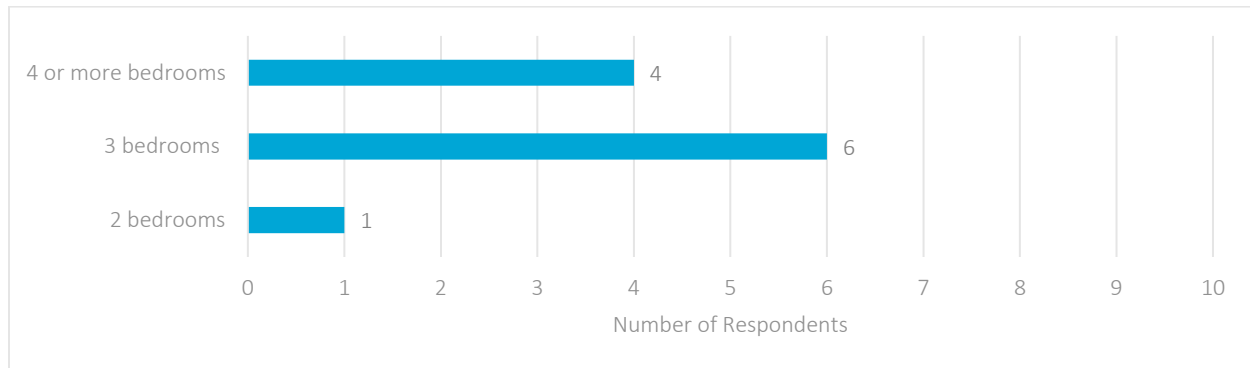
Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 CURRENT HOME

Respondents were asked about their tenure type. Nine respondents reported that they owned their home and two respondents reported they neither rent nor own their home.

Most respondents live in homes with three or more bedrooms (Figure 37).

Figure 37 – Number of Bedrooms in Current Home (N=11)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were difficulties in getting financing (4 respondents) and the limited supply of the type of home they were looking for (4 respondents).

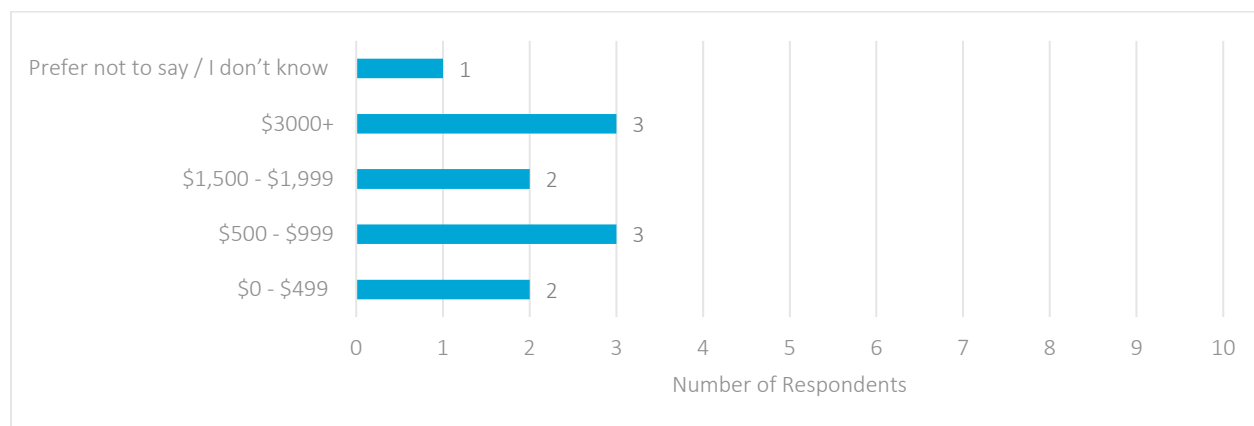
Figure 38 – Barriers During Search of Current Home (N=6)



1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 39.

Figure 39 – Housing Costs (N=11)



Respondents were asked if they believed their housing costs were affordable to them. Ten respondents reported that their housing costs were affordable and one reported that their costs were not affordable.

1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 40 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them.

Figure 40 – Top Current Housing Issues (N=4)

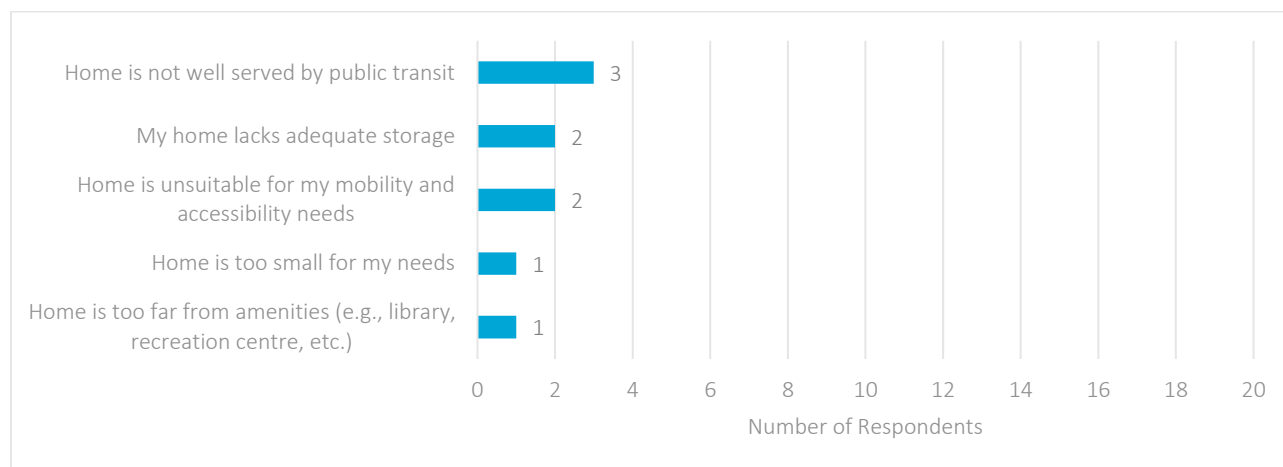
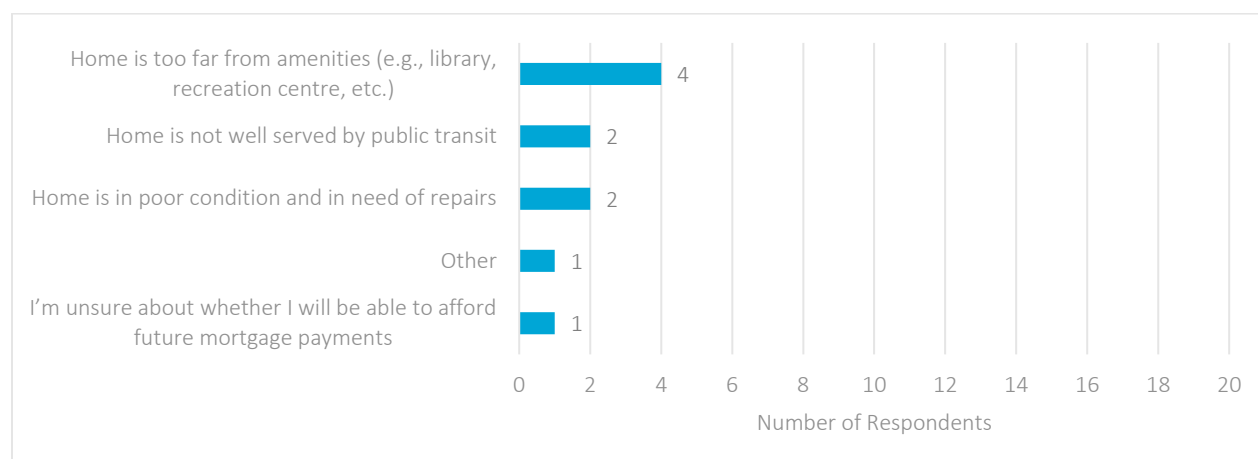


Figure 41 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. All respondents that answered the question anticipate that their homes will be too far amenities (4 respondents).

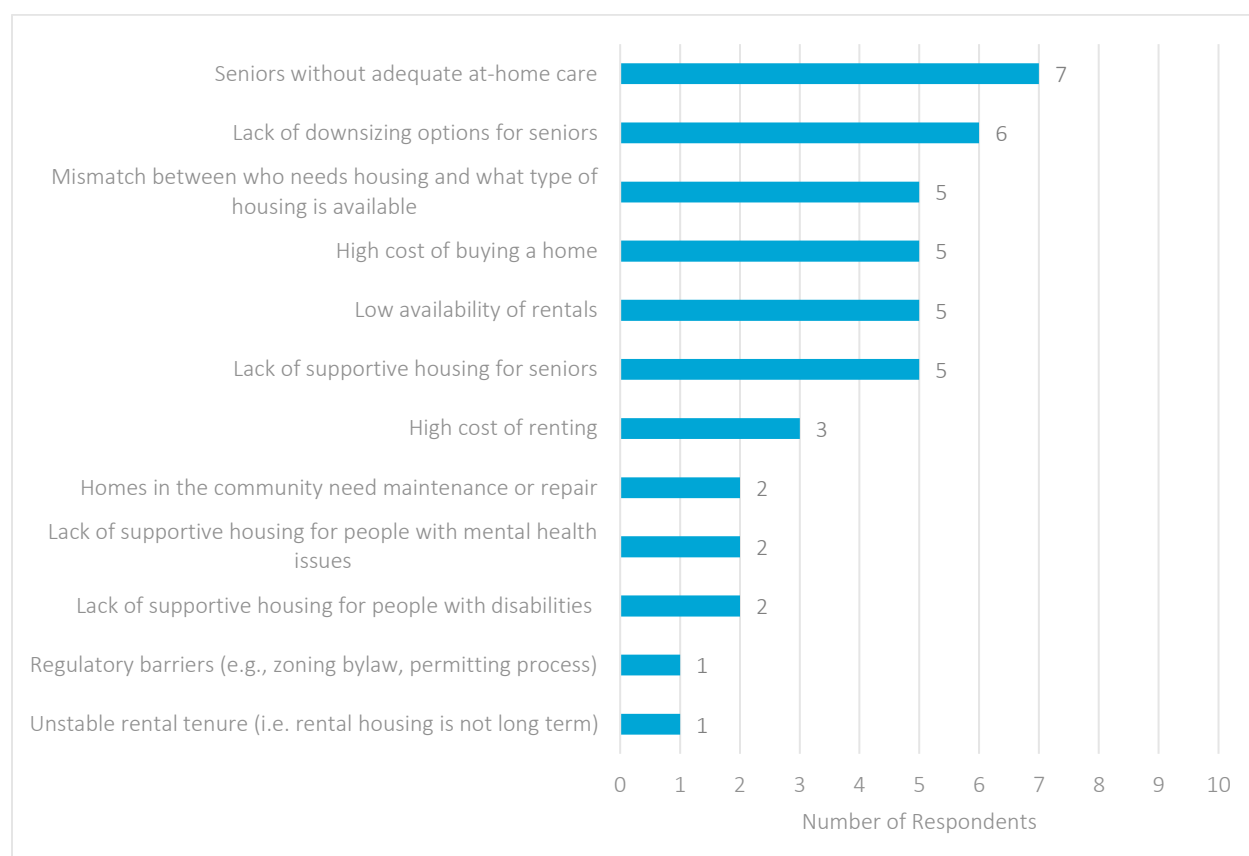
Figure 41 – Top Housing Issues Anticipated in the Next 5 Years (N=4)



1.4 Community Issues

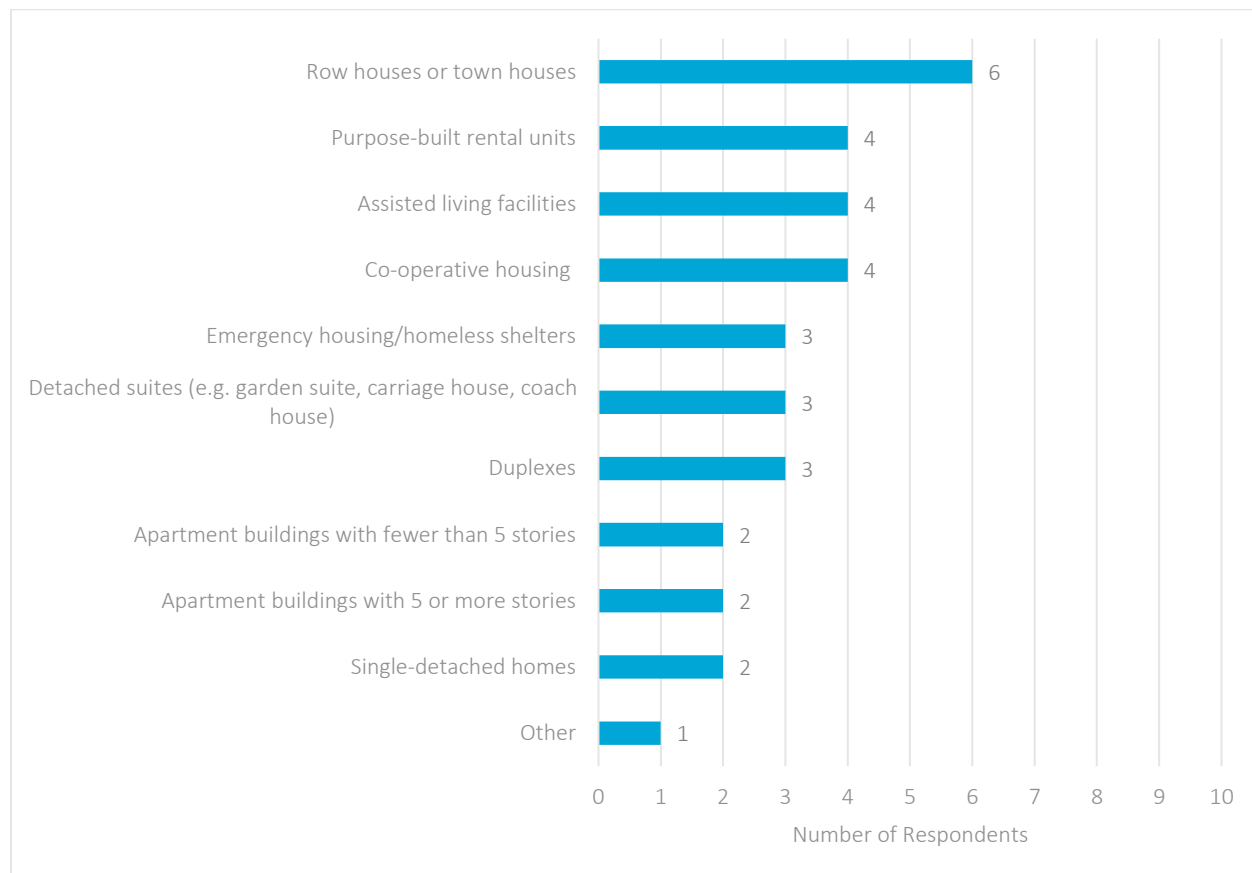
Figure 42 shows the community issues reported by respondents in Electoral Area E. Respondents suggested that the lack of adequate at-home care (7 respondents) and supportive housing (6 respondents) for seniors are the top issues. One respondent commented that seniors are having to move away once they retire because there is a lack of affordable options and access to medical or hospital services.

Figure 42 – Community Housing Issues (N=9)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area E are row houses or town houses (6 respondents). Two respondents commented that while there is housing available, prices are unaffordable. Three respondents suggested that more housing options are needed for couples, seniors, and individuals with low-incomes.

Figure 43 – Forms of Housing Needed (N=9)



Respondents were asked if they had any additional comments. Two respondents commented that more access to services and transportation is needed in the community. Two respondents commented that the price of rent is unaffordable, especially for young adults wanting to move out of their parents' home. One respondent suggested that a new townhouse complex dedicated to employees in the public sector who are moving into the community would provide a sense of local connection.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

**Focus group participants*

Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.

Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

*Focus group participants

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single-detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a cyclical cycle and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee

reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS

Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. When the industry is strong, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing

- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a North Peace Senior Housing Society unit (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for units with the North Peace Senior Housing Society. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs.
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on Income Assistance, rental

companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.

- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.
- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the PRRD. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

The following opportunities were discussed in the interviews:

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).

- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for housing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.

2.3 Electoral Area E

2.3.1 CHALLENGES / NEEDS

There are limited housing-related stakeholders in Electoral Area E. A number of community organizations were invited to participate in an interview or focus group. However, there was limited participation during the engagement period for this project.

The following information was collected through two interviews, which identified the following needs:

- Lack of downsizing options for seniors
- Seniors without adequate home care
- High cost of renting, low vacancy rates
- Lack of supportive housing for people with mental health concerns
- Transportation and amenities are far away, making it challenging for some to reach the services they need.
- Industry shifts – many people commuting to work or living in camps.
- Rural areas and municipalities need to work together to fill housing gaps.



Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on BC Stats population projections developed for the PRRD and the municipalities therein. These population projections are based in large part on historical fertility, mortality, and migration for the PRRD, adjusted where possible to take into account expected changes in the region.

The household projections presented within this report are the result of combining the population projections presented above with headship rates by age of primary household maintainer, household family type, and household tenure. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area E are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led couple households without children, and owned their homes, then we would project that there would be an additional 20 couple households without children where the occupants owned their home, and the where the head of the home was between the ages 45 and 54.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by household family type.

Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁷ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area E) certainly will impact the formation of households and the development of housing in Electoral Area E, in an attractive and growing region, the provision of housing may determine

¹⁷ Or will continue to change in the same manner as they have been changing in the past.

household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report. Due to the relatively small population of Electoral Area E (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-163

From: Crystal Brown, Electoral Area Manager

Date: March 11, 2021

Subject: Saulteau First Nations and Peace River Regional District Memorandum of Understanding

RECOMMENDATION #1: *[Corporate Weighted]*

That the Regional Board enter into a Memorandum of Understanding with Saulteau First Nations, which outlines guiding principles on how the parties will work together in a manner of mutual cooperation, trust and respect, for a period of three years; and further, that the Chair and Chief Administrative Officer be authorized to sign the Memorandum of Understanding on behalf of the PRRD.

RECOMMENDATION #2: *[Corporate Unweighted]*

That the Regional Board authorize that a Community to Community meeting be held with Saulteau First Nations, where a ceremonial signing of the Memorandum of Understanding will take place.

BACKGROUND/RATIONALE:

The purpose of the Memorandum of Understanding (MOU) between Saulteau First Nations and the Peace River Regional District is to establish guiding principles for improving communication and dialogue between the Parties, in support of building and maintaining a good working relationship that fosters a mutual respect and understanding for one another.

By signing the MOU, the Parties commit to convene a minimum of one Chief to Senior Representative Meeting per calendar year to support the relationship between the Parties or on a frequency as agreed by the Parties. The purpose of these meetings is to:

- a. Facilitate understanding between the Parties of each others roles, responsibilities and obligations regarding current issues, activities, considerations, and concerns;
- b. Develop an understanding between the Parties regarding potential impacts that may result from each others' activities;
- c. Provide a forum for the open and transparent discussion of local issues, initiatives and concerns;
- d. Provide a forum to advance and/or support each Parties interests and initiatives; and
- e. Provide a forum to exchange information and build an understanding of each Parties needs and interests.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Partnerships
- ☒ Collaboration with Local and First Nations governments

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

Due to COVID-19, the Community to Community meeting will be held over Zoom.

Attachments:

1. Saulteau First Nations and Peace River Regional District Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

MARCH 1, 2021

Between: **Saulteau First Nations, ("SFN")**

And: **Peace River Regional District (PRRD)**

WHEREAS:

- A. SFN is a First Nations people and government located in north east British Columbia. Collectively, SFN possesses Treaty 8 rights within the geographic area covered by Treaty 8 and Aboriginal rights throughout SFN's traditional territories that are recognized and affirmed by section 35 of the *Constitution Act, 1982*.
- B. PRRD is BC largest Regional District, encompassing four rural electoral areas B, C, D, E and seven municipalities, providing a wide range of services to the citizens within their local government area.
- C. The Parties collectively wish to develop an agreement laying out how the two organizations will work together on common issues.
- D. The Parties agree that the purpose and intent of this Agreement is to facilitate a flexible, clear, and reasonable process for communication and each Party shall participate fully and in good faith, in that process.
- E. The Parties agree that in order to proceed there is a need for mutual cooperation, trust and respect.

Proudly determined

- F. The Parties acknowledge a responsibility to communicate openly and fairly to formalize any mutually beneficial agreements that addresses the issues and concerns of both Parties that may flow from this MOU.

NOW THEREFORE, the Parties agree as follows:

1. The Parties commit to convene a minimum of one (1) Chief to Senior Representative Meetings per calendar year to support the relationship between the Parties or on a frequency as agreed by the Parties. The purpose of these meetings is to:
 1. Facilitate understanding between the Parties of each others roles, responsibilities and obligations regarding current issues, activities, considerations, and concerns;
 2. Develop an understanding between the Parties regarding potential impacts that may result from each others' activities;
 3. Provide a forum for the open and transparent discussion of local issues, initiatives and concerns
 4. Provide a forum to advance and/or support each Parties interests and initiatives
2. The Parties agree that it is essential to exchange information and build an understanding of each Party's needs and interests. Areas of common interest to be discussed may include but not limited to:
 - a. Environmental and cultural interests
 - b. commercial development and opportunities;
 - c. shared services
 - d. zoning
 - e. regional economic development
 - f. municipal service agreements
3. PRRD acknowledge and agree that certain confidential information regarding the history, traditions, customs, and business interests and activities of SFN that may not be publicly

Proudly determined

known, is the property of the SFN. PRRD shall respect the confidentiality of such information and not disclose such confidential information to anyone without the prior written consent of the SFN.

4. SFN acknowledges that information shared by PRRD that is not publicly known, is the property of PRRD. SFN agrees to keep such information confidential and not disclose such confidential information to anyone without the prior written consent of the PRRD.
5. The Parties agree that this Memorandum of Understanding shall not be interpreted in a manner that extinguishes, abrogates or diminishes the rights of any Party, including the Aboriginal rights and title of the SFN which are protected under section 35 of the *Constitution Act, 1982*.
6. This Memorandum of Understanding shall be effective from the date of execution and shall cease to be in effect for a period 3 years, unless the Parties agree to extend the term.
7. Either Party may terminate this Memorandum of Agreement upon 15 days' written notice to the other Party, if it reasonably believes that the other Party is not acting in good faith.
8. During and after the term of this MOU, each Party and their representatives will:

Continue to treat each other with respect, honour, friendship, and goodwill;
Keep confidential any negotiations that take place under this MOU; and
Not make any negative or disparaging statements about the other Party.

IN WITNESS WHEREOF the Parties have agreed to this Memorandum of Understanding on the dates noted below:

On behalf of the **Saulteau First Nations** by its authorized signatory(ies):

Proudly determined

Print Name: Justin Napoleon

Print Name: Juritha Owens

Print Name: _____

Date: December 15, 2020

On behalf of **Peace River Regional District** by its authorized signatory(ies):

Print Name: _____

Print Name: _____

Date: December 15, 2020

Proudly determined

Box 1020 Chetwynd, BC V0C1J0 T 250.788.3955 F 250.788.7261 info@saulteau.com www.saulteau.com



REPORT

To: Chair and Directors

Report Number: ENV-BRD-046

From: Kari Bondaroff, Environmental Services Manager

Date: March 11, 2021

Subject: 2021 Contract Award for Fleet Purchase and Replacement

RECOMMENDATION #1: [Corporate Weighted]

That the Regional Board award Request for Proposal #2-2021, "2021 PRRD Fleet Purchase and Replacement" to "Browns' Chevrolet Buick GMC" for the purchase of a 2021 Chevrolet Silverado 2500 for a total cost of \$65,512 (excluding GST); further, that the Chair and Chief Administrative Officer be authorized to sign the agreement on behalf of the PRRD.

RECOMMENDATION #2: [Corporate Weighted]

That the Regional Board award Request for Proposal #2-2021, "2021 PRRD Fleet Purchase and Replacement" to "Metro Motors" for the purchase of a 2021 Ford Transit-250 Cargo Van for a total cost of \$56,595 (excluding GST); further, that the Chair and Chief Administrative Officer be authorized to sign the agreement on behalf of the PRRD.

RECOMMENDATION #3: [Corporate Weighted]

That the Regional Board award Request for Proposal #2-2021, "2021 PRRD Fleet Purchase and Replacement" to "Browns' Chevrolet Buick GMC" for the purchase of two (2) 2021 Chevrolet Colorado's, one (1) Chevrolet Equinox, one (1) 2021 Rainbow Excursion 16 Foot Dump Trailer with Gas Powered Motor, and one (1) 2021 Rainbow Gooseneck 22' Trailer for a total cost of \$164,349 (excluding GST); further, that the Chair and Chief Administrative Officer be authorized to sign the agreement on behalf of the PRRD.

RECOMMENDATION #4: [Corporate Weighted]

That the Regional Board award Request for Proposal #2-2021, "2021 PRRD Fleet Purchase and Replacement" to "Browns' Chevrolet Buick GMC" for the trade-in value of \$11,000 for Unit 26, 2017 Dodge Caravan, \$2,500 for Unit 20, 2012 Chevrolet Equinox, \$1,000 for Unit 18, 2010 Chevrolet Equinox, \$4,000 for Unit 16, 2006 16' Load Trail Dump Trailer, and \$4,000 for Unit 9, 2001 Trailtech H270 21' Tandem Trailer, for a total trade in value of \$22,500.00; further, that the Chair and Chief Administrative Officer be authorized to sign the agreement on behalf of the PRRD.

BACKGROUND/RATIONALE:

At the November 12, 2020 Regional Board meeting, the following two resolutions were made:

MOVED, SECONDED, and CARRIED

1. That the Regional Board approve the supplemental request to replace Unit 18, 2010 Chevrolet Equinox, Unit 20, 2012 Chevrolet Equinox, Unit 26, 2017 Dodge Caravan, Unit 9, Trailtech Trailer and Unit 16, Load Trail Dump Trailer with an all-wheel drive SUV, two small 4x4 trucks, a flatdeck trailer equivalent to Unit 9, and a tridem dump trailer.

MOVED, SECONDED, and CARRIED

2. That the Regional Board approve the supplemental requests to purchase additional fleet in 2021 to consist of one 4x4 ¾ tonne truck and one 4x4 service van at a maximum cost of \$125,000 for the two additional vehicles.

Fleet is an essential asset management aspect of the PRRD. A fleet management plan has been developed that allows for preventative maintenance, extended warranty, and reserve replacement funds in order to allow for a secured replacement turnaround schedule of 5 years for general fleet vehicles, 8 years for the cargo van and 10 years for the trailers. With a defined lifespan for each of the vehicles, the organization will hopefully realize both an increase in value retention and a decrease in repair costs in current and future years.

A Request for Proposals for purchase of fleet units was issued in January and closed February 18, 2021. Two proposals were received for the purchase of the 5 vehicles, both including values for the trade-in's. One proposal was received for the purchase and trade-in of the trailers. All of the vehicle purchases include a maintenance package, extended warranty package, and all essential accessories to fully equip each vehicle for summer and winter use.

The proponents have agreed to the following:

Vehicle	Metro Motors	Browns' Chevrolet Buick GMC
One (1) 2021 ¾-ton crew cab, 4-wheel drive chassis truck fitted with an 8 ft steel deck with flip-over sides and gate.	\$69,245.00	*\$65,512.00
One (1) 2021 4x4 ¾-ton pick-ups with a minimum ground clearance of 8 inches and maximum GVRW of 6,500 lbs. Must seat a minimum of 5 persons.	\$45,545.00	\$44,147.00
One (1) 2021 4x4 ¾-ton pick-ups with a minimum ground clearance of 8 inches and maximum GVRW of 6,500 lbs. Must seat a minimum of 5 persons.	\$45,545.00	\$44,147.00
One (1) all-wheel drive SUV. Must seat a minimum of 5 persons.	\$38,545.00	\$34,386.00
One (1) 4x4 Cargo Van with an upfitter package. Must seat a minimum of 2 persons.	*\$56,595.00	\$64,676.00
One (1) 16 ft bumper pull tridem gas powered dump trailer.		\$23,900.00
One (1) 21 ft Tandem Axel Gooseneck Highboy Trailer.		\$13,780.00
TRADE INS		
2010 Chevrolet Equinox	(\$500.00)	(\$1,000.00)
2012 Chevrolet Equinox	(\$500.00)	(\$2,500.00)
2017 Dodge Caravan	(\$1,000.00)	(\$11,000.00)

2006 16' Load Dump Trailer		(\$4,000.00)
2001 Trailtech H270 21' Tandem Trailer		(\$4,000.00)
Total Price:	\$56,595.00	\$203,372.00

Based on the vehicle trade in and purchase values outlined above, staff recommends that the PRRD proceed with the purchase of the Cargo Van from Metro Motors and all remaining vehicles/trailers from Brown's Chevrolet.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Organizational Effectiveness
- ☒ Develop a Corporate Asset Management Program

FINANCIAL CONSIDERATION(S):

*The total cost to purchase additional fleet in 2021 to consist of one 4x4 ¾ tonne truck and one 4x4 service van at a maximum cost of \$125,000 for the two additional vehicles is \$122,107.

The total cost to replace Unit 18, Unit 20, Unit 26, Unit 9 and Unit 16 is \$137,860.

The total 2021 capital budget is \$309,860 and the total expenditure required within this RFP is \$259,967, bringing the overall purchase well within budget.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.



REPORT

To: Chair and Directors

Report Number: DS-BRD-126

From: Shawn Dahlen, Chief Administrative Officer

Date: March 11, 2021

Subject: Non-Farm Use within the ALR, PRRD File No. 21-002 ALR NFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 21-002 ALR NFU to construct 3 water control dams and improve a 1.3 km-long access trail, on a 0.6 hectare total area of the subject properties identified as PIDs: 006-045-090 and 006-042-333, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board refuse authorization for ALR Non-Farm Use application 21-002 ALR NFU to construct 3 water control dams and improve a 1.3 km-long access trail, on a 0.6 hectare total area of the subject properties identified as PIDs: 006-045-090 and 006-042-333, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicants are partnering with Ducks Unlimited Canada to undertake wetland restoration and enhancement work for BC Hydro to help mitigate for the loss of wetlands affected by the construction of the Site C Dam. They propose to construct 3 dams with water controls on the existing ditch system to establish three separate manageable wetland compartments and improve an approximately 1.3 km-long existing elevated farm access trail. The applicant indicates that use of the subject property for agriculture will not change with these activities.

File/Site Details

Owner: Wesley McKnight and Kathy McKnight
Agent: Ducks Unlimited Canada
Area: Electoral Area B
Location: Attachie
Legal: Fractional Section 2 Township 84 Range 22 W6M Peace River District; and, The West 1/2 of Section 1 Township 84 Range 22 W6M Peace River District
PIDs: 006-045-090 and 006-042-333
Civic Address: 15628 Szoo Rd
Lot Size: 259.7 ha (641.7 ac) and 129.7 ha (320.5 ac)

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the properties are designated Agriculture-Rural (Ag-Rural). Section 7 states that within this designation, the principal use of land is generally limited to agriculture or work that supports ecological protection or restoration. Policy 3 states that the minimum parcel size is 63 ha.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the properties are zoned A-2 (Large Agricultural Holdings Zone). Section 36 states that agriculture, oil and gas activities, gravel extraction and processing, among others, are permitted within this zone. However, Section 26 states that ecological reserves and watershed protection are permitted in all zones. The minimum parcel size is 63 ha.

Therefore, the proposal is consistent with the zoning regulations.

Fire Protection Area

The properties are outside all fire protection areas.

Mandatory Building Permit Area

The properties are outside the Mandatory Building Permit Area.

Development Permit Areas

The properties are outside all Development Permit Areas.

Development Cost Charge Area

The properties are outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

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

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 21-002 ALR NFU to construct 3 water control dams and improve a 1.3 km-long access trail, on a 0.6 hectare total area of the subject properties identified as PIDs: 006-045-090 and 006-042-333, 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.

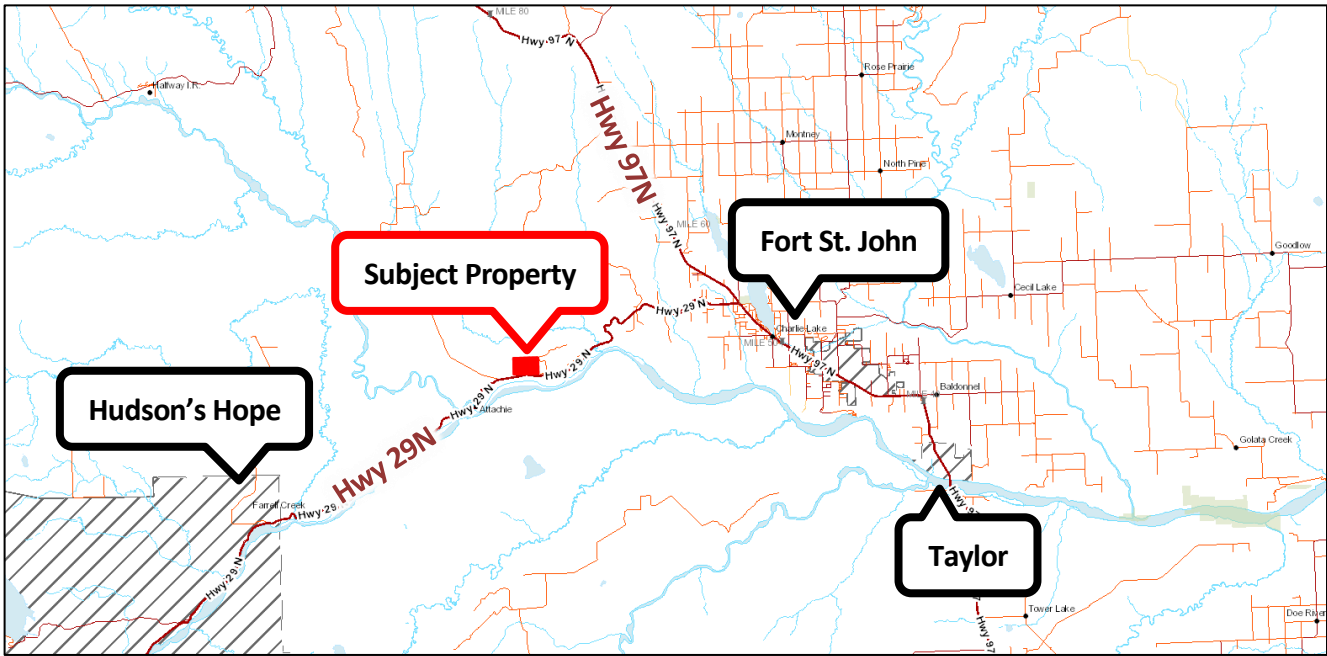
OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. ALC Application (ALC ID 62188)
3. Comments from Electoral Area Director

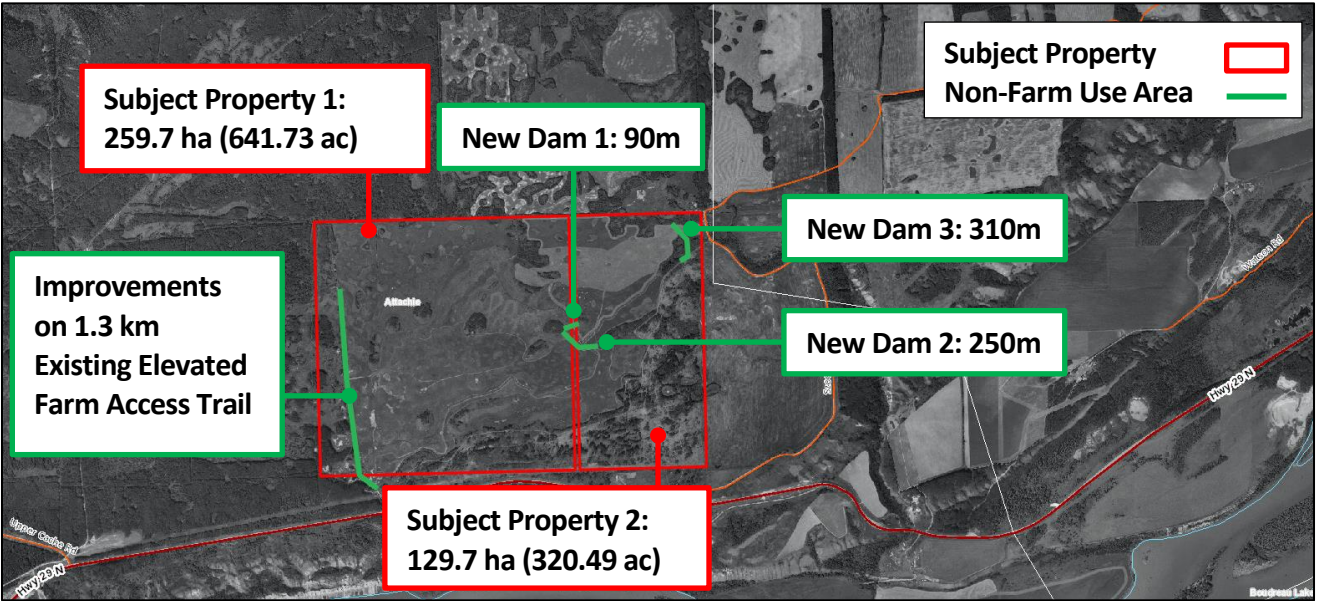
Location: Attachie



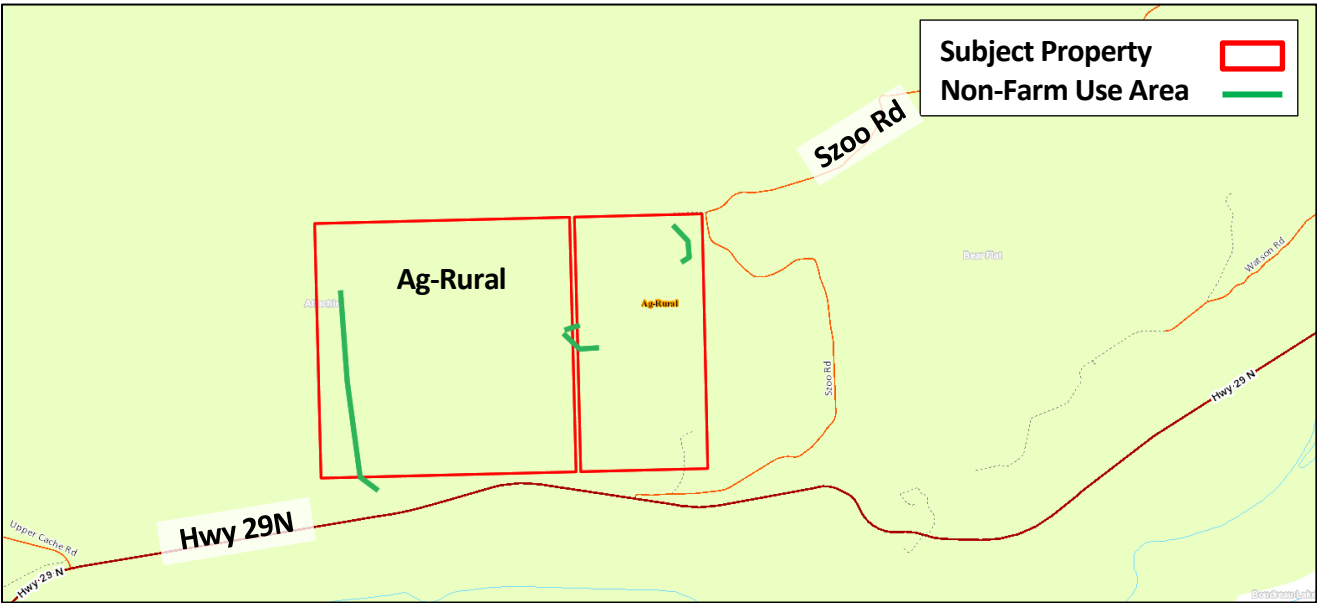
Aerial imagery



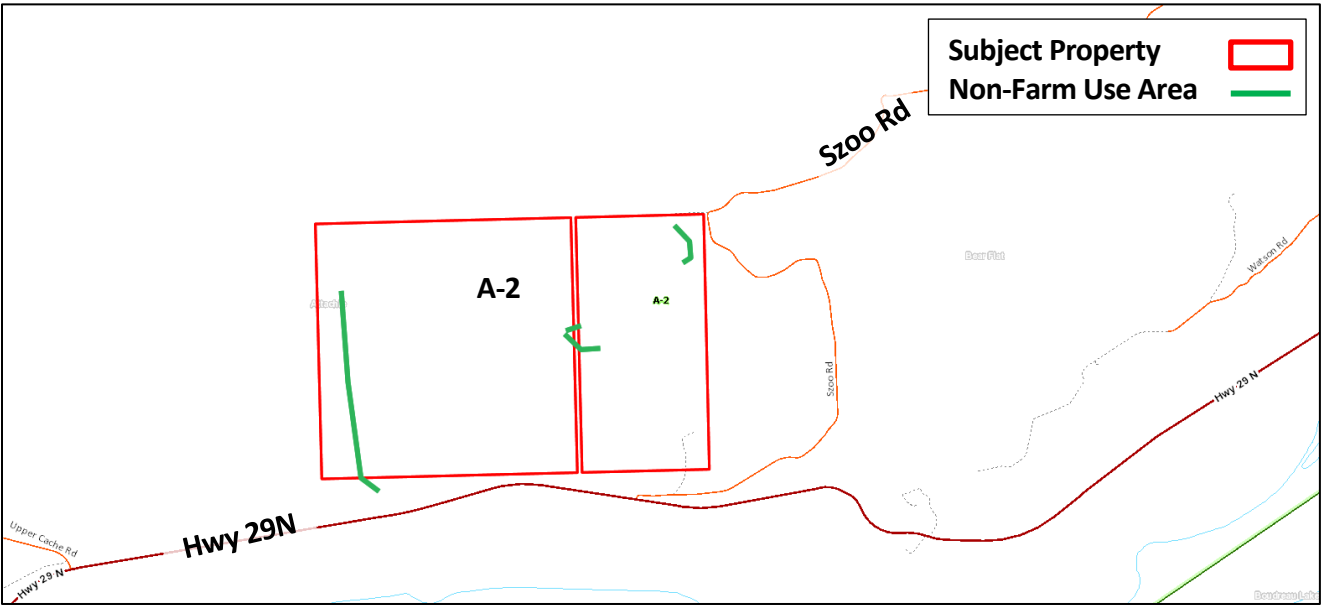
Proposal



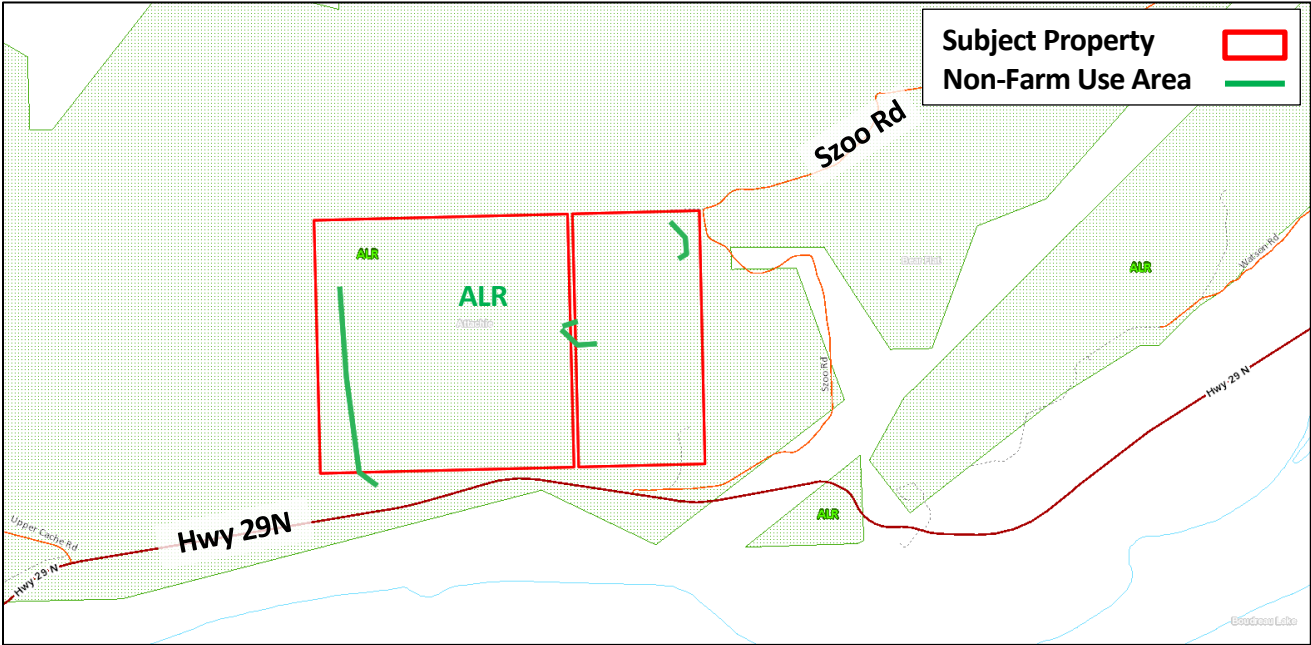
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural (Ag-Rural)



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



Agricultural Land Reserve: Within



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62188

Application Status: Under LG Review

Applicant: Wesley McKnight , Kathy McKnight

Agent: Ducks Unlimited Canada

Local Government: Peace River Regional District

Local Government Date of Receipt: 01/20/2021

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

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: Ducks Unlimited Canada (DUC) is undertaking wetland restoration and enhancement work for BC Hydro (BCH) to help mitigate for the loss of wetlands affected by the construction of the Site C dam. As part of this mitigation work, DUC is partnering with Wes and Kathy McKnight to restore/enhance wetlands on their land holdings in the Upper Cache area of the Peace.

Habitat activities will include the construction of 1) three dams with water controls on the existing ditch system to establish three separate manageable wetland compartments, and 2) improvements to an approximately 1.3 km-long existing elevated farm access trail. Together, the three new dams will be 650 metres in length. The top width of the dams will be 4.0m wide with 4:1 side slopes, and their water control structures will be constructed using driven steel sheet piling material. The existing elevated farm trail is 6.0m wide with 2:1 side slopes, and improvements will include the replacement of one existing culvert and the addition of three more. An allowance for up to two additional access crossings with culverts is included.

The required rip-rap and granular materials for these works are planned to be trucked from a nearby quarry. The dam embankments will be built with material excavated from borrow sources within the pond's perimeter or the adjacent land. Access throughout will be along existing driveways or on trails through hayfields.

The use of the Property for agriculture will not change appreciably with our activities to establish more stable and secure wetlands on the Property. The low-lying areas are already covered by water or are wet for the early half of the growing season, making them difficult to cut. The wetlands will capture and retain seasonal water which would otherwise pass through the farm and eventually drain into the Peace River. Surplus water will be available for farm and farm purposes (preferably via hardened access points) or via off-site watering. By providing more secure sources of water for the farm and farm animals, the wetlands will actually make the farm more sustainable.

Wetlands are designed to support breeding birds rather than migrants, and consequently, fall crop depredation due to migrant birds is unlikely to increase.

The Property has been used for livestock grazing and pasture in this manner for at least the last 15 years, and according to the landowners will continue to be farmed that way. DUC also wishes to ensure that the lands continue to function as a traditional soil-based farm for the benefit of agriculture and for the benefit of waterfowl, unfragmented by new buildings, utilities and roads, and we believe our activities support that.

Agent Information

Agent: Ducks Unlimited Canada

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 006-045-090

Legal Description: FRAC SEC 2 TP 84 R 22 W6M PEACE RIVER

Parcel Area: 259.8 ha

Civic Address: [REDACTED]

Date of Purchase: 07/23/2010

Farm Classification: Yes

Owners

1. **Name:** Wesley McKnight

[REDACTED]

2. **Name:** Kathy McKnight

Address:

[REDACTED]

2. **Ownership Type:** Fee Simple

Parcel Identifier: 006-042-333

Legal Description: W 1/2 OF SEC 1 TP 84 R 22 W6M PEACE RIVER

Parcel Area: 129.8 ha

Civic Address:

Date of Purchase: 07/23/2010

Farm Classification: Yes

Owners

1. **Name:** Wes McKnight

Address:

[REDACTED]

[REDACTED]

Age Group	Percentage of Respondents
18-24	15%
25-34	12%
35-44	10%
45-54	8%
55-64	6%
65-74	4%
75-84	2%
85+	1%

Both land parcels in this notice of intent are almost entirely used for livestock grazing and hay production. The bulk of the pastured area is actually a seasonal wetland used for cattle grazing. The property is generally flat with a gentle slope upwards along its northeastern border. Water runs from the west to an outlet in the northeast corner via a system of ditches which is not a recognized creek or stream. There are several large fenced pasture areas as well as hay-producing areas that are seeded to alfalfa.

Both land parcels in this notice of intent are almost entirely used for livestock grazing and hay production. The bulk of the pastured area is actually a seasonal wetland used for cattle grazing. The property is generally flat with a gentle slope upwards along its northeastern border. Water runs from the west to an outlet in the northeast corner via a system of ditches which is not a recognized creek or stream. There are several large fenced pasture areas as well as hay-producing areas that are seeded to alfalfa.

The western parcel has been mostly cleared for hay and pasture production (prior to purchase of farm by current landowners). Much of the property is low-lying, with saturated soils that generally make them either unproductive for hay or very difficult to cut, and historically, the property was ditched to facilitate drainage. Also, a 1.3 km-long dike was constructed (decades ago) near the western boundary to hold water to the west. The eastern parcel is approximately half-cleared.

The western parcel has been mostly cleared for hay and pasture production (prior to purchase of farm by current landowners). Much of the property is low-lying, with saturated soils that generally make them either unproductive for hay or very difficult to cut, and historically, the property was ditched to facilitate drainage. Also, a 1.3 km-long dike was constructed (decades ago) near the western boundary to hold water to the west. The eastern parcel is approximately half-cleared.

There is a farmhouse on PID 006-042-333. The other parcel has no non-agricultural activity.

There is a farmhouse on PID 006-042-333. The other parcel has no non-agricultural activity.

Specify Activity: Hay and pasture

Specify Activity: Hay and pasture

Specify Activity: Annual cropland

Specify Activity: Annual cropland

Specify Activity: Highway 29 / Peace River valley

Specify Activity: Highway 29 / Peace River valley

Specify Activity: Mostly treed/wetland; some hayland

Specify Activity: Mostly treed/wetland; some hayland

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

Yes

Notice of Intent (NOI) ID

61229

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

Ducks Unlimited Canada (DUC) is undertaking wetland restoration and enhancement work for BC Hydro (BCH) to help mitigate for the loss of wetlands affected by the construction of the Site C dam. As part of this mitigation work, DUC is partnering with Wes and Kathy McKnight to restore/enhance wetlands on their land holdings in the Upper Cache area of the Peace.

Habitat activities will include the construction of 1) three dams with water controls on the existing ditch system to establish three separate manageable wetland compartments, and 2) improvements to an approximately 1.3 km-long existing elevated farm access trail. Together, the three new dams will be 650 metres in length. The top width of the dams will be 4.0m wide with 4:1 side slopes, and their water control structures will be constructed using driven steel sheet piling material. The existing elevated farm trail is 6.0m wide with 2:1 side slopes, and improvements will include the replacement of one existing culvert and the addition of three more. An allowance for up to two additional access crossings with culverts is included.

The required rip-rap and granular materials for these works are planned to be trucked from a nearby quarry. The dam embankments will be built with material excavated from borrow sources within the pond's perimeter or the adjacent land. Access throughout will be along existing driveways or on trails through hayfields.

The use of the Property for agriculture will not change appreciably with our activities to establish more stable and secure wetlands on the Property. The low-lying areas are already covered by water or are wet for the early half of the growing season, making them difficult to cut. The wetlands will capture and retain seasonal water which would otherwise pass through the farm and eventually drain into the Peace River. Surplus water will be available for farm and farm purposes (preferably via hardened access points) or via off-site watering. By providing more secure sources of water for the farm and farm animals, the wetlands will actually make the farm more sustainable.

Wetlands are designed to support breeding birds rather than migrants, and consequently, fall crop depredation due to migrant birds is unlikely to increase.

The Property has been used for livestock grazing and pasture in this manner for at least the last 15 years, and according to the landowners will continue to be farmed that way. DUC also wishes to ensure that the lands continue to function as a traditional soil-based farm for the benefit of agriculture and for the benefit of waterfowl, unfragmented by new buildings, utilities and roads, and we believe our activities support that.

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.6 ha*

Maximum depth of material to be placed as fill *0.4 m*

Volume of material to be placed as fill *445 m³*

Estimated duration of the project. *2 Months*

4. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.

No

5. What alternative measures have you attempted before proposing to place fill?

The aggregate fill we will use (road crush and rip-rap) is a critical structural element in constructing the licensed water control structures and part of the recommended best practices for erosion and sedimentation control.

6. Describe the type of fill proposed to be placed.

500 tonnes road crush < 20mm gravel Using DUC Construction Specification 410 Type A Class 1 - for traveling surfaces.

300 tonnes rip rap < 300mm rip rap - Using DUC Construction Specification 410 Type B Class 1 - for erosion protection.

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.

The aforementioned aggregates will all come from the nearest pit to property, within maximum 1-hour distance. The quarry will be a government-recognized pit. The fill is for construction purposes only but is compatible with agricultural uses in the area. The dimensions listed above do not include earth fill. Any earth fill used in the project (approximately 40,000 m³) will derive from on-site sources.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

200-series Hitachi excavator, 300-series Caterpillar excavator, Cat graders, John Deere grader, gravel trucks w/ trailers (tandem and/or tri-drive).

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?

Travel will be restricted outside the work limits. Any minor disturbed areas will be re-claimed with constructed areas as part of project workplan. All slopes and borrow areas will be reconstructed to be safe, stable and compatible with adjacent landforms.

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.

Reclamation measures will include grooming and re-seeding using regionally-appropriate native and/or non-invasive plant mixture as per Project Biologist recommendations, landscaped to match existing grade lines where possible. Germination or planting success will be monitored.

Applicant Attachments

- Agent Agreement-Ducks Unlimited Canada
- Other correspondence or file information-Draft trail profile
- Other correspondence or file information-Draft example of dam profile
- Site Plan / Cross Section-62188
- Proposal Sketch-62188
- Certificate of Title-006-045-090
- Certificate of Title-006-042-333

ALC Attachments

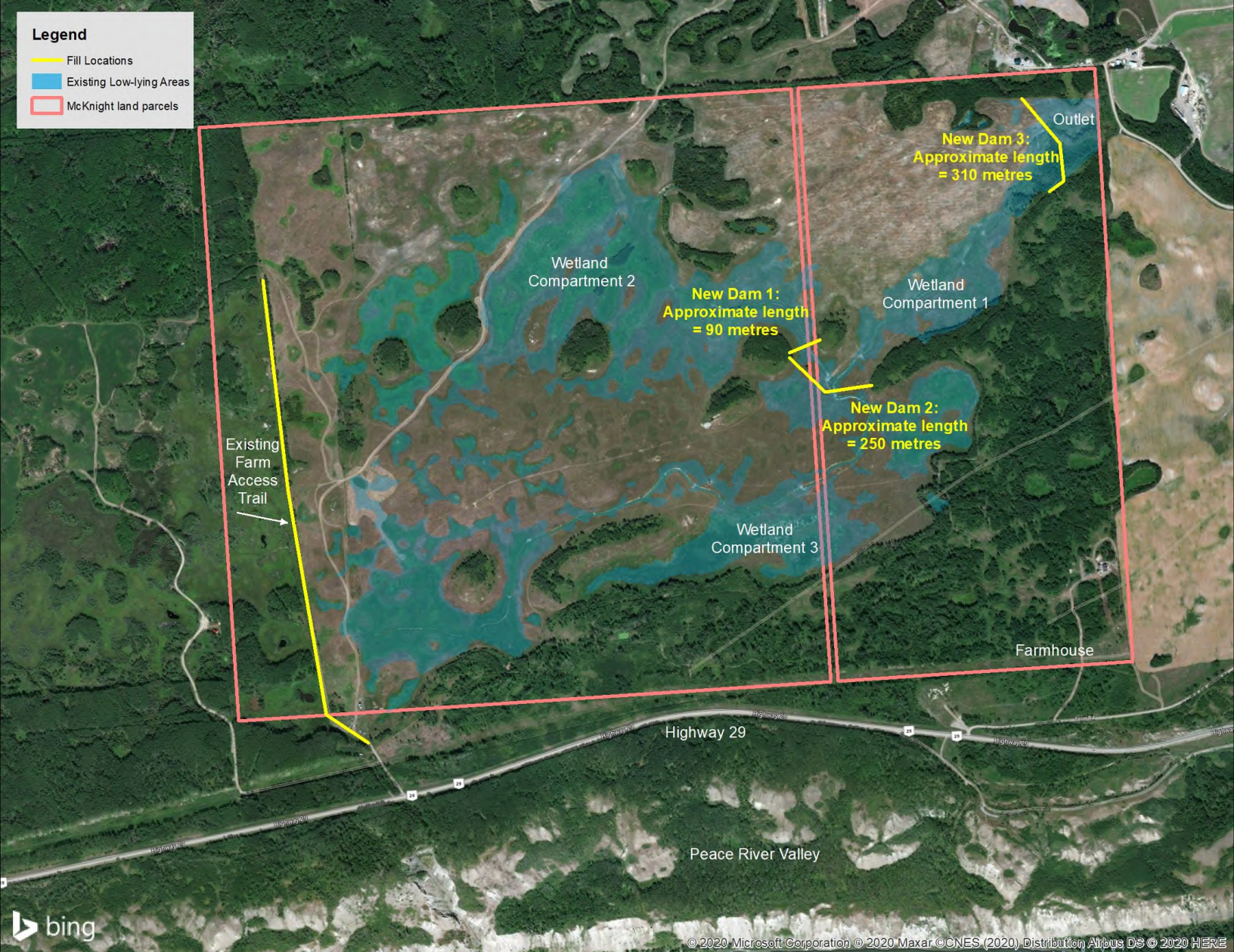
None.

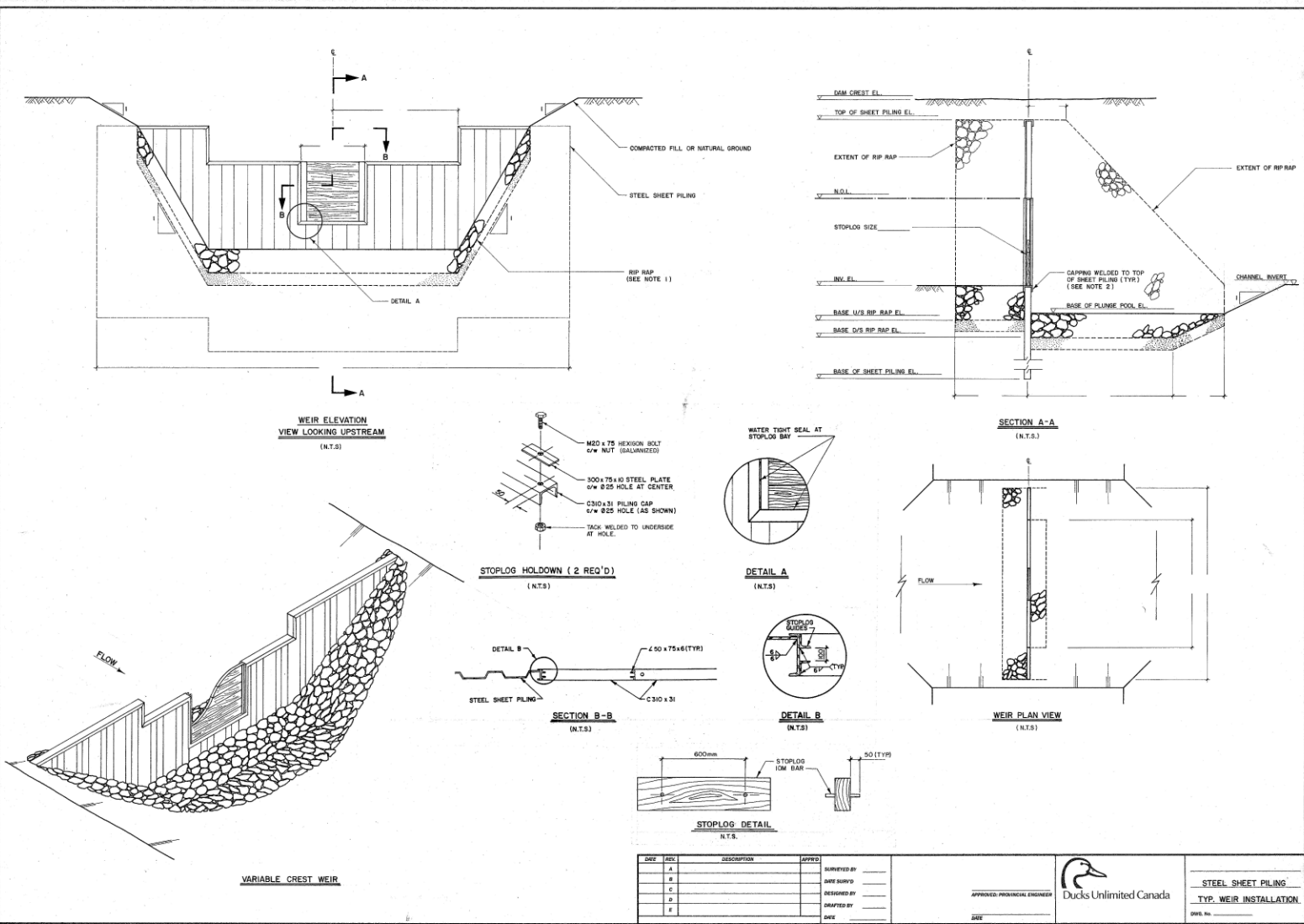
Decisions

None.

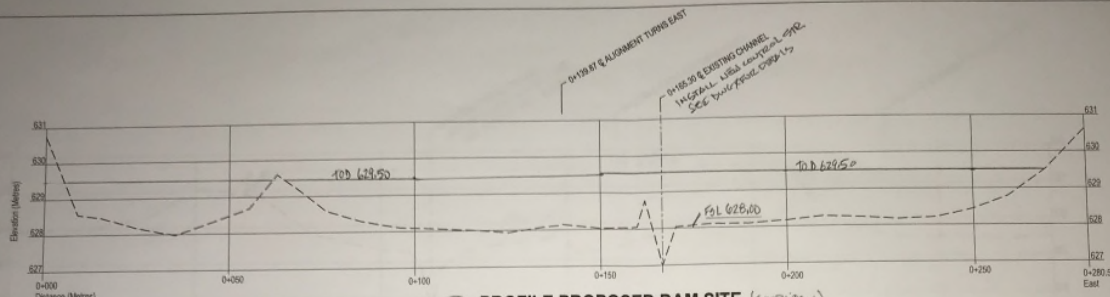
Legend

- Fill Locations
- Existing Low-lying Areas
- McKnight land parcels

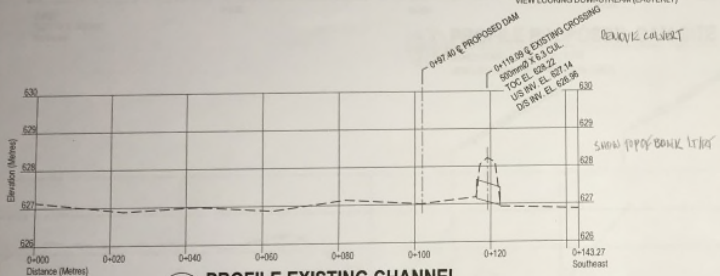




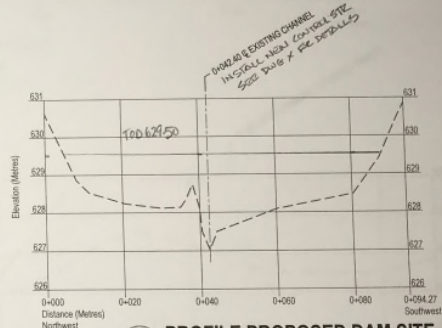
REV	REV	DESCRIPTION	APPROVED	SURVEYED BY	DATE SURV'D	DESIGNED BY	DRAWN BY	DATE	APPROVED PROVINCIAL ENGINEER	DATE	DUCKS UNLIMITED CANADA	STEEL SHEET PILING TYP. WEIR INSTALLATION	DATE
A													
B													
C													
D													
E													



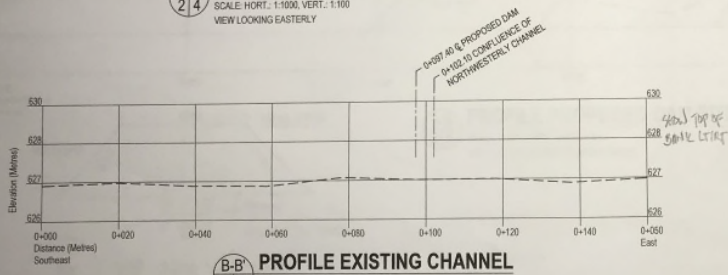
3
2/4
PROFILE PROPOSED DAM SITE (SOUTH DAM)
SCALE: HORIZ.: 1:1000, VERT.: 1:100
VIEW LOOKING DOWNSTREAM (EASTERLY)



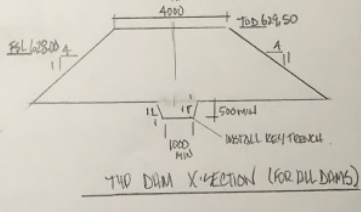
A-A
2/4
PROFILE EXISTING CHANNEL
SCALE: HORIZ.: 1:1000, VERT.: 1:100
VIEW LOOKING EASTERLY



4
2/4
PROFILE PROPOSED DAM SITE
SCALE: HORIZ.: 1:1000, VERT.: 1:100
VIEW LOOKING DOWNSTREAM (SOUTHEAST)



B-B
2/4
PROFILE EXISTING CHANNEL
SCALE: HORIZ.: 1:1000, VERT.: 1:100
VIEW LOOKING EASTERLY



REVISION		A	
LEGAL DESCRIPTION:	PROJECT NAME:	DATE:	JUNE 5, 2020
DRAWING NUMBER:	625-004-4	SYNO:	
DRAWING TITLE:	SEG. 2 & 3 PROFILE	DWN: DW	
DES: PU		CHK: PU	
SHEET No.:	4 of 6	DATE:	
REVISION DESCRIPTION:			
DWN: DW			
CHK: PU			



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Karen Goodings, Director of Electoral Area B
FROM: Nikita Kheterpal, North Peace Land Use Planner
DATE: February 17, 2021
RE: **Non-Farm Use in the ALR, PRRD File No. 21-002-ALR NFU**

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 report are provided for your review.

Please find attached a copy of the ALR non-farm use application concerning Wesley McKnight and Kathy McKnight.

COMMENTS

Response requested by March 03, 2021

No comment



Please forward, no comment

Karen Goodings
Director

Feb 24, 2021
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) 785-1115 Email: prrd.fsj@prrd.bc.ca



REPORT

To: Chair and Directors

Report Number: DS-BRD-127

From: Shawn Dahlen, Chief Administrative Officer

Date: March 11, 2021

Subject: Non-Adhering Residential Use Within the ALR, PRRD File No. 21-001 ALR NAR

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Adhering Residential Use application 21-001 ALR NAR, to build a new $\pm 107 \text{ m}^2$ home with a $\pm 75 \text{ m}^2$ workshop, for the subject property described as PID 014-534-126, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Non-Adhering Residential Use application 21-001 ALR NAR, to build a new $\pm 107 \text{ m}^2$ home with a $\pm 75 \text{ m}^2$ workshop, for the subject property described as PID 014-534-126, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicants propose to build a new $\pm 107 \text{ m}^2$ ($\pm 1151 \text{ ft}^2$) energy efficient home on a heated pad and a $\pm 75 \text{ m}^2$ ($\pm 807 \text{ ft}^2$) workshop to park farm trucks on the subject property. The applicants wish to hand over the farming operations to their children and would like them to live on the property while they learn about the day to day operations of the farm. An additional residence is required as the current two-bedroom home is not large enough to accommodate an additional family of three. Once the new home is built, the existing home, which is nearing the end of its useful lifespan and has foundation problems, will either be used for storage or will be dismantled.

File/Site Details

Owner: William Robert Atkinson, Sandra Jean Atkinson
Agent: Mike Thomas
Area: Electoral Area B
Location: Rose Prairie
Legal: South East 1/4 of Section 5 Township 88 Range 18 W6M Peace River District
PID: 014-534-126¹
Civic Address: 8786 266 Road
Lot Size: 64.45 ha (159.26 ac)
ALC ID: 62228

¹ The applicant's ALC application indicates that the PID is 014-535-126, which is incorrect. This report states the correct PID.

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 2 states that agricultural and residential uses are among the permitted uses within this designation. Policy 3 states that the minimum parcel size will not be less than 63 ha. Also, Section 20.7 states that lands within the provincial “Agricultural Land Reserve” remain subject to the provisions of the *Agricultural Land Commission Act*, regulations thereto, and Orders of the Commission.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 36.1 states that agriculture and dwelling units are among the permitted uses within this zone. Section 36.2 (a) states that the minimum parcel size is 63 ha. Section 36.2 (b) states that no more than two single detached family dwellings or a semi-detached dwelling shall be permitted, but not both.

Therefore, the proposed dwelling and the workshop are consistent with the zoning bylaw.

Fire Protection Area

The property is outside all fire protection areas.

Mandatory Building Permit Area

The property is outside the Mandatory Building Permit Area.

Development Permit Areas

The property is outside all Development Permit Areas.

Development Cost Charge Area

The property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is within the School District 60 School Site Acquisition Charge area. The charge of \$1,000 is applicable prior to the construction of the new home.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Adhering Residential Use application 21-001 ALR NAR to build a new ± 107 m² home with a ± 75 m² workshop, for the subject property described as PID 014-534-126, 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. Application (ALC ID 62228)
3. Electoral Area Director Comments

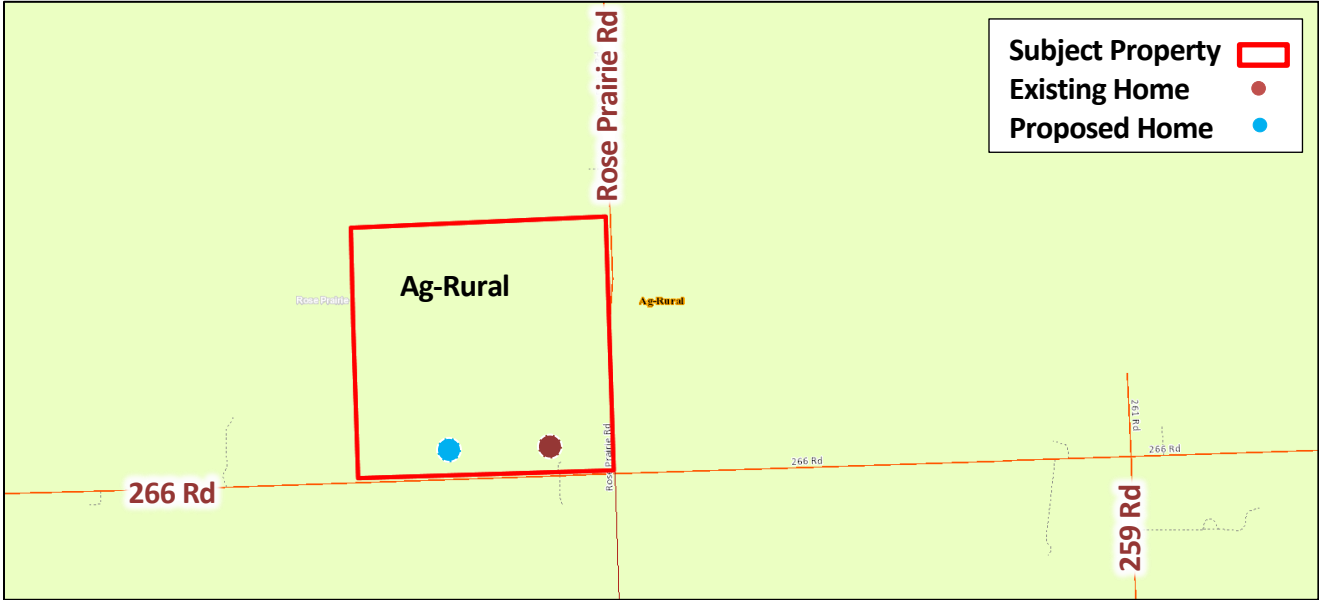
The map displays the region around Rose Prairie, Minnesota. Key features include:

- Subject Property:** Indicated by a red dot and a red callout box in the upper central part of the map.
- Rose Prairie:** Labeled in a black callout box in the center of the map.
- Fort St. John:** Labeled in a black callout box in the lower central part of the map.
- Major Roads:**
 - Hwy 97N:** Runs north-south through the center of the map.
 - Hwy 29N:** Runs north-south in the southern part of the map.
 - Hwy 97E:** Runs east-west through the middle of the map.
- Other Labels:**
 - Black Creek:** Located in the upper left.
 - Blueberry I.R.:** Located in the upper left.
 - Doig Forest I.R.:** Located in the upper right.
 - Rose Prairie:** Located in the center.
 - Goodnow:** Located in the middle right.
 - Cecil Lake:** Located in the lower right.
 - Charles Lake:** Located in the lower center.
 - Baldwin:** Located in the lower center.
 - Clamhust:** Located in the lower right.

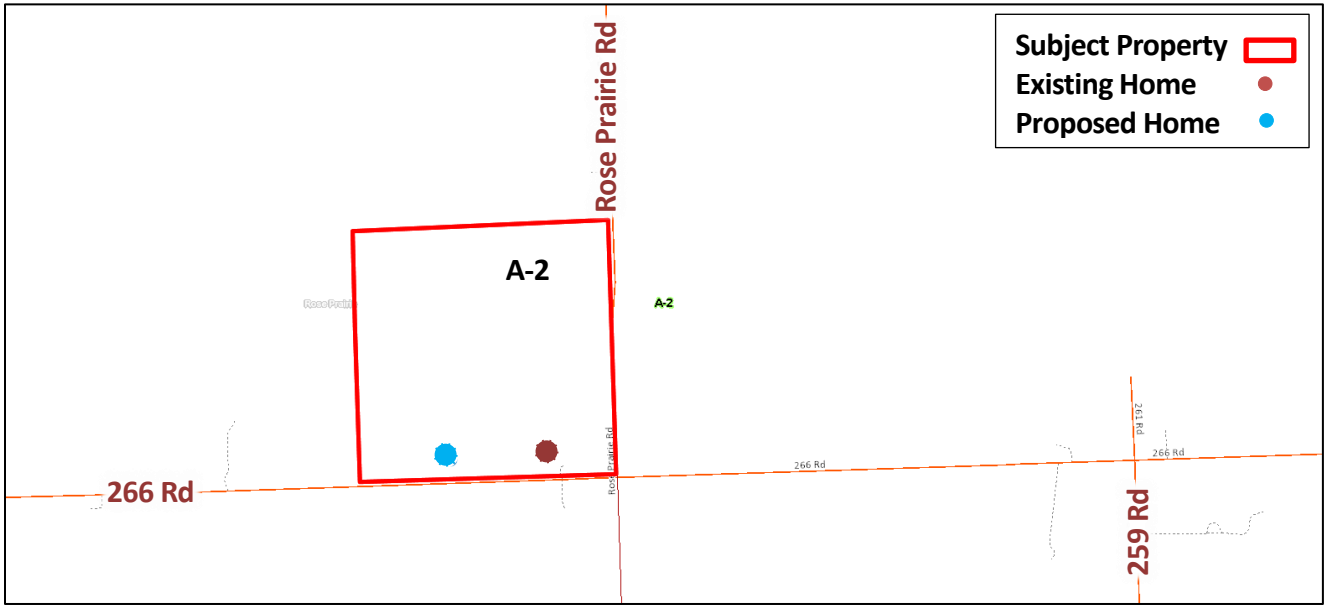
Proposal



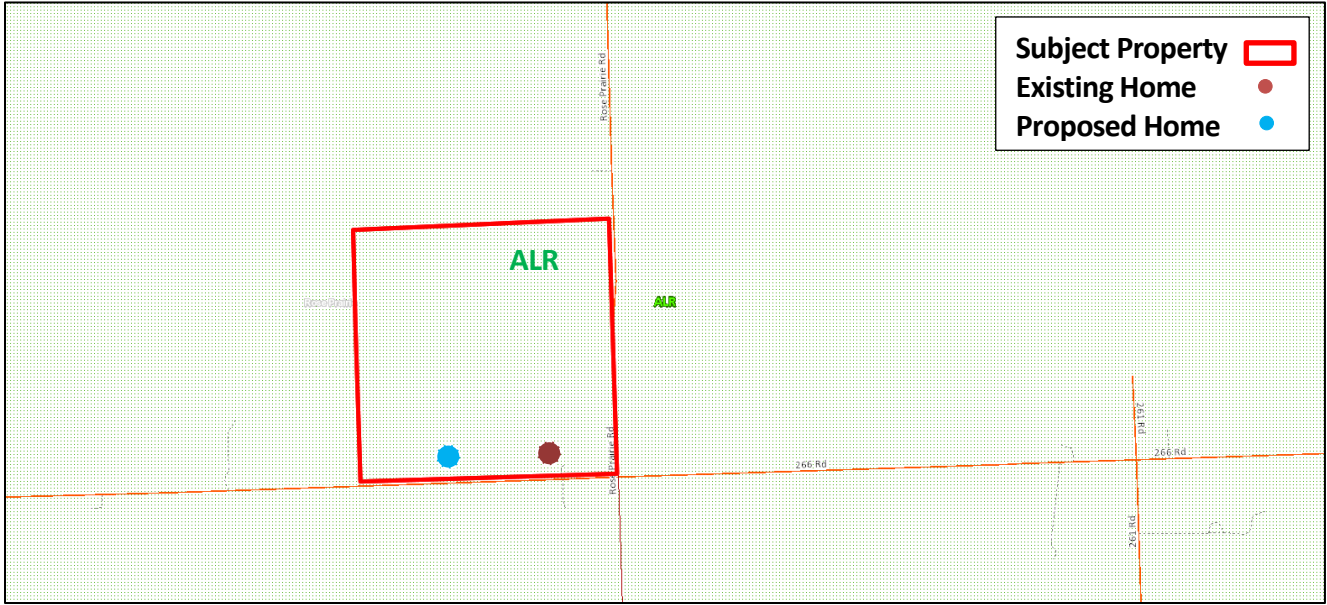
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural (Ag-Rural)



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



Agricultural Land Reserve: Within



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62228

Application Status: Under LG Review

Applicant: William Robert Atkinson , Sandra Jean Atkinson

Agent: Mike Thomas

Local Government: Peace River Regional District

Local Government Date of Receipt: 01/27/2021

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

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: To build a second small residence on the Home 1/4 to allow us to assist with and learn the day to day operations of the farm. We intend to take the farm over full time once Bob and Sandy are no longer able to remain at the farm. We wish to utilize the many years of experience Bob and Sandy have while they are still able to somewhat freely move around the property.

We require an additional residence as the current 2 bedroom home is not large enough to accommodate an additional family of three. The home is circa 1969 and is nearing the end of its useful lifespan and also has foundation problems. Once the home is no longer utilized by Bob and Sandy, our intention is to use it for storage or it most likely will be dismantled.

We have already built a large greenhouse, with additional hoop-houses and garden plots to be added in the Spring of 2021. This will enable us to have additional farming operations which include cut flowers and vegetables. We plan initially to sell our products and produce at local farmers markets, then if allowed, direct from the farm via a roadside stand.

We have plans to expand the family farm as we will be starting to build our cattle herd back up over the next few years.

We are planning to take over the haying operations once the current rental agreement for haying operations times out. (Currently on a five-year lease ending 2024)

We have been currently traveling from our residence in Montney to assist with the farming and maintenance. This is dramatically increasing the fuel costs and vehicle wear and tear, as well as taking time away from the work due to travel time incurred. Without being at the farm full time, we feel it will not be economically feasible.

Agent Information

Agent: Mike Thomas

Mailing Address:

[REDACTED]

Primary Phone:

Mobile Phone:

Email:

[REDACTED]

[REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-535-126

Legal Description: S.E. 1/4, SECTION 5, TOWNSHIP 88, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT

Parcel Area: 64.7 ha

Civic Address: 8786 266 rd

Date of Purchase: 03/31/1998

Farm Classification: Yes

Owners

1. **Name:** William Robert Atkinson

Address:

[REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

2. **Name:** Sandra Jean Atkinson

Address:

[REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-542-242

Owner with Parcel Interest: William Robert Atkinson

Parcel Area: 64.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple

Parcel Identifier: 014-534-134

Owner with Parcel Interest: William Robert Atkinson

Parcel Area: 64.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple

Parcel Identifier: 014-542-218

Owner with Parcel Interest: William Robert Atkinson

Parcel Area: 64.7 ha

Land Use Type: Agricultural/Farm

Interest Type: Full Ownership

Current Use of Parcels Under Application

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

79.5 acres in hay

15 acres of Home, Yard, Driveway, barn-yard, and machine/ equipment yard.

(See attached marked Maps)

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

Fencing as required and yearly field maintenance. Additional pasture clearing to make the 4-1/3 acre pasture/hayfield in the N.W. Area. (See map with fields labeled) No additional documentation to provide as same was completed by Bob with his own equipment.

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

None.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Horse ranch, hay farming

East

Land Use Type: Agricultural/Farm

Specify Activity: Cattle and hay Farming

South

Land Use Type: Agricultural/Farm

Specify Activity: Horse Farm and Hay

West

Land Use Type: Residential

Specify Activity: Hay farm

Proposal

1. What is the purpose of the proposal?

To build a second small residence on the Home 1/4 to allow us to assist with and learn the day to day operations of the farm. We intend to take the farm over full time once Bob and Sandy are no longer able to remain at the farm. We wish to utilize the many years of experience Bob and Sandy have while they are still able to somewhat freely move around the property.

We require an additional residence as the current 2 bedroom home is not large enough to accommodate an additional family of three. The home is circa 1969 and is nearing the end of its useful lifespan and also has foundation problems. Once the home is no longer utilized by Bob and Sandy, our intention is to use it for storage or it most likely will be dismantled.

We have already built a large greenhouse, with additional hoop-houses and garden plots to be added in the Spring of 2021. This will enable us to have additional farming operations which include cut flowers and vegetables. We plan initially to sell our products and produce at local farmers markets, then if allowed, direct from the farm via a roadside stand.

We have plans to expand the family farm as we will be starting to build our cattle herd back up over the next few years.

We are planning to take over the haying operations once the current rental agreement for haying operations times out. (Currently on a five-year lease ending 2024)

We have been currently traveling from our residence in Montney to assist with the farming and maintenance. This is dramatically increasing the fuel costs and vehicle wear and tear, as well as taking time away from the work due to travel time incurred. Without being at the farm full time, we feel it will not be economically feasible.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

Our Parents are currently farming some, and renting the remaining 79.5 acres of the 1/4 section to a neighbour to the North. This neighbor is also currently renting the other 3 quarter sections as well. The current crop is hay.

Bob and Sandy Atkinson were planning on leaving the farm and moving to town as looking after daily tasks were becoming too much as they are in their 70's. Bob also has Farmers Lung which makes basic farm tasks even harder.

We would like to build a smaller, more energy-efficient home on a heated pad. This would allow us to assist with day to day running of the farm, as well as to add further farming activities such as cut flower production and sales. We also plan on slowly building the cattle herd to 40-50 head over the first 5 years.

The current older home simply does not have the space for our additional family as it is a smaller two-bedroom, one bathroom single level home. We also note the home is 51 years old and is nearing the end of its lifespan. There are also foundation issues which are not cost-effective to complete. We wish to continue farming the property for our lifetimes and pass it on to our children. We have no intentions whatsoever to sell the home 1/4.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

The older farmhouse is an 1152 square ft. single-story home of 2x4 wood-framed construction on a concrete pony wall foundation. Exterior finishing is of vinyl siding with a sheet metal roof. Bob and Sandy Atkinson have resided in the residence for the last 22 years while actively farming and maintaining the property.

4. What is the total floor area of the proposed additional residence in square metres?

107 m²

5. Describe the rationale for the proposed location of the additional residence.

We have chosen this area as it is protected from the North Winds and has great sun exposure from the East, South and West. This will allow better production for the garden areas, greenhouses and Hoop-houses we need to grow or Flowers and vegetables.

As we will be growing some rare flowers and food crops, we would like to have the home near same so we may prevent unwanted access and theft from outside persons and animals.

There are not suitable building areas nearer the main home without building our residence in one of the hayfields and/or in the barnyard or pasture.

We are building the residence in the treed area near the greenhouse which has been built away from the animals and in a more protected location from the elements.

The home and small workshop will be built inside the treeline on the East side of the 5.25-acre meadow which is located in the Southwest corner of the Quarter. The driveway will be built along the East edge of the meadow on which is now a vehicle trail for access to the 30 acre hayfield to the North. This will allow us to not need to remove any further hay field from current use.

6. What is the total area of infrastructure necessary to support the additional residence?

House 100 m2

Workshop 75m2

Driveway 200m2

Parking 50m2

Lagoon 175m2

Total if use lagoon 600m2.

Total if use Septic Field 425m2.

We would prefer to utilize a Septic field for the Wastewater.

If this cannot be properly done (Ground material does not allow it properly), we will then utilize a septic lagoon or a septic tank if so required.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement-Mike Thomas
- Site Photo-Home Quarter
- Site Photo-Arial Pic Acres Marked
- Site Photo-Proposed Area Marked
- Site Photo-Proposal Area
- Proposal Sketch-62228
- Site Photo-Facing North Along Proposed Driveway
- Site Photo-Proposed Driveway Entrance Facing N.W.
- Site Photo-Existing Greenhouse at North End of Proposed Area
- Site Photo-From NW Corner of Proposed Area Facing SE
- Site Photo-Facing North Along Proposed Driveway 2
- Site Photo-From Proposed Home Site to NW Corner
- Site Photo-From NE Corner facing South
- Site Photo-Prop Home Site to Right of East Treeline
- Site Photo-Greenhouse from East Bushline
- Certificate of Title-014-535-126

ALC Attachments

None.

Decisions

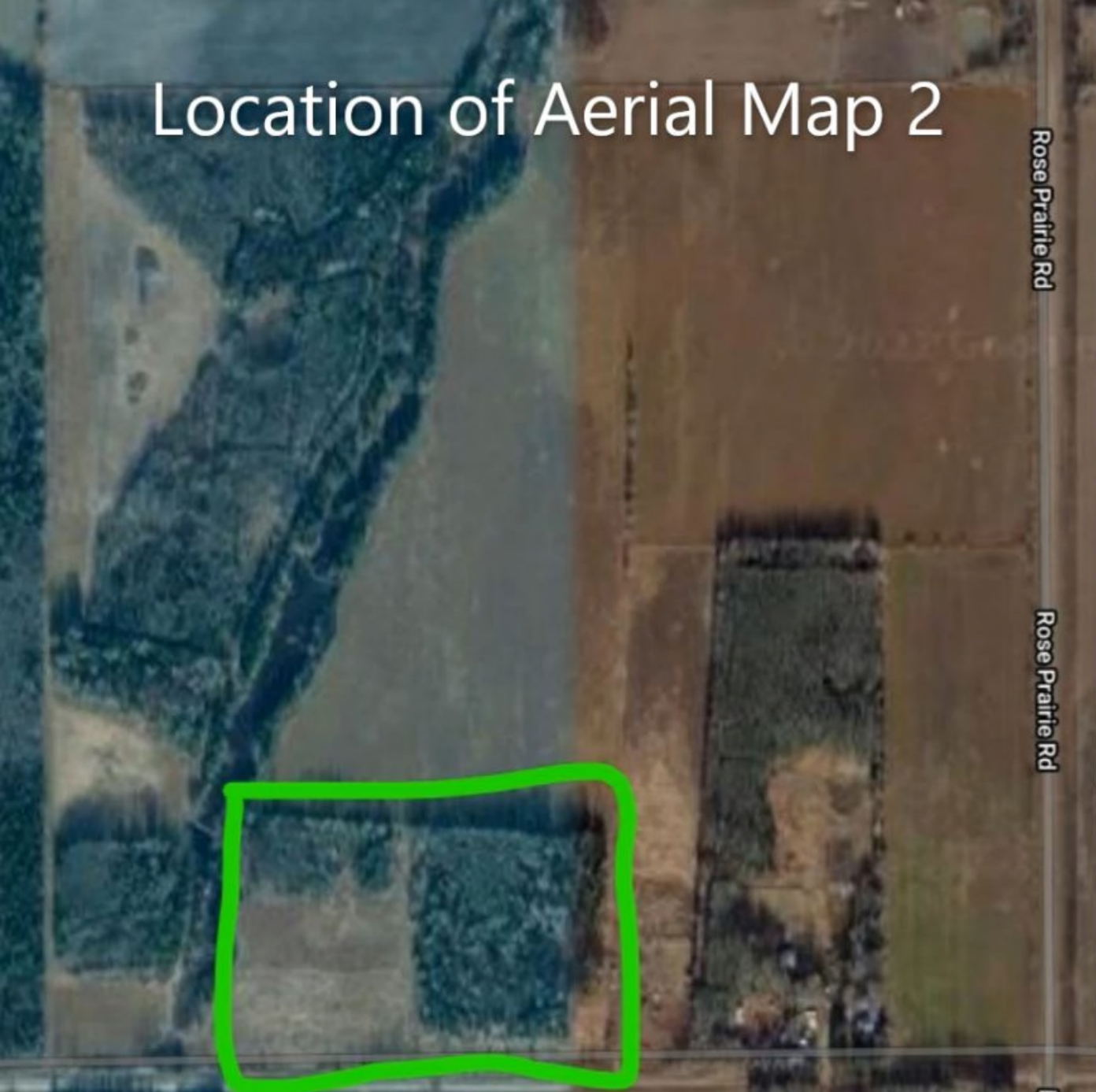
None.

SE 1/4 5-88-18 W/6N





Location of Aerial Map 2



S.E 1/4 of S. 88-18 W6M

1011 Rose Prairie Road

E
N + S
W

* Real Is Proposed
Area of Infrastructure *

Current
Residence
8786 - 266 Rd

177m

177m

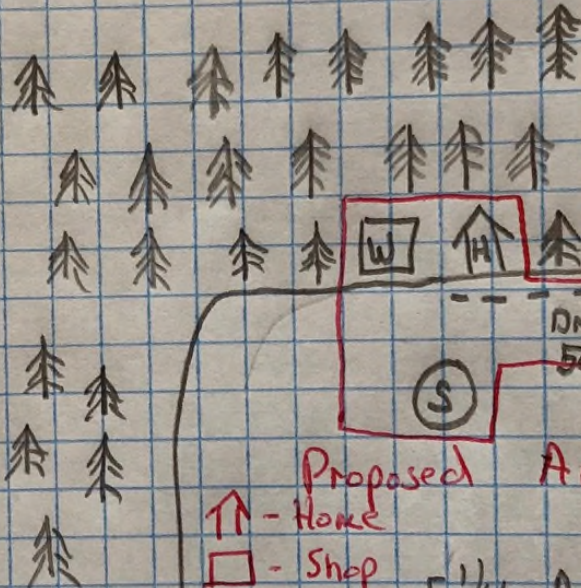
520m

266 Rd

4 7/8 Acre
Pasture

Machine
Yard

30 Acre
HAY



Driveway
50m

Proposed Area

↑ - Home

□ - Shop

○ - Sewer

--- Drive way

5 1/4 Acre

Pasture/Hay

Seasonal Creek
Beaver Ponds

2 2/3
Acre

1 1/3
Acre
HAY



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Karen Goodings, Director of Electoral Area B
FROM: Nikita Kheterpal, North Peace Land Use Planner
DATE: February 23, 2021
RE: **PRRD File: 21-001 ALR NAR**
Application for a Non-Adhering Residential Use in the ALR

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 report are provided for your review.

Please find attached a copy of the ALR application concerning William Robert Atkinson and Sandra Jean Atkinson.

COMMENTS

Response requested March 9, 2021

No comment

☐

Please proceed as it is within both the OCP and the zoning.

Karen Goodings

February 24, 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) 785-1111 Email: prrd.fsj@prrd.bc.ca



REPORT

To: Chair and Directors

Report Number: ADM-BRD-158

From: Kori Elden, Executive Assistant/HR Generalist

Date: March 11, 2021

Subject: Notice of Closed Session – March 11, 2021

RECOMMENDATION: [Corporate Unweighted]

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 5.1 – Litigation/Legal Matters (CC Section 90(1)(g) and 90(1)(i))

Agenda Item 7.1 – Litigation/Legal Advice (CC Section 90(1)(g) and 90(1)(i))

Agenda Item 7.2 – Staffing (CC Section 90(1)(c))

BACKGROUND/RATIONALE:

As per the Closed Meeting Process and Proactive Disclosure Policy.

ALTERNATIVE OPTIONS:

1. The Board may 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).

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

Not applicable.

COMMUNICATIONS CONSIDERATION(S):

Not applicable.

OTHER CONSIDERATION(S):

Not applicable.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-155

From: Crystal Brown, Electoral Area Manager

Date: March 11, 2021

Subject: Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021, first and second reading.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021, third reading.

RECOMMENDATION #3: [Corporate Unweighted]

That the Regional Board authorize the Corporate Officer to obtain the assent of the electors for Bylaw 2440 through an Alternative Approval Process in the District of Tumbler Ridge, the District of Chetwynd, the District of Hudson's Hope, the District of Taylor and Electoral Area B of the Peace River Regional District.

BACKGROUND/RATIONALE:

On November 26, 2021, the Regional Board passed the following resolution:

MOVED, SECONDED, CARRIED

That the Regional Board authorize the establishment of a Service Function for the "Gotta Go" initiative.

In 2017, the North Peace Economic Development Commission (NPEDC) contracted a review of the rest areas and facilities available along major transportation corridors throughout the North Peace. The review clearly identified the need for additional investment in the rest area portions of the road infrastructure in the region, and particularly, noted that more facilities were needed for travelers heading up the Alaska Highway.

The purpose of the Gotta Go initiative is to develop and manage roadside facilities along remote areas of the Alaska Highway throughout northeast BC. These facilities will include wheelchair accessible washroom amenities, picnic benches, tourist information kiosks, signage for safety and emergency management, and increased communication technologies.

The Gotta Go Partners include the PRRD, Northern Rockies Regional Municipality (NRRM), Ministry of Transportation and Infrastructure (MOTI), Public Services & Procurement Canada (PSPC), and the Northern BC Tourism Association.

The Gotta Go Partners (Parties) have developed a Memorandum of Understanding (MOU) intended to outline guiding principles, roles and responsibilities between the parties, and establish a coordinated approach for establishing, maintaining and funding the development of adequate roadside facilities along the Alaska Highway. The parties agree that there is an opportunity to promote First Nation recognition, tourism, history, and community, while improving public safety, cleanliness, access, and connection. Gotta Go will also be filling a need for public infrastructure.

In October 2018, the Gotta Go partners piloted a test site at km 319 (Trutch) of the Alaska Highway. The site includes two accessible outhouse facilities, garbage cans, a cellular booster tower and a DriveBC camera. Picnic tables have been purchased and are ready for placement. An information kiosk and additional signage are still to come.

Based on the success of km 319 (Trutch), the parties have identified the pullouts at km 250 (Sikanni Check Brake), and km 536 (Steamboat) for the development of future sites. The Parties have received a grant in the amount of \$285,750 from Northern Development Initiative Trust, to be used for the construction of the km 250 (Sikanni Brake Check) and km 536 (Steamboat) locations.

The Parties have agreed that a Maintenance Trust Fund will be created to fund the maintenance of all three sites, and that each Party will supply predetermined funding to the Trust.

The NRRM will be responsible for holding and managing the Trust, and manage maintenance contracts for all sites, and will fund maintenance costs at km 536 (Steamboat).

MoTI and PSPC have both committed funding for the project that will be used for capital and operations.

The PRRD Funding Partners have agreed, in principle, that the PRRD will fund future maintenance costs for km 319 (Trutch), and km 250 (Sikanni Brake Check).

Anticipated costs for the proposed “Gotta Go” function include:

- Annual maintenance for each roadside facility – km 319 and km 250
- Development, maintenance and replacement costs of cellular boosters if required

Inspector of Municipalities and Elector Approval

Before adoption of the bylaw, approval of the Inspector of Municipalities is required. After the attached bylaw receives three readings, the bylaw will be forwarded to the Inspector for approval. Approval is anticipated to be received around the middle of May.

After Inspector approval is obtained, but prior to enacting the Peace River Regional District Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021, the Regional District is required to obtain elector approval from eligible electors in the affected areas. Local governments can obtain the required elector approval through assent voting (previously called other voting or referendum), or the Alternative Approval Process (AAP). The alternative approval process is being recommended by the participants of the proposed service because it is less expensive and requires fewer resources compared to the elector assent (referendum) process.

AAPs help local governments better understand whether or not the community views a particular matter as "significant", and whether the matter warrants being taken to an assent voting for broader citizen engagement. Following approval of the Inspector, notice of the AAP will be published. Eligible electors have at least 30 days from the publication of the second notice to submit elector response forms to the local government Corporate Officer during an AAP.

If 10% or more of the eligible electors sign and submit response forms, the issue is considered 'significant' and the PRRD cannot proceed with the matter proposed in the bylaw without first conducting an assent voting process. When the AAP is complete, if less than 10% of eligible electors sign and submit response forms, elector assent will be deemed to have been given and the bylaw will be brought forward to the Board for adoption.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Partnerships
- ☒ Collaboration with Local and First Nations governments

FINANCIAL CONSIDERATION(S):

Funding in the amount of approximately \$10,000 is required to conduct the AAP.

COMMUNICATIONS CONSIDERATION(S):

A communication plan will be developed to inform residents about the proposed service. As required, PRRD communications will be neutral and fact based. Residents will be provided information about the service being proposed, the financial impacts, how to obtain and submit an approved elector response form, and the deadline established for responses to be received by the Regional District.

OTHER CONSIDERATION(S):

If the Board authorizes an AAP method of obtaining assent of the electors, a further report will be brought to the Board outlining the estimated number of electors for the AAP and how that number was determined, and the statutory advertising requirements. The Board will be required to approve the elector response form, and establish the deadline for response.

Attachments:

1. Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021
2. Gotta Go 5 Year Budget
3. Gotta Go Tax Calculation Summary Sheet

PEACE RIVER REGIONAL DISTRICT
BYLAW NO. 2440, 2021

*A bylaw to establish a 'Gotta Go Roadside Facilities'
Service in the Peace River Regional District*

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 an identified need for additional investment in the rest area portions of the road infrastructure in the region,

AND WHEREAS the Board of the Peace River Regional District wishes to establish a service for the provision of constructing, operating, maintaining, and providing Grant-in-Aid for roadside facilities in the Peace River Regional District;

AND WHEREAS the Peace River Regional District has obtained consent for participating members to the adoption of this bylaw;

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

SECTION 1 – GENERAL PROVISIONS

1.0 This bylaw may be cited for all purposes as "Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021".

SECTION 2 – DEFINITIONS

2.0 In this Bylaw,

"Act" means the *Local Government Act*, [RSBC 2015], c.1.;

"Community Organizations" include not-for-profit societies registered and in good standing in the Province of BC;

"Government Agencies" include local governments, provincial ministries, federal government agencies and First Nations;

"Roadside Facilities" include accessible washroom amenities, picnic benches, tourism kiosk, signage, and increased communication technologies;

SECTION 3 – INTERPRETATION

3.0 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.

- 3.1 Schedule A is attached to and forms part of this Bylaw.
- 3.2 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.
- 3.3 Unless otherwise defined in this bylaw, terms used herein shall have the meanings as set out in the *Community Charter* or the *Local Government Act*, as applicable.
- 3.4 The *Interpretation Act* applies to this bylaw, and the singular includes the plural and the words in the plural include the singular.
- 3.5 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.

SECTION 4 – PURPOSE – SERVICE BEING ESTABLISHED

- 4.0 The Peace River Regional District hereby establishes a service to be known as “Gotta Go Roadside Facilities”.
- 4.1 The service shall include the authority to construct, operate and maintain roadside facilities in the Peace River Regional District.
- 4.2 The service shall include the authority to provide grants to community organizations and government agencies to assist with the costs of operation and maintenance of roadside facilities in the Peace River Regional District.
- 4.3 The service shall include the authority to provide grants to community organizations and government agencies to assist with the capital costs of roadside facilities in the Peace River Regional District, whether or not those facilities are owned or held by the Peace River Regional District, so long as no borrowing is required on the part of the Peace River Regional District, to fund any grants.
- 4.4 For clarity, the service of Gotta Go Roadside Facilities does not include the authority to borrow for the service.

SECTION 5 – BOUNDARY

- 5.0 The service area boundary is all of the land within the District of Taylor, District of Hudson’s Hope, the District of Chetwynd, District of Tumbler Ridge, and Electoral Area B of the Peace River Regional District, as shown shaded in pink on Schedule ‘A’ – Service Area Boundary which is attached to and forms part of this bylaw.

SECTION 6 – PARTICIPATING AREAS

- 6.0 The participants in the Gotta Go function are the District of Taylor, District of Hudson’s Hope, the District of Chetwynd, District of Tumbler Ridge, and Electoral Area B of the Peace River Regional District, as shown shaded in pink on Schedule A – Service Area Boundary, attached hereto.

SECTION 7 – COST RECOVERY

7.0 The annual cost of providing the Service within the service area boundary as defined in Section 5 above, shall be recovered by one of more of the following:

- a) A property value tax imposed pursuant to the provisions of the Act, levied against the net taxable value of land and improvements;
- b) Revenues raised by other means authorized by the Act, or another Act;
- c) Revenues raised by way of agreement, enterprise, gift, grant, or otherwise;
- d) The imposition of user fees and other charges that may be specified by a separate bylaw.

SECTION 8 – MAXIMUM REQUISITION

8.0 The maximum requisition limit that may be requisitioned in any one year for the Service is the greater of \$300,000 or an amount equal to the amount that could be raised by a property value tax of \$0.0249/\$1,000 when applied to the net taxable value of land and improvements in the service area.

READ A FIRST TIME this _____ day of _____ 2021.

READ A SECOND TIME this _____ day of _____ 2021.

READ A THIRD TIME this _____ day of _____ 2021.

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

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of Bylaw No. 2440, 2021 cited as Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021" as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the ____ day of _____, 2021.

Corporate Officer

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)

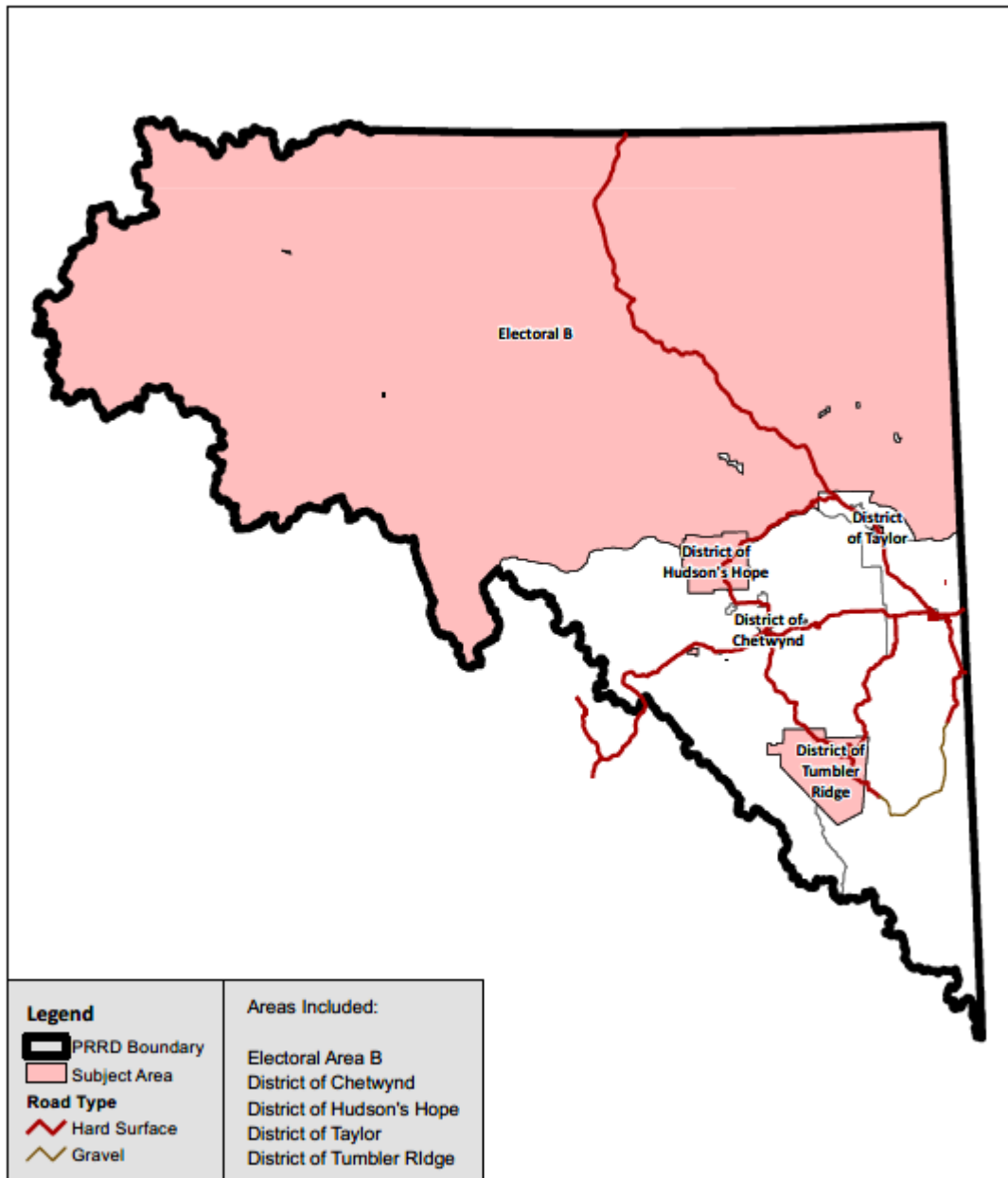
Tyra Henderson,
Corporate Officer

(Schedule 'A')

I hereby certify the foregoing to be a true and correct copy of
"Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021"
as adopted by the Peace River Regional District Board on
_____, 2021.

Corporate Officer

SCHEDULE 'A' – SERVICE AREA BOUNDARY



	2022 Provisional Budget	2023 Provisional Budget	2024 Provisional Budget	2025 Provisional Budget	2026 Provisional Budget
REVENUES					
Requisition	\$ 300,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
TOTAL REVENUES	\$ 300,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00

EXPENDITURES					
Wages	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Benefits	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00
Travel	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Mileage	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Meals	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
Meetings	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Advertising	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Legal Services	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00

TRUTCH - KM 319					
Contingency	\$ 3,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Insurance	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Contract for Services	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Grant to Organization	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Minor Capital	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Fence	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
Operations	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Phone	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00

SIKANNI HILL KM 250					
Contingency	\$ 8,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Insurance	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Contract for Services	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Grant to Organization	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Minor Capital	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Cell Booster	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
DriveBC Camera	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
Fence	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
Operations	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Phone	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00

ALLOCATIONS					
Administration	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
PRRD Vehicles	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00

TOTAL EXPENDITURES	\$ 293,500.00	\$ 193,500.00	\$ 193,500.00	\$ 193,500.00	\$ 193,500.00
TOTAL ALLOCATIONS	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00

TOTAL BUDGET	\$ 300,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
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EXHIBIT 1-B

Gotta Go

Category

[1-1200](#)

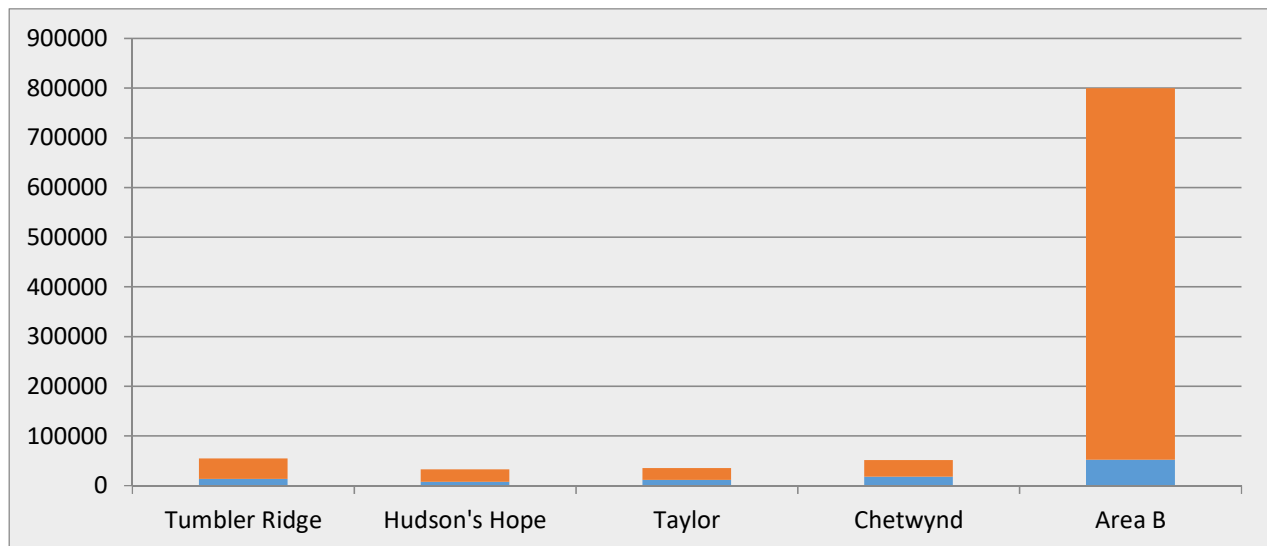
Basis of Apportionment: Converted Hospital Assessments - Land & Improvements

Tax Rate or Other Limitations: None
LGA s. 800 (2) (a)

	Requisition Amount	Tax Rate Per 1000	Figures for Apportionment	Percent
Tumbler Ridge	16,817	0.0249	67,460,430	5.61%
Hudson's Hope	10,061	0.0249	40,358,425	3.35%
Taylor	10,799	0.0249	43,318,014	3.60%
Chetwynd	15,705	0.0249	62,996,847	5.23%
Area B	246,618	0.0249	989,279,946	82.21%
Total	300,000	0.0249	1,203,413,662	100.00%

<u>Last Year</u>		<u>Change %</u>	<u>Change \$</u>
Requisition	-	#DIV/0!	300,000
Assessment	-	#DIV/0!	1,203,413,662
Tax Rate	-	#DIV/0!	0.0249

Class 1 - Residential Total All Other Classes





REPORT

To: Chair and Directors

Report Number: ADM-BRD-157

From: Tyra Henderson, Corporate Officer

Date: March 11, 2021

Subject: Function 430 – Rolla Creek Dyking Service Amendment Bylaw No. 2428, 2021

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board rescind third reading of Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 2021 given January 14, 2021.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board give Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 2021, third reading as amended to meet Local Government Act establishment bylaw requirements, including a maximum requisition, a description of the service area boundary, and identification of the participating area.

BACKGROUND/RATIONALE:

On January 14, 2021, the Regional Board passed the following resolution:

MOVED, SECONDED, AND CARRIED,

That the Regional Board give Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 2021, to increase the maximum allowable annual expenditure for the function from \$1,500 to \$35,000, first, second and third reading.

The bylaw was sent to the Ministry of Municipal Affairs seeking approval of the Inspector of Municipalities, as required prior to consideration of adoption. Ministry staff reviewed the bylaw and have replied with some required edits to bring the bylaw into compliance with the current legislation governing service establishment bylaws; *the Local Government Act, Section 339*. The service was originally established by Bylaw 647, 1989, under the authority of the *Municipal Act*.

The intent of the bylaw remains the same; to increase the maximum requisition from \$1,500 - \$35,000, so that in future years, the costs of providing the service are accurately captured in the bylaw, and those costs can be recovered by the PRRD from those who benefit from the service via parcel tax on the benefitting properties within the service area boundary.

Attached for reference is a copy of Bylaw 2428 as read on January 14th, and a copy of Bylaw 2428 as proposed March 11th. The 'March 11' bylaw has been amended to incorporate the changes required by the Ministry. The Board is asked to give third reading to the new/amended version of the bylaw so that it may be resubmitted to the Ministry for approval. Staff have prepared and attached a Draft Consolidated Rolla Creek Watercourse Dyking Local Service Area Establishment Bylaw No. 647, to illustrate for the Board how the bylaw will read if the amendments are approved and incorporated into the service establishment bylaw.

Participating Area Approval:

As stated in the *Local Government Act (LGA) Section 349 (1)*, the Board has the option to subject the bylaw to the same approval process requirements that applied to the original adoption of the service establishment bylaw, or to accept the consent of at least 2/3 of the participants. Electoral Area D is the only participant in this function. Director Hiebert has provided written consent to the amendment bylaw. See the [staff report](#) (Item 9.3) regarding legislation and voting rules from the February 18, 2021 Electoral Area Directors Committee meeting for a full explanation of the legislation governing establishment bylaws and amendments thereto. Typically, an electoral area director can only provide written consent if the Regional Board has received a petition from property owners, or the bylaw subject matter is one found in a list of bylaws found in the LGA Section 339 (2) that are exempted from including a maximum requisition, and the service can be established without borrowing, and the service area is the entire electoral area, as noted in LGA Section 347 (1) a) and b), however, approval of an amendment bylaw provided by written consent of the Director, is not subject to the additional conditions imposed by Section 347 (1), only Section 347 (2) to (4) apply to written consent to an amendment.

ALTERNATIVE OPTIONS:

1. That the Regional Board invite a petition from the six property owners in the Rolla Creek Dyking Watercourse Service area boundary for a maximum requisition increase from \$1,500 per year, to \$35,000 per year prior to amending third reading of the bylaw, so that the bylaw at third reading can accurately reflect the method of obtaining participating area approval prior to third reading as amended and submission to the Ministry of Municipal Affairs.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

This bylaw amendment proposes the first ever increase to the maximum requisition for the Rolla Dyke function since its establishment in 1989. The legislation permits a maximum 25% increase to the requisition maximum, every five years, absent Ministry approval. This increase greatly exceeds that threshold, as illustrated in the table below:

Year	Max Requisition/ Expenditure	
1989	\$1500	
1994	\$1875	25% increase
1999	\$2343	25% increase
2004	\$2929	25% increase
2009	\$3662	25% increase
2014	\$4577	25% increase
2019	\$5721	25% increase

If the maximum requisition is increased to \$35,000 from the \$1,500 originally noted in the bylaw, this is a 2233% increase since 1989 and far exceeds the product of a 25% increase every five years since adoption of the bylaw, (\$5,721 as shown above).

COMMUNICATIONS CONSIDERATION(S):

None.

OTHER CONSIDERATION(S):

As previously noted, environmental services department staff are exploring the option of decommissioning the service.

Attachments:

1. Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 2021 (as read three times on January 14th)
2. Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 2021 (amended as per Ministry request, for consideration of third reading as amended March 11)
3. Draft Consolidated Rolla Creek Watercourse Dyking Local Service Area Establishment Bylaw No. 647, 1989 (showing the service establishment bylaw as if the amendments are approved and inserted)

External Links:

1. [Rolla Creek Watercourse Dyking Bylaw Amendments, ADM-BRD-120](#)

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2428, 2021

A bylaw to amend "Rolla Creek Watercourse Dyking
Local Service Area Establishment Bylaw No. 647, 1989"

WHEREAS the Regional Board of the Peace River Regional District has adopted "Rolla Creek Watercourse Dyking Local Service Area Establishment Bylaw No. 647, 1989;"

AND WHEREAS the Peace River Regional District Board wishes to increase the maximum expenditure amount allowable for the operation of the Rolla Creek Watercourse Dyking Local Area Service;

AND WHEREAS pursuant to the *Local Government Act*, consent for the amendment of the establishing bylaw has been obtained in writing from the Director of Electoral Area D on behalf of the participating area;

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

SECTION 1 – ADMINISTRATIVE PROVISIONS

1. This bylaw may be cited as "Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 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. Rolla Creek Watercourse Dyking Local Service Area Amendment Bylaw No. 2367, 2019 is hereby repealed.

SECTION 2 – AMENDMENTS

4. Section 2 of "Rolla Creek Watercourse Dyking Local Service Area Establishment Bylaw No. 647, 1989" is deleted in its entirety and replaced with a newly worded Section 2. As follows:
 2. The amount of monies expended for the annual operation, **repair**, maintenance, and **replacement of the infrastructure required** for the Service, provided under Section 1 shall not exceed **\$35,000** per year.

READ A FIRST TIME THIS 14th day of January , 2021.

READ A SECOND TIME THIS 14th day of January , 2021.

READ A THIRD TIME THIS 14th day of January , 2021.

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of Bylaw No. 2428, 2021 cited as "Rolla Creek Watercourse Dyking Local Service Area Amendment Bylaw No. 2428, 2021" as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the 14th day of January, 2021.

Corporate Officer

Received the approval of the _____
Inspector of Municipalities this _____ 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 this to be a true and correct copy of
"Rolla Creek Watercourse Dyking Local Service Area
Amendment Bylaw No. 2428, 2021, as adopted
by the Peace River Regional District Board on
_____, 2021.

Corporate Officer

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2428, 2021

A bylaw to amend "Rolla Creek Watercourse Dyking
Local Service Area Establishment Bylaw No. 647, 1989"

WHEREAS the Regional Board of the Peace River Regional District has adopted "Rolla Creek Watercourse Dyking Local Service Area Establishment Bylaw No. 647, 1989;"

AND WHEREAS the Peace River Regional District Board wishes to increase the maximum requisition amount allowable for the recovery of costs for the operation of the Rolla Creek Watercourse Dyking Local Area Service; and must also amend the bylaw to bring it into compliance with the *Local Government Act*;

AND WHEREAS pursuant to the *Local Government Act*, consent for the amendment of the establishing bylaw has been obtained in writing from the Director of Electoral Area D on behalf of the participating area;

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

SECTION 1 – ADMINISTRATIVE PROVISIONS

1. This bylaw may be cited as "Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 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.

SECTION 2 – AMENDMENTS

Rolla Creek Watercourse Dyking Local Service Area Establishment By-law No. 647, 1989 is hereby amended as follows:

3. Paragraph one of the preamble which states "Whereas a Regional District may, by by-law, establish and operate a local service under the provisions of Part 24 of the Municipal Act" is deleted and replaced with:
Whereas the Peace River Regional District may, under the authority of, and in compliance with the *Local Government Act*, establish a service for the benefit of those residents and properties within the boundaries of the service area;
4. Paragraph four of the preamble is amended by striking the words "pursuant to Section 801 of the Municipal Act RSBC 1979 c.290".
5. Delete Clause 1 in its entirety and insert in its place the following:
Section 1 – Purpose – Service Being Established
 1. The Peace River Regional District hereby establishes the service of watercourse dyking on the Rolla Creek, to alter the flow of water and reduce flooding of properties within the service area boundary and this service shall be known as the Rolla Creek Watercourse Dyking Service.

6. Delete Clause 2 in its entirety and insert new Section 2 – Service Area Boundary as follows:

Section 2 – Service Area Boundary

2. The boundaries of the Rolla Creek Watercourse Dyking Service are a defined portion of Electoral Area 'D' as shown outlined in a heavy red line and crosshatched in red on "Schedule 'A' – Rolla Creek Watercourse Dyking Service Area Boundary", which is attached hereto and forms part of this bylaw.

7. Delete Clause 3 in its entirety and insert new Section 3 – Participating Areas as follows:

Section 3 – Participating Areas

3. The participating area for this service is a defined portion of Electoral Area 'D', as shown outlined in a heavy red line and crosshatched in red on the attached Schedule 'A'.

8. Insert new Section 4 – Cost Recovery as follows:

Section 4 – Cost Recovery

4. The cost of providing the Rolla Creek Watercourse Dyking Service within the defined service area shall be recovered by one of more of the following methods:

- a) A parcel tax levied against all parcels within the Rolla Creek Watercourse Dyking Service area boundary as defined in Schedule A;
- b) The imposition of user fees and other charges that may be specified by a separate bylaw;
- c) Revenues raised by other means authorized by the *Local Government Act* or another Act;
- d) Revenues received by way of agreement, enterprise, gift, grant, or otherwise.

9. Insert new Section 5 – Requisition Limit as follows:

Section 5 – Requisition Limit

5. The maximum requisition for the Rolla Creek Watercourse Dyking Service for the costs of the operation, repair, maintenance, and replacement of the infrastructure required for the service, shall not exceed \$35,000 per year.

10. Delete Clause 4 in its entirety and insert new Section 6 – Title as follows:

Section 6 – Title

6. This bylaw shall be cited as "Rolla Creek Watercourse Dyking Local Service Area Establishment Bylaw No. 647, 1989."

11. Replace Schedule A to Bylaw 647, 1989 with the attached "Schedule A – Rolla Creek Watercourse Dyking Service Area Boundary"

READ A FIRST TIME THIS 14th day of January , 2021.

READ A SECOND TIME THIS 14th day of January , 2021.

READ A THIRD TIME THIS 14th day of January , 2021.

THIRD READING RESCINDED AND
RE-READ AS AMENDED THIS day of , 2021

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of Bylaw No. 2428, 2021 cited as "Rolla Creek Watercourse Dyking Local Service Area Amendment Bylaw No. 2428, 2021" as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the ____ day of _____, 2021.

Corporate Officer

Received the approval of the
Inspector of Municipalities this day of , 2021.

ADOPTED THIS day of , 2021.

Brad Sperling, Chair

(Corporate Seal has been affixed to
the original bylaw)

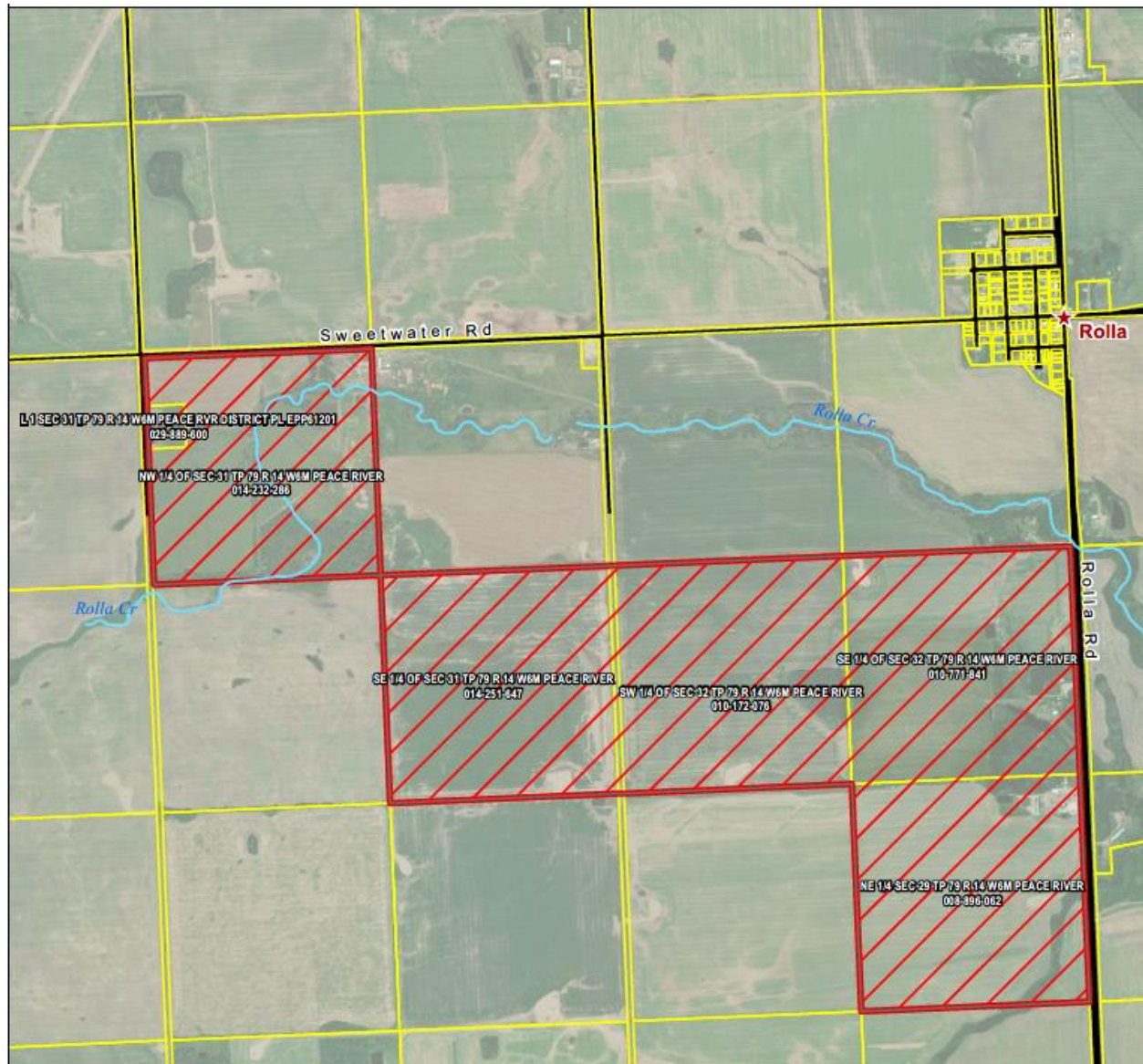
Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of
"Rolla Creek Watercourse Dyking Local Service Area
Amendment Bylaw No. 2428, 2021, as adopted
by the Peace River Regional District Board on

_____, 2021.

Corporate Officer

Schedule 'A' – Rolla Creek Watercourse Dyking Service Area Boundary



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 647, 1989

A bylaw to establish a Local Service within Electoral Area 'D' for Rolla Creek Watercourse Dyking.

WHEREAS, the Peace River Regional District may, under the authority of, and in compliance with the *Local Government Act*, establish a service for the benefit of those residents and properties within the boundaries of the service area;

AND WHEREAS, the Regional Board of the Peace River Regional District has been requested to establish a Local Service for the purpose of providing watercourse dyking on the Rolla Creek for a portion of Electoral Area 'D';

AND WHEREAS, by Regulation effective March 23rd, 1990, the Lieutenant Governor in Council granted the Peace River Regional District the additional power of watercourse dyking as a local service;

AN WHEREAS, the Regional Board has received a sufficient petition requesting the establishment of the Local Service for watercourse dyking on the Rolla Creek and has waived the assent requirement;

AND WHEREAS the Director of Electoral Area D has consented in writing to the adoption of this by-law;

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

SECTION 1 – PURPOSE – SERVICE BEING ESTABLISHED

1. The Peace River Regional District hereby establishes the service of watercourse dyking on the Rolla Creek, to alter the flow of water and reduce flooding of properties within the service area boundary and this service shall be known as the Rolla Creek Watercourse Dyking Service.

SECTION 2 – SERVICE AREA BOUNDARY

2. The boundaries of the Rolla Creek Watercourse Dyking Service are a defined portion of Electoral Area 'D' as shown outlined in a heavy red line and crosshatched in red on "Schedule 'A' – Rolla Creek Watercourse Dyking Service Area Boundary", which is attached hereto and forms part of this bylaw.

SECTION 3 – PARTICIPATING AREAS

3. The participating area for this service is a defined portion of Electoral Area 'D', as shown outlined in a heavy red line and crosshatched in red on the attached Schedule 'A'.

SECTION 4 – COST RECOVERY

4. The cost of providing the Rolla Creek Watercourse Dyking Service within the defined service area shall be recovered by one of more of the following methods:
 - a) A parcel tax levied against all parcels within the Rolla Creek Watercourse Dyking Service area boundary as defined in Schedule A;
 - b) The imposition of user fees and other charges that may be specified by a separate bylaw;
 - c) Revenues raised by other means authorized by the *Local Government Act* or another Act;

- d) Revenues received by way of agreement, enterprise, gift, grant, or otherwise.

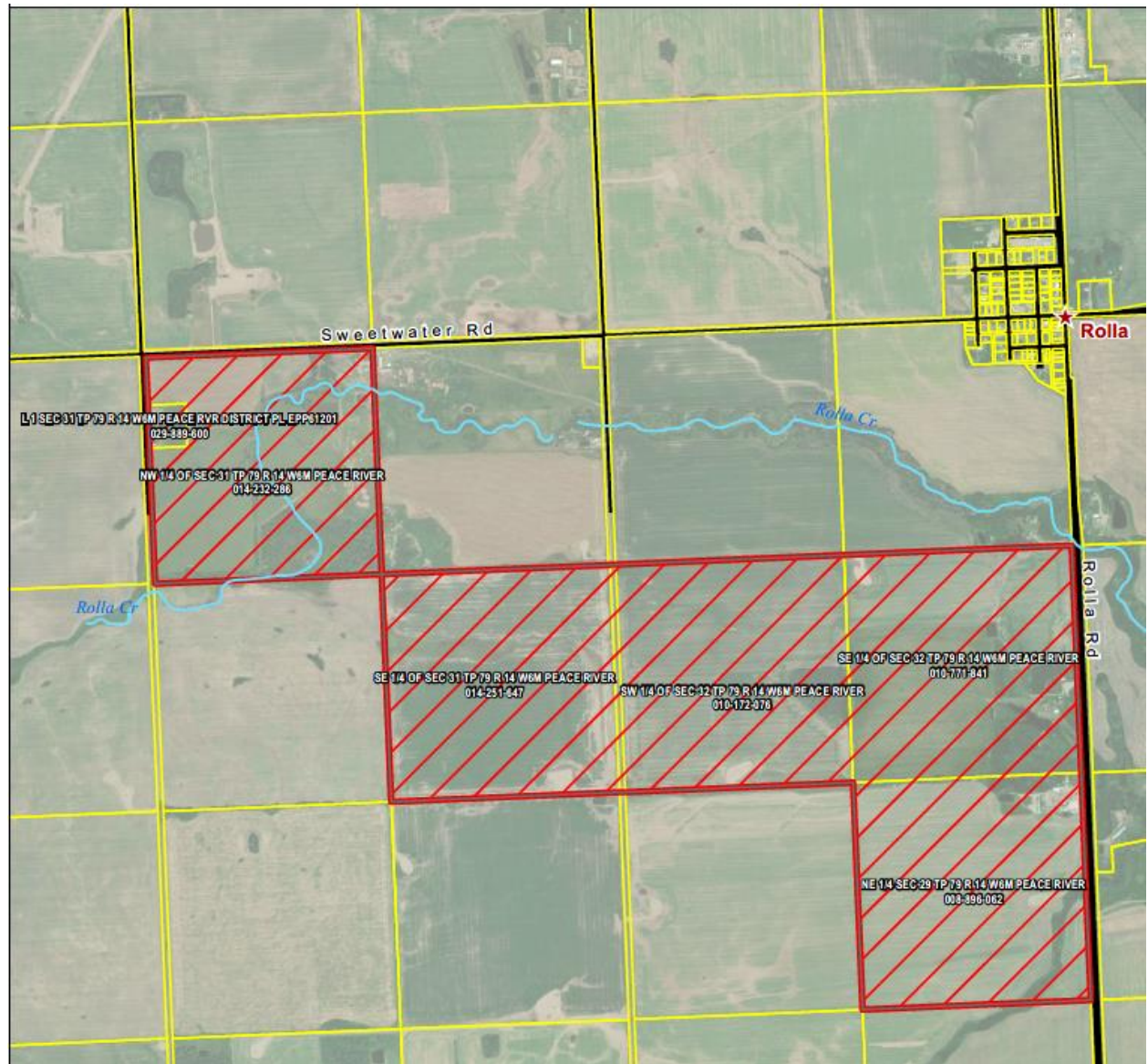
SECTION 5 – REQUISITION LIMIT

- 5.1 The maximum requisition for the Rolla Creek Watercourse Dyking Service for the costs of the operation, repair, maintenance, and replacement of the infrastructure required for the service, shall not exceed \$35,000 per year.

SECTION 6 – TITLE

- 6.1 This by-law may be cited as "Rolla Creek Watercourse Dyking Local Service Area Establishment By-Law No. 647, 1989".

Schedule A - Rolla Creek Watercourse Dyking Service Area Boundary





REPORT

To: Chair and Directors

Report Number: CS-BRD-068

From: Trish Morgan, General Manager of Community Services

Date: March 11, 2021

Subject: Moberly Lake Fire Department Amendment Bylaws 2441, 2021 & 2442, 2021

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give the Moberly Lake Fire Department (North) Amendment Bylaw No. 2441, 2021 first and second reading.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board give the Moberly Lake Fire Department (North) Amendment Bylaw No. 2441, 2021 third reading.

RECOMMENDATION #3: [Corporate Unweighted]

That the Regional Board give the Moberly Lake Fire Department (South) Amendment Bylaw No. 2442, 2021 first and second reading.

RECOMMENDATION #4: [Corporate Unweighted]

That the Regional Board give the Moberly Lake Fire Department (South) Amendment Bylaw No. 2442, 2021 third reading.

BACKGROUND/RATIONALE:

On January 28, 2021, the Regional Board passed the following resolution:

MOVED, SECONDED and CARRIED

That the Regional Board commit to working with the Moberly Lake Volunteer Fire Department Society to begin the transition from a society operated fire service to a Peace River Regional District administered and managed fire service.

In 1996, the Peace River Regional District (PRRD) established a fire protection area on Moberly Lake's north side through Bylaw No. 1074, 1996. Later in that same year, a fire protection service was established on the south side of the lake through Bylaw No. 1076, 1996. Both of these bylaws allow the PRRD to provide financial assistance to the Moberly Lake Fire Department Society to provide fire prevention and suppression services within the service areas.

Bylaw Amendment Process:

As part of the process to transition the fire department from being operated by the Society to the PRRD, amendments to the two service establishment bylaws must be made so that the PRRD has the authority to directly operate the service rather than provide financial assistance to the Society.

Before the adoption of the bylaws, approval of the Inspector of Municipalities is required. After the attached bylaws receive three readings, the bylaws will be forwarded to the Inspector for approval. Approval is anticipated to be received around the middle of May.

Staff has discussed the bylaws with staff from the Ministry of Municipal Affairs. Although the Inspector of Municipalities will likely accept the amendments without requiring elector assent, there is a chance that they will see this as a change in scope and require elector approval. If that is the case, staff will bring a report back to the Regional Board to authorize the method of assent and the question that will be posed to the taxpayers.

It is important to note that while the PRRD will take over direct operation of the fire department, including all administrative duties, the rate is not changing, nor the service area boundaries; therefore, the recipients of the fire prevention and suppression service will not see any change. When someone calls 9-1-1 for fire response, the Moberly Lake Fire Department will respond to the call as they have since the 1990's.

Transition Working Group:

While the bylaws are being reviewed by the Inspector of Municipalities a working group will be established to develop an operational transition plan that will address the following:

- Transfer of records and assets
- Training gap analysis and training plan
- The future role of the Society in recruitment, retention and appreciation of volunteers
- Service agreements with West Moberly and Sauteau First Nations
- Communicating changes to the communities who receive the service

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

\$15,000 has been budgeted in 2021 for costs associated with a public engagement and/or elector approval process if necessary.

COMMUNICATIONS CONSIDERATION(S):

A communications plan will be developed to inform the communities of the change in administration and management, if the bylaws are approved. If an elector approval process is required by the Ministry, there will be additional communications and mandatory advertising.

OTHER CONSIDERATION(S):**Draft Transition Process**

Item	Timeline	Status
1. Regional Board provides approval to transition the Moberly Lake Fire Department to a PRRD operated fire service.	Approval provided Jan. 28, 2021	Completed
2. Regional Board provides 1 st , 2 nd & 3 rd reading of the amendment bylaws to provide authorization for the service to be operated by the PRRD	March 11, 2021	In Progress
3. Bylaws sent to Inspector of Municipalities for approval	March 12, 2021 sent (give 6-8 weeks for return)	Pending
4. Working group established to develop operational transition plan	End of March 2021	Pending
5. Public engagement to inform the community of the change in administration and management of the Department.	Mid-May 2021	Pending
6. Elector assent (referendum) if required	July 17, 2021	Pending decision of Inspector of Municipalities
7. Transition of fire department from Society to PRRD	TBD: August to October 2021	Pending

Attachments:

1. Moberly Lake Fire Department (North) Amendment Bylaw No 2441, 2021.
2. DRAFT Consolidated Moberly Lake Fire Department Local Service (North) Establishment Bylaw No. 1074, 1996.
3. Bylaw No. 1074, 1996 Establishment.
4. Moberly Lake Fire Department (South) Amendment Bylaw No 2442, 2021.
5. DRAFT Consolidated Moberly Lake Fire Department Local Service (South) Establishment Bylaw NO. 1076, 1996.
6. Bylaw No. 1076, 1996 Establishment.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2441, 2021

A bylaw to amend 'Moberly Lake Fire Department Local Service Establishment Bylaw No. 1074, 1996,' as previously amended by Bylaw 2036, 2012, to allow the Peace River Regional District to directly operate and manage the Moberly Lake Fire Department.

WHEREAS, the Peace River Regional District adopted "Moberly Lake Fire Department Local Service Establishment Bylaw No. 1074, 1996", to establish a fire protection service on the north side of Moberly Lake and to authorize that the Regional District provide financial assistance to the Moberly Lake Volunteer Fire Department Society for the operation of a fire department in the service area;

AND WHEREAS, the Moberly Lake Fire Department Society no longer wishes to operate the Moberly Lake Fire Department and provide fire prevention and suppression services and therefore the Regional District wishes to amend the service delivery model for the service from providing funding to the Volunteer Society for the operation of the Fire Department, to a direct service delivery model whereby the Peace River Regional District operates and manages the Moberly Lake Fire Department in order to provide continued fire prevention and suppression services in the service area;

AND WHEREAS pursuant to the *Local Government Act*, consent for the amendment of the establishing bylaw has been obtained in writing from the Director of Electoral Area E on behalf of the participating area;

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 as "Moberly Lake Fire Department (North) Amendment Bylaw No. 2441, 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.

SECTION 2 – TEXT AMENDMENTS

Moberly Lake Fire Department Local Service Establishment Bylaw No. 1074, 1996, is hereby amended as follows:

3. Paragraph one of the preamble is deleted in its entirety and a new paragraph one inserted in its place which reads as follows:
"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".
4. Paragraph two of the preamble is deleted in its entirety.

5. Paragraph three of the preamble is amended by deleting the words “providing a financial contribution to the Moberly Lake Volunteer Fire Department Society” and inserting in their place the words “operating a fire department to provide fire prevention and suppression services in the Moberly Lake Fire (North) Service Area”.
6. That paragraph four of the preamble, be amended by deleting the words “under Section 796 (1) of the Municipal Act”.
7. That Clause 1, under the title, CITATION, be amended to insert the word “(North)” between the word ‘Service’ and the word ‘Establishment’.
8. That Clause 2, under the title “LOCAL SERVICE ESTABLISHED” be amended to delete the words “contribution to the cost of the service of” and inserting in their place the words “provision of” and deleting the words “provided within the service area by the Moberly Lake Volunteer Fire Department” and inserting in their place the words “services within the Moberly Lake Fire (North) Service Area.
9. That Clause 5 under the title COST RECOVERY be amended by deleting the words “by requisition under Section 809.1 of the *Municipal Act* to be levied and collected by a property value tax in the local service area, to be collected under Section 810.1(1) on land and improvements” and inserting in their place the words “by one or more of the following:
 - a) A property value tax imposed pursuant to the *Local Government Act*, levied against the net taxable value of land and improvements;
 - b) Revenues raised by other means authorized by the *Local Government Act*, or another Act;
 - c) Revenues raised by way of agreement, enterprise, gift, grant or otherwise;
 - d) The imposition of user fees and other charges that may be specified by separate bylaw.”
10. That Clause 6 under the title REQUISITION LIMIT be amended by deleting the words “pursuant to Section 804(1) of the *Municipal Act*”.

PEACE RIVER REGIONAL DISTRICT
DRAFT CONSOLIDATION
MOBERLY LAKE FIRE DEPARTMENT LOCAL SERVICE ESTABLISHMENT BYLAW NO. 1074, 1996

A bylaw to establish the Moberly Lake Fire Protection Area

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;

AND WHEREAS the Regional District wishes to establish a local service within Electoral Area “E” for the purpose of operating a fire department to provide fire prevention and suppression services in the Moberly Lake Fire (North) Service Area;

AND WHEREAS the assent of the electors has been obtained within the participating area of the defined portion of Electoral Area “E”;

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

CITATION

1. This by-law may be cited as “Moberly Lake Fire Department Local Service (North) Establishment By-law No. 1074, 1996.”

LOCAL SERVICE ESTABLISHED

2. The local service established and to be operated is the provision of fire prevention and suppression services within the Moberly Lake Fire (North) Service Area.

BOUNDARIES OF SERVICE AREA

3. The local service area is contained within Electoral Area “E” as describe on the plan annexed hereto as Schedule “A”. This service area may be merged with any other local service area for similar purposes.

PARTICIPATING AREA

4. The only participating area in the local service established under Section 1, is the defined portion of Electoral Area “E”.

COST RECOVERY

5. The annual costs for the service shall be recovered by one or more of the following:
 - a) A property value tax imposed pursuant to the *Local Government Act*, levied against the net taxable value of land and improvements;
 - b) Revenues raised by other means authorized by the *Local Government Act*, or another Act;
 - c) Revenues raised by way of agreement, enterprise, gift, grant or otherwise;
 - d) The imposition of user fees and other charges that may be specified by separate bylaw

REQUISITION LIMIT

6. The maximum amount that may be requisitioned annually for the service provided under Section 2 shall be the greater of:
 - a) The product of a property value tax of \$1.9053 for \$1,000 of net taxable values included in the service area, or
 - b) \$13,750.

PEACE RIVER REGIONAL DISTRICT

BY-LAW NO. 1074, 1996

A by-law to establish the Moberly Lake Fire Protection Area.

WHEREAS Section 788(1)(m) of the Municipal Act provides that a Regional District may, by by-law, establish and operate a service by contributing to the costs of a fire service provided by another person or association;

AND WHEREAS the Moberly Lake Volunteer Fire Department Society seeks financial assistance from the Regional District to provide fire prevention and suppression to a portion of Electoral Area "E";

AND WHEREAS the Regional District wishes to establish a local service within Electoral Area "E" for the purpose of providing a financial contribution to the Moberly Lake Volunteer Fire Department Society;

AND WHEREAS the assent of the electors has been obtained under Section 796 (1) of the Municipal Act within the participating area of the defined portion of Electoral Area "E";

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

CITATION

1. This by-law may be cited as "Moberly Lake Fire Department Local Service Establishment By-law No. 1074, 1996".

LOCAL SERVICE ESTABLISHED

2. The local service established and to be operated is the contribution to the cost of the service of fire prevention and suppression provided within the service area by the Moberly Lake Volunteer Fire Department.

BOUNDARIES OF SERVICE AREA

3. The local service area is contained within Electoral Area "E" as described on the plan annexed hereto as Schedule "A". This service area may be merged with any other local service area for similar purposes.

PARTICIPATING AREA

4. The only participating area in the local service established under Section 1, is the defined portion of Electoral Area "E".

COST RECOVERY

5. The annual costs for the service shall be recovered by requisition under Section 809.1 of the Municipal Act to be collected by a property value tax in the local service area, to be levied and collected under Section 810.1(1) on land and improvements.

Peace River Regional District
By-law No. 1074, 1996

REQUISITION LIMIT

6. The maximum amount that may be requisitioned annually pursuant to Section 804(1) of the Municipal Act for the service provided under Section 2 shall be the greater of:

- (a) the product of a property value tax of \$1.5242 for each \$1,000 of net taxable values included in the service area, or
- (b) \$ 11,000.

READ A FIRST TIME this 29th DAY OF August, 1996.

READ A SECOND TIME this 29th DAY OF August, 1996.

READ A THIRD TIME this 29th DAY OF August, 1996.

APPROVED by the Inspector of Municipalities this 2nd DAY OF October, 1996.

ASSENTED to by the electors this 16th DAY OF November, 1996.

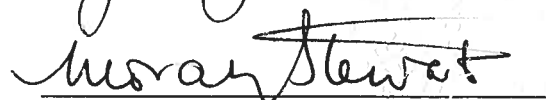
RECONSIDERED, FINALLY PASSED AND ADOPTED this 28th DAY OF November, 1996.

CERTIFIED a true and correct copy of
"Moberly Lake Fire Department Local
Service Establishment By-law No. 1074,
1996".


Moray Stewart, Administrator


THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed in
the presence of:

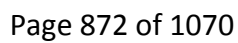

Joe Judge, Chairman


Moray Stewart, Administrator

I HEREBY CERTIFY THE FORGOING to be a true and correct of "Moberly Lake Fire Department Local Service Establishment By-law No. 1074, 1996", as read a third time by the Regional Board of the Peace River Regional District on the 29th DAY OF August, 1996.

Dated at Dawson Creek, B.C. this 9th DAY OF September, 1996.


Moray Stewart, Administrator





October 2, 1996

Mr. Moray Stewart
Administrator
Peace River Regional District
P.O. Box 810
Dawson Creek, B.C.
V1G 4H8

Dear Mr. Stewart:

Re: Moberly Lake Fire Department Local Service Establishment Bylaw No. 1074 and
Moberly Lake Fire Department (South) Local Service Establishment Bylaw No. 1076

Enclosed is one copy of each of the above noted bylaws approved under the provisions of section 795(1)(a) of the *Municipal Act*.

The Regional Board may now seek the assent of the electors by conducting a vote in accordance with Part 3 of the *Municipal Act*. Part 3 applies in its entirety to the conduct of this vote and should be consulted before making any arrangements. Of particular significance are critical deadlines with respect to the vote including:

- * general voting day must be within 80 days of the Inspector's approval of the bylaw (section 162).
- * bylaws under Part 2 must be adopted at least 6 weeks before general voting day in order to apply to the vote (section 163).
- * the chief election officer must establish a 10 day scrutineer application period such that scrutineers can be appointed before the first voting opportunity.
- * the chief election officer must issue a notice of application to volunteer as a scrutineer at least 6 but not more than 30 days before the scrutineer application period begins (section 179).
- * the chief election officer must issue a notice of other voting at least 6 but not more than 30 days before general voting day (section 164).

In addition, since many of the provisions of Part 2 of the *Municipal Act* apply to this vote, review of that Part is recommended before making any arrangements for the vote. Part 2 provides direction on such things as: appointment of officials; registration; voting opportunities and arrangements; and counting procedures.

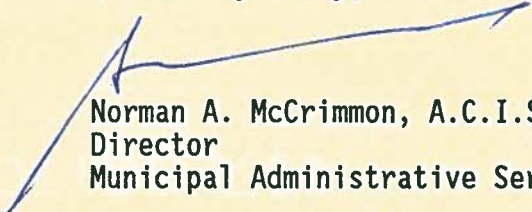
We would appreciate being advised of the results of the vote, and should it be in the affirmative, please forward one adopted certified copy of each bylaw to this office as required under section 794(4) of the *Municipal Act*.

. . . 2

-2-

Please also forward six copies of a map outlining the boundaries for each service area, in order that we may commence procedures to have the Assessment Authority provide for the necessary coding for taxation purposes.

Yours very truly,



Norman A. McCrimmon, A.C.I.S., P.Adm.
Director
Municipal Administrative Services

AT/BMS
Enclosure

MASB:file RD22-29.11.2

Province of British Columbia



No.

Statutory Approval

*Under the provisions of section 795(1)(a)
of the Municipal Act*

*I hereby approve Bylaw No. 1074
of the Peace River
Regional District, a copy
of which is attached hereto.*

*Dated this 2nd day
of October, 1986*

A stylized, handwritten signature in black ink, consisting of a large, flowing loop followed by a horizontal line.

Deputy Inspector of Municipalities

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2442, 2021

A bylaw to amend 'Moberly Lake Fire Department (South) Local Service Establishment Bylaw No. 1076, 1996,' as previously amended by Bylaw 2037, 2012, to allow the Peace River Regional District to directly operate and manage the Moberly Lake Fire Department.

WHEREAS, the Peace River Regional District adopted "Moberly Lake Fire Department (South) Local Service Establishment Bylaw No. 1076, 1996", to establish a fire protection service on the south side of Moberly Lake and to authorize that the Regional District provide financial assistance to the Moberly Lake Volunteer Fire Department Society for the operation of a fire department in the service area;

AND WHEREAS, the Moberly Lake Fire Department Society no longer wishes to operate the Moberly Lake Fire Department and provide fire prevention and suppression services and therefore the Regional District wishes to amend the service delivery model for the service from providing funding to the Volunteer Society for the operation of the Fire Department, to a direct service delivery model whereby the Peace River Regional District operates and manages the Moberly Lake Fire Department in order to provide continued fire prevention and suppression services in the service area;

AND WHEREAS pursuant to the *Local Government Act*, consent for the amendment of the establishing bylaw has been obtained in writing from the Director of Electoral Area E on behalf of the participating area;

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 as "Moberly Lake Fire Department (South) Amendment Bylaw No. 2442, 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.

SECTION 2 – TEXT AMENDMENTS

Moberly Lake Fire Department (South) Local Service Establishment Bylaw No. 1076, 1996, is hereby amended as follows:

3. Paragraph one of the preamble is deleted in its entirety and a new paragraph one inserted in its place which reads as follows:
"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".
4. Paragraph two of the preamble is deleted in its entirety.

5. Paragraph three of the preamble is amended by deleting the words “providing a financial contribution to the Moberly Lake Volunteer Fire Department Society” and inserting in their place the words “operating a fire department to provide fire prevention and suppression services in the Moberly Lake Fire (South) Service Area”.
6. That paragraph four of the preamble, be amended by deleting the words “under Section 796 (1) of the *Municipal Act*”.
7. That Clause 2, under the title “LOCAL SERVICE ESTABLISHED” be amended to delete the words “contribution to the cost of the service of” and inserting in their place the words “provision” and deleting the words “provided within the service area by the Moberly Lake Volunteer Fire Department” and inserting in their place the words “services within the Moberly Lake Fire (South) Service Area.
8. That Clause 5 under the title COST RECOVERY be amended by deleting the words “by requisition under Section 809.1 of the *Municipal Act* to be collected by a property value tax in the local service area, to be levied and collected under Section 810.1(1) on land and improvements” and inserting in their place the words “by one or more of the following:
 - a) A property value tax imposed pursuant to the *Local Government Act*, levied against the net taxable value of land and improvements;
 - b) Revenues raised by other means authorized by the *Local Government Act*, or another Act;
 - c) Revenues raised by way of agreement, enterprise, gift, grant or otherwise;
 - d) The imposition of user fees and other charges that may be specified by separate bylaw.”
9. That Clause 6 under the title REQUISITION LIMIT be amended by deleting the words “pursuant to Section 804(1) of the *Municipal Act*”.

PEACE RIVER REGIONAL DISTRICT
DRAFT CONSOLIDATION
MOBERLY LAKE FIRE DEPARTMENT LOCAL SERVICE ESTABLISHMENT BYLAW NO. 1076, 1996

A bylaw to establish the Moberly Lake Fire Protection Area

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.

AND WHEREAS the Regional District wishes to establish a local service within Electoral Area “E” for the purpose of operating a fire department to provide fire prevention and suppression services in the Moberly Lake Fire (South) Service Area;

AND WHEREAS the assent of the electors has been obtained within the participating area of the defined portion of Electoral Area “E”;

AND WHEREAS the South Moberly Lake fire Protection Area cannot be established unless the Moberly Lake Fire Protection Area has been established pursuant to Bylaw No. 1074, 1996;

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

CITATION

1. This by-law may be cited as “Moberly Lake Fire Department Local Service (South) Establishment Bylaw No. 1076, 1996.”

LOCAL SERVICE ESTABLISHED

2. The local service established and to be operated is the provision of fire prevention and suppression services within the Moberly Lake Fire (South) Service Area.

PARTICIPATING AREA

3. The only participating area in the local service established under Section 1, is the defined portion of Electoral Area “E” as shown on Schedule “A” attached hereto.

BOUNDARIES OF SERVICE AREA

4. The local service area is contained within Electoral Area “E” as described on the plan annexed hereto as Schedule “A”. This service area may be merged with any other local service area for similar purposed.

COST RECOVERY

5. The annual costs for the service shall be recovered by one or more of the following:
 - a) A property value tax imposed pursuant to the *Local Government Act*, levied against the net taxable value of land and improvements;
 - b) Revenues raised by other means authorized by the *Local Government Act*, or another Act;
 - c) Revenues raised by way of agreement, enterprise, gift, grant or otherwise;
 - d) The imposition of user fees and other charges that may be specified by separate bylaw.

REQUISITION LIMIT

6. The maximum amount that may be requisitioned annually for the service provided under Section 2 shall be the greater of:
 - a) The product of a property value tax of \$1.875 for each \$1,000 of net taxable values included in the service area, or
 - b) \$5,250.

PEACE RIVER REGIONAL DISTRICT

BY-LAW NO. 1076, 1996

A by-law to establish the South Moberly Lake Fire Protection Area.

WHEREAS Section 788(1)(m) of the Municipal Act provides that a Regional District may, by by-law, establish and operate a service by contributing to the costs of a fire service provided by another person or association;

AND WHEREAS the Moberly Lake Volunteer Fire Department Society seeks financial assistance from the Regional District to provide fire prevention and suppression to a portion of Electoral Area "E";

AND WHEREAS the Regional District wishes to establish a local service within Electoral Area "E" for the purpose of providing a financial contribution to the Moberly Lake Volunteer Fire Department Society;

AND WHEREAS the assent of the electors has been obtained under Section 796(1) of the Municipal Act within the participating area of the defined portion of Electoral Area "E";

AND WHEREAS the South Moberly Lake Fire Protection Area cannot be established unless the Moberly Lake Fire Protection Area has been established pursuant to By-law No. 1074, 1996;

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

CITATION

1. This by-law may be cited as "Moberly Lake Fire Department (South) Local Service Establishment By-law No. 1076, 1996".

LOCAL SERVICE ESTABLISHED

2. The local service established and to be operated is the contribution to the cost of the service of fire prevention and suppression provided within the service area by the Moberly Lake Volunteer Fire Department.

PARTICIPATING AREA

3. The only participating area in the local service established under Section 1, is the defined portion of Electoral Area "E" as shown on Schedule "A" attached hereto.

BOUNDARIES OF SERVICE AREA

4. The local service area is contained within Electoral Area "E" as described on the plan annexed hereto as Schedule "A". This service area may be merged with any other local service area for similar purposes.

COST RECOVERY

5. The annual costs for the service shall be recovered by requisition under Section 809.1 of the Municipal Act to be collected by a property value tax in the local service area, to be levied and collected under Section 810.1(1) on land and improvements.

Peace River Regional District
By-law No. 1076, 1996

REQUISITION LIMIT

6. The maximum amount that may be requisitioned annually pursuant to Section 804(1) of the Municipal Act for the service provided under Section 2 shall be the greater of:

- (a) the product of a property value tax of \$1.50 (one dollar and fifty cents) for each \$1,000 of net taxable values included in the service area, or
- (b) \$4,200.

READ A FIRST TIME this 29th DAY OF August, 1996.

READ A SECOND TIME this 29th DAY OF August, 1996.

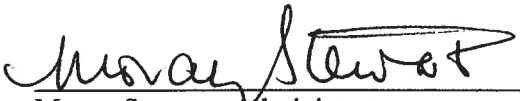
READ A THIRD TIME this 29th DAY OF August, 1996.

APPROVED by the Inspector of Municipalities this 2nd DAY OF October, 1996.

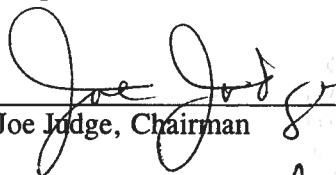
ASSENTED to by the electors this 16th DAY OF November, 1996.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 28th DAY OF November, 1996.

CERTIFIED a true and correct copy of
"Moberly Lake Fire Department Local
Service Establishment By-law No. 1076,
1996".


Moray Stewart, Administrator

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed in
the presence of:


Joe Judge, Chairman


Moray Stewart, Administrator

I HEREBY CERTIFY THE FORGOING to be a true and correct of "Moberly Lake Fire Department (South) Local Service Establishment By-law No. 1076, 1996", as read a third time by the Regional Board of the Peace River Regional District on the 29th DAY OF August, 1996.

Dated at Dawson Creek, B.C. this 9th DAY OF September, 1996.


Moray Stewart, Administrator

SCHEDULE "A"




Moray Stewart, Administrator



REPORT

To: Chair and Directors

Report Number: CS-BRD-069

From: Trish Morgan, General Manager of Community Services

Date: March 11, 2021

Subject: Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give the Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021 first and second reading.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board give the Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021 third reading.

RECOMMENDATION #3: [Corporate Unweighted]

That the Regional Board appoint Tyra Henderson as Chief Election Officer and Tabatha Young as Deputy Chief Election Officer for the purpose of conducting assent voting (referendum) for the Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021.

RECOMMENDATION #4: [Corporate Unweighted]

That the Regional Board authorize that assent voting (referendum) for the Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021 be held on Saturday, July 17, 2021 in accordance with the Local Government Act.

RECOMMENDATION #5: [Corporate Unweighted]

That the Regional Board approve the Assent Voting question for Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021, as follows:

"Are you in favour of the Peace River Regional District adopting Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021, to expand the fire protection boundaries to include the provision of fire protection services in the communities of Briar Ridge, Riley's Crossing and South Dawson at a maximum annual tax requisition limit that is the greater of \$176,000 or \$4.068 per \$1,000 on the net taxable value of land and improvements in the service area?"

BACKGROUND/RATIONALE:

In 2017, residents of Briar Ridge approached the Electoral Area "D" Director enquiring whether fire protection services could be expanded to their area. Upon discussion with the City of Dawson Creek a study was undertaken to examine the feasibility of expanding the fire protection area.

On March 18, 2018, the Regional Board passed the following resolution:

MOVED/SECONDED/CARRIED

That staff be directed to initiate discussions with the City of Dawson Creek to determine its interest in providing fire protection services to the Briar Ridge and South Dawson rural areas to determine the estimated resources and costs that would be required to provide the service; further, that staff report the results back to the Electoral Area Directors' Committee.

In June 2019, both the City and the PRRD received a petition with 78 signatures from property owners in Briar Ridge requesting the service.

Between 2018 and 2021, staff and elected officials met a number of times to determine the resources and cost to provide the service to additional properties. In January 2021, the Electoral Area Director presented the City with an updated proposal that would see the fire protection area expanded to include an additional 224 properties in Briar Ridge, Riley's Crossing, and South Dawson. The City accepted the proposal. The next step in the expansion process is to seek approval of the Regional Board to hold an assent voting process and conduct public engagement with those in the proposed expanded service area.

Elector Approval

Before adoption of the Bylaw, approval of the Inspector of Municipalities is required. After the attached bylaw receives three readings, the bylaw will be forwarded to the Inspector for approval. Approval is anticipated to be received around the middle of May.

After Inspector approval is obtained, but prior to enacting the Peace River Regional District Dawson Creek-Pouce Coupe Fire Amendment Bylaw No. 2439, 2021, the Regional District will conduct assent voting day targeted for July 17, 2021, with advanced voting to be scheduled in the two weeks prior to the general voting day.

Should the proposal achieve assent of the electors (50% plus 1 vote of the total number of votes received), then the service will become available to the expanded area on January 1, 2022.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

The City of Dawson Creek and PRRD are in their fourth year of the five year fire protection agreement. Under this agreement, the City will receive \$276,000 from the PRRD for providing fire protection in the rural fire protection area in 2021.

Should the electors approve the expansion, the following will apply:

- \$73,971.73 (plus the current contract fee) for the first year of service (2022) funded through requisition from the expanded service area at a tax rate of \$1.0214 per \$1,000 of assessment. This is the same rate that the existing Dawson Creek rural fire protection area is paying for the 2021 service.
- In subsequent years, the yearly requisition contribution will be included into the existing fire protection area, not to be below the first year rate of \$73,971.73.
- For 2023, a 5 year service contract will be renegotiated for an additional 5 year term with this proposed area to be included.
- An additional three year commitment of \$25,000 per year from Area 'D' Peace River Agreement funds for the equipment needs of the Dawson Creek Fire Department for a total of \$75,000.
- The total for the first year of the expanded service (2022) will be \$98,971.73.

\$15,000 has been budgeted in 2021 for costs associated with a public engagement and an elector approval process.

COMMUNICATIONS CONSIDERATION(S):

A communication plan will be developed to inform residents about the proposed service and voting opportunities. The PRRD will work with staff from the City of Dawson Creek to hold a virtual town hall and develop an information package for distribution in May 2021.

As required, PRRD communications will be neutral and fact based. Residents will be provided information about the service being proposed, the financial impacts and opportunities to vote.

OTHER CONSIDERATION(S):

Item	Timeline	Status
1. City of Dawson Creek provides approval of Electoral Area D proposal to expand the service area	Approval provided February 22, 2021	Completed
2. Regional Board provides 1 st , 2 nd & 3 rd reading of the amendment bylaw to expand the fire protection boundaries	March 11, 2021	In Progress
3. Bylaw sent to Inspector of Municipalities for approval	March 12, 2021 sent (give 6-8 weeks for return)	Pending
4. Communications plan developed to inform communities of the proposal	Mid-March to Mid-April	Pending
5. Public engagement to inform the community of the proposal and voting opportunities	Mid-May 2021	Pending
6. Assent voting (referendum)	July 17, 2021	Pending decision of Inspector of Municipalities
7. If approved by the electors, fire protection service commences in expanded areas	January 1, 2022	Pending

Attachments:

1. Draft Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 2021
2. Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Bylaw No. 710, 1990
3. February 22, 2021 Letter from City of Dawson Creek RE: Expansion of Dawson Creek Rural Fire Protection Service Area
4. May 30, 2019 Petition from C. Hegge RE: Rural Fire Protection
5. December 2017 Dawson Creek Fire Protection Area Review

PEACE RIVER REGIONAL DISTRICT
BYLAW No. 2439, 2021

*A bylaw to revise the service area boundaries of the
Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area
Establishment Bylaw No. 710, 1990*

WHEREAS the Regional Board adopted the “Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Bylaw No. 710, 1990,” to establish a rural fire protection and suppression service in the rural area surrounding Dawson Creek and Pouce Coupe;

AND WHEREAS the Regional Board wishes to amend Bylaw No. 710, 1990 to expand the service area boundary;

AND WHEREAS the approval of the electors has been obtained pursuant to the provisions of the *Local Government Act*;

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

SECTION 1 – CITATION

1. This bylaw may be cited as “Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Amendment Bylaw No. 2439, 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.

SECTION 2 – TEXT AMENDMENTS

Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Bylaw No. 710, 1990, is hereby amended as follows:

3. Paragraph one of the preamble is amended by deleting the words “Section 767(4), Section 794, and Section 802 of the “Municipal Act” and inserting in their place the words “the *Local Government Act*”.
4. Clause 1 under the title – Service Being Established, is amended by inserting the words “to provide fire protection and suppression services at the end of the sentence.

5. Clause 2, under the title Service Area Boundary is deleted in its entirety and a new Clause 2 is inserted in its place which reads as follows:
 2. The service area boundary for the Dawson Creek-Pouce Coupe Rural Fire Protection Service is a defined portion of Electoral Area 'D', as shown outlined in a heavy black line on 'Schedule 'A' – Dawson Creek – Pouce Coupe Rural Fire Protection Service Area Boundary', which is attached to and forms part of this bylaw.
6. Add new Section 2A – Participating Area, to read as follows:

2A Participating Area

The participating area for the service is a defined portion of Electoral Area D as shown on Schedule 'A' – Dawson Creek - Pouce Coupe Fire Protection Local Service Area Boundary, which is attached to and forms part of this bylaw.
7. Clause 3 under the title Cost Recovery is amended by deleting the words “under Section 809.1 and Section 810.1(1) of the *“Municipal Act”* and inserting in their place the words “in accordance the *Local Government Act.*”
8. Schedule A, which forms part of the “Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment Bylaw No. 710, 1990” is hereby deleted in its entirety and replaced by the attached Schedule A - Dawson Creek - Pouce Coupe Fire Protection Local Service Area Boundary, which shows the previous service area boundary shaded in grey and the expanded service area shaded in pink, with the overall service area boundary outlined in a heavy black line.

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

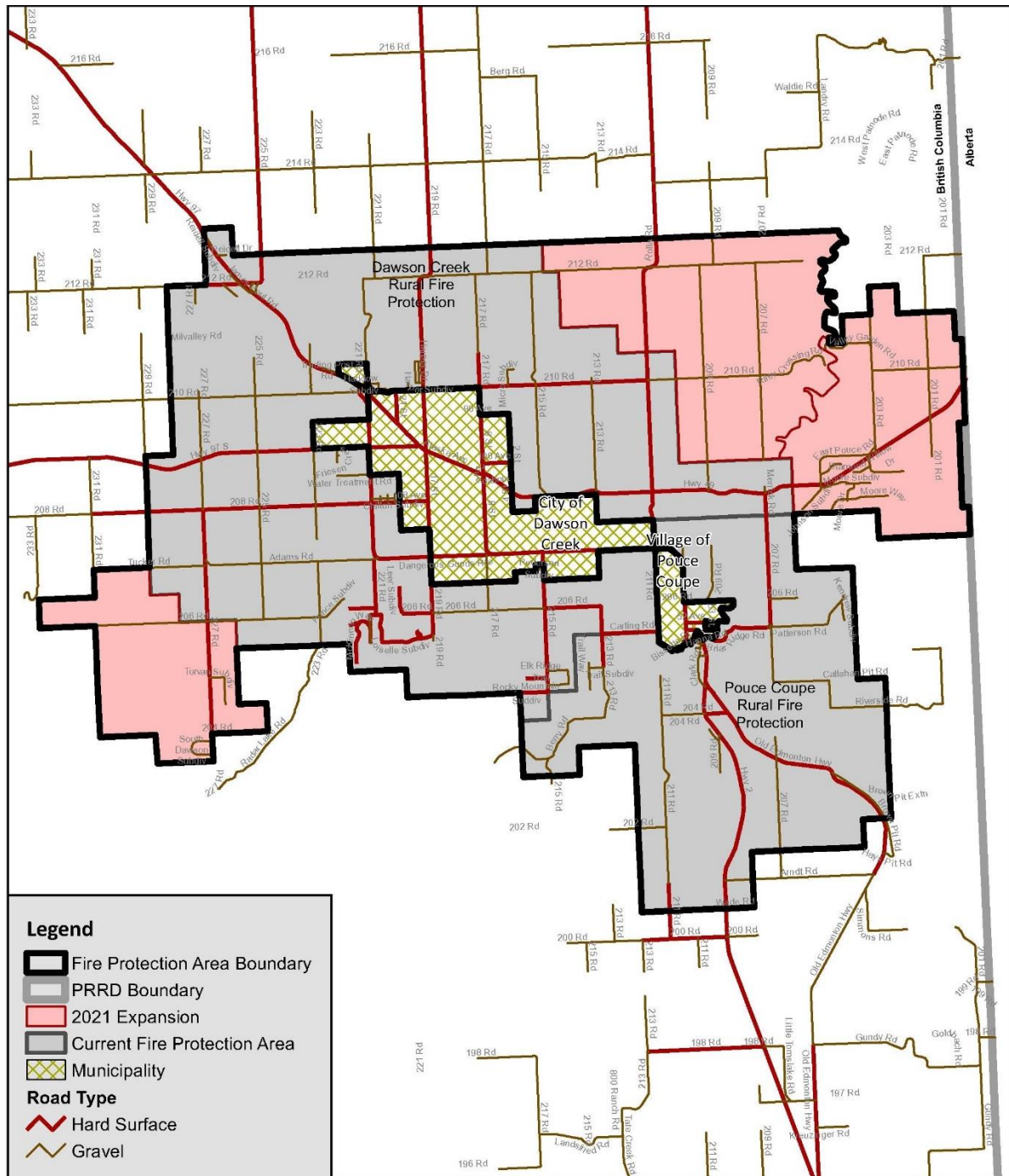
Corporate Officer

ADOPTED THIS _____ day of _____, 2021.

Tyra Henderson,
Corporate Officer

Tyra Henderson, Corporate Officer

SCHEDULE A – Dawson Creek Pouce Coupe Rural Fire Protection Service Area Boundary



B-7

PEACE RIVER REGIONAL DISTRICT

BY-LAW NO. 710, 1990

A By-law to convert a fire protection specified area to a local service area and establish new requisition limits

WHEREAS under Section 767(4) of the Municipal Act, a Regional District exercising a power to provide a service other than a general service, may adopt a by-law respecting that service which:

- a) meets the requirements of Section 794 for an establishing by-law, and
- b) is adopted in accordance with the requirements of Section 802 as if it were a by-law amending an establishing by-law;

AND WHEREAS the Board of the Peace River Regional District established by By-Law No. 361, cited as "Dawson Creek-Pouce Coupe Rural Fire Protection Specified Area Establishment and Loan Authorization By-Law No. 361, 1983" as amended by By-Law Nos. 416 and 520, a specified area for the provision of fire protection services within a portion of Electoral Areas "D" and "E";

AND WHEREAS the boundaries of Electoral Areas "D" and "E" were realigned by supplementary Letteres Patent dated October 20, 1988;

AND WHEREAS the Board wishes to convert the aforesaid specified area to a local service and establish new requisition limits for the service;

AND WHEREAS the Board has submitted the proposal to the electors within the participating area of Electoral Area "D";

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

Service being Established

1. The Dawson Creek-Pouce Coupe Rural Fire Protection Specified Area created under By-Law No. 361, cited as "Dawson Creek-Pouce Coupe Rural Fire Protection Specified Area Establishment and Loan Authorization By-Law No. 361, 1983" as amended by By-Law Nos. 416 and 520, is hereby established as a local service and known as "Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area".

Service Area Boundaries

2. The local service area is contained within the boundary shown outlined on the plan annexed hereto as Schedule A.

Cost Recovery

3. The annual costs for the service shall be recovered by requisition under Section 809.1 of the Municipal Act to be collected by a property value tax in the local service area, to be levied and collected under Section 810.1(1) on land and improvements.

Requisition Limit

4. The maximum amount that may be requisitioned under Section 3 for the service provided under Section 1 shall be the greater of:
 - a) \$176,000; or
 - b) the product of a property value tax of \$4.068 for each \$1,000 of net taxable value of land and improvements included in the service area.

90/09/27

B-7

Peace River Regional District
By-Law No. 710, 1990

B-7

Citation

5. This by-law may be cited as "Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment By-Law No. 710, 1990".

READ A FIRST TIME this 27th day of September, 1990.

READ A SECOND TIME this 27th day of September, 1990.

READ A THIRD TIME this 27th day of September, 1990.

APPROVED by the Inspector of Municipalities this 23rd day of October, 1990.

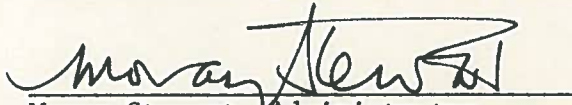
ASSENTED to by the electors this 17th day of November, 1990.

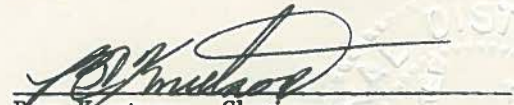
RECONSIDERED, FINALLY PASSED AND ADOPTED, this 29th day of November, 1990.

FILED with the Inspector of Municipalities this 4th day of December, 1990.

CERTIFIED a true and correct copy of "Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment By-Law No. 710, 1990.

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:


Moray Stewart, Administrator


Ben Knutson, Chairman


Moray Stewart, Administrator

I HEREBY CERTIFY the foregoing to be a true and correct copy of By-Law No. 710 cited as "Dawson Creek-Pouce Coupe Rural Fire Protection Local Service Area Establishment By-Law No. 710, 1990", as read a third time by the Board of the Peace River Regional District on the 27th day of September, 1990.

DATED at Dawson Creek, British Columbia, this 27 day of September 1990.


P. COVE
Deputy Clerk Administrator
Moray Stewart, Administrator

Take notice that the above is a true copy of a proposed by-law on which the vote of the electors of the local service area will be taken at the following locations and times and on the following days, and that Faye Salisbury has been appointed Returning Officer for the purpose of taking and recording the vote of the Electors, with the power to appoint Deputy Returning Officers and Poll Clerks.

REGULAR POLL:

On Saturday, November 17, 1990 between the hours of 8:00 a.m. and 8:00 p.m. (local time) at:

1. Peace River Regional District Office, 1981 Alaska Avenue, Dawson Creek, B.C.
2. Village of Pouce Coupe Office, 5000 - 49th Avenue, Pouce Coupe, B.C.

90/09/27

B-7

Peace River Regional District
By-Law No. 710, 1990

B-7

ADVANCE POLL:

Peace River Regional District Office, 1981 Alaska Avenue, Dawson Creek, B.C. on Thursday, November 8, 1990; Friday, November 9, 1990; and Tuesday, November 13, 1990; between the hours of 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m. local time.

MOBILE POLL:

A mobile poll will be held at the following locations and at the following times on polling day, Saturday, November 17, 1990.

1. Rotary Manor Senior Citizens' Home, Dawson Creek, B.C. between the hours of 9:00 a.m. and 10:00 a.m.
2. Rotary Pioneer Village Senior Citizens' Home, Dawson Creek, B.C. between the hours of 10:30 a.m. and 12:00 noon.
3. Dawson Creek and District Hospital, Dawson Creek, B.C. between the hours of 1:00 p.m. and 2:30 p.m.
4. Heritage Heights Senior Citizens Complex, Dawson Creek, B.C. between the hours of 3:00 p.m. and 4:00 p.m.
5. Pouce Coupe Community Hospital, Pouce Coupe, B.C. between the hours of 9:00 a.m. and 10:00 a.m.
6. Peace Haven Intermediate Care Home, Pouce Coupe, B.C. between the hours of 10:30 a.m. and 12:00 noon.

DATED at Dawson Creek, B.C. this 27th day of September, 1990.


Moray Stewart, Administrator

P. COVE
Deputy Clerk Administrator

90/09/27

B-7

PEACE RIVER REGIONAL DISTRICT

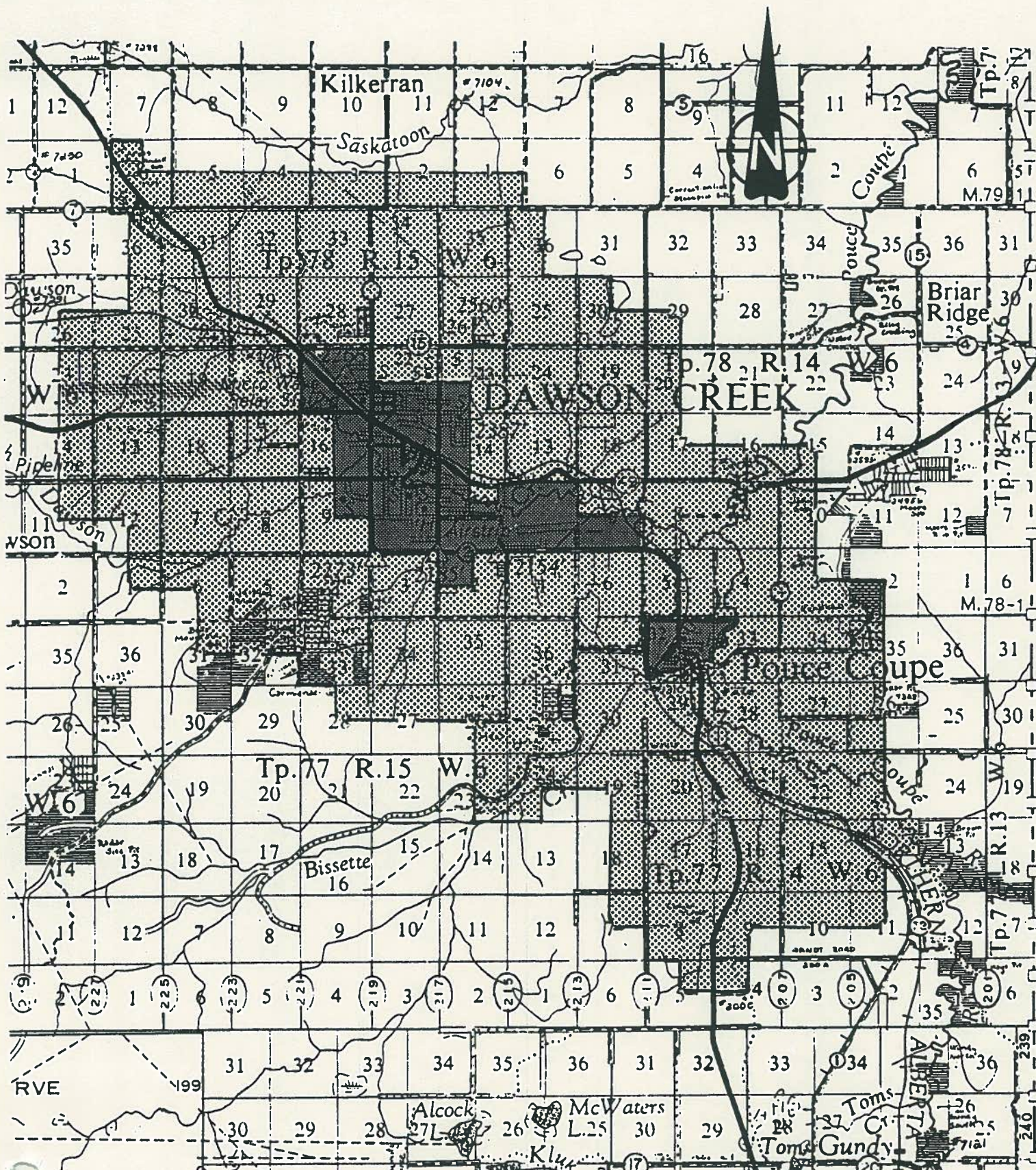
SCHEDULE "A"

TO

BY-LAW NO. 710, 1990

B-7

Boundaries of the Dawson Creek-Pouce
Coupe Rural Fire Protection Local
Service Area



CERTIFIED a true and correct copy
of Schedule "A" to "Dawson Creek-
Pouce Coupe Rural Fire Protection
Local Service Area Establishment
By-Law No. 710, 1990".

[Signature]

P. COVE
Deputy Clerk Administrator

Moray Stewart, Administrator

90/09/27

B-7



February 22, 2021

File No.: COM-02

Director Leonard Hiebert, Area 'D'
Peace River Regional District
P.O. Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Email: leonard.hiebert@pprd.bc.ca

Dear Director. Hiebert:

Re: Expansion of Dawson Creek Rural Fire Protection Service Area

At the In-Camera Meeting of Council held Monday, February 22, 2021, Council passed the following resolution:

"MOVED/SECONDED, AND CARRIED,

That Report No. 21-028 from the Chief Administrative Officer re: Expansion of Dawson Creek Rural Fire Protection Service Area be received; further, that Council accept the proposal from Director Hiebert and agree to expand the Rural Fire Protection Service Area to include the proposed expansion areas within Area 'D' specified in the maps identified as the Briar Ridge Extension, the Riley's Crossing Extension, and the South Dawson Extension; further, that this resolution be immediately released to the Peace River Regional District; and further, that this resolution also be released to the public following its release by the Peace River Regional District.

Sincerely,

✓Brenda Ginter
Corporate Officer

BG/js

CERTIFIED A TRUE AND CORRECT COPY OF THE RESOLUTIONS
OF COUNCIL FROM THE IN-CAMERA MEETING HELD FEBRUARY
22, 2021.

BRENDA GINTER
CORPORATE OFFICER

Cover Page

Chad Hegge
142 Moore Way
Dawson Creek, BC
V1G 4E8

City of Dawson Creek Mayor and Council
10105 12A Street
Dawson Creek, BC
V1G 3V7

Peace River Regional District Board of Directors
1981 Alaska Avenue
Dawson Creek, BC
V1G 4H8



Re: Rural Fire Protection

The attached documents are to be added to the agenda and presented to the City of Dawson Creek Mayor and Council as well as the Peace River Regional District Board of Directors at their next meeting.

Table of Contents

Page 2-3	-Letter to CoDC Mayor and Council and PRRD Board of Directors
Page 4	-Map of existing city and rural fire protection boundaries -From fire department Master Plan
Page 5	-Map of existing rural fire protection boundaries (black) and proposed extension (red)
Page 6	-Map of proposed additional area showing the residents that are in support of the proposal
Page 7	-British Columbia wildfire stats -from the BC Government webpage
Page 8	-Letter to residents in proposed additional area requesting petition signatures
Page 9-12	-Petition signatures of residents in proposed additional area

May 28, 2019

Chad Hegge
142 Moore Way
Dawson Creek, BC
V1G 4E8

City of Dawson Creek Mayor and Council
10105 12A Street
Dawson Creek, BC
V1G 3V7

Peace River Regional District Board of Directors
1981 Alaska Avenue
Dawson Creek, BC
V1G 4H8

Hello Sirs and Madams,

My name is Chad Hegge; I am a long-time resident of Dawson Creek as well as a local business owner. I recently built a family home approximately 10km east of Dawson Creek in the Hingley Estates portion of the Moore Subdivision off of Highway 49.

The area that we built in is not currently in a registered fire protection area and it is my hope that after reviewing my letter and attached documents that you will consider extending the rural fire protection area to include the Moore Subdivision, Johnson Subdivision, Diamond Willow Subdivision and the many other homes in the area that are not currently in the protected zone.

There are roughly 80 occupied homes and properties in this area with a subdivision extension currently with roughly 15 more lots for sale. This is one of the most densely populated rural subdivisions near Dawson Creek that is currently 'unprotected'.

As seen on the attached map, I am requesting that the rural fire protection zone for the Dawson Creek Fire Department be extended by roughly 3.25 kilometers to the east to cover an additional 9 square kilometer area. The proposed eastern border of the area would be roughly 13km from the Dawson Creek Fire Department.

The current Fire protection area for the Dawson Creek Fire Department ends roughly 200 meters past the Briar Ridge Road on Highway 49. The Pouce Coupe fire protection area ends at Highway 49 at the end of the Briar Ridge Road.

Research on wild fires shows that 2018 had more wildfires in BC than the previous 9 years and although the average numbers of fires per year over the last decade have not increased dramatically, the size and amount of damage caused by them has. There was a total of 2,697,024 hectares affected between 2008 and 2016, which are just slightly more than the 2,570,337 hectares affected in 2017 and 2018 combined.

As climate change continues to increase the amount of natural disasters, insurance companies continue to raise their premiums to protect themselves, and the cost of insurance is skyrocketing for rural properties in unprotected areas.

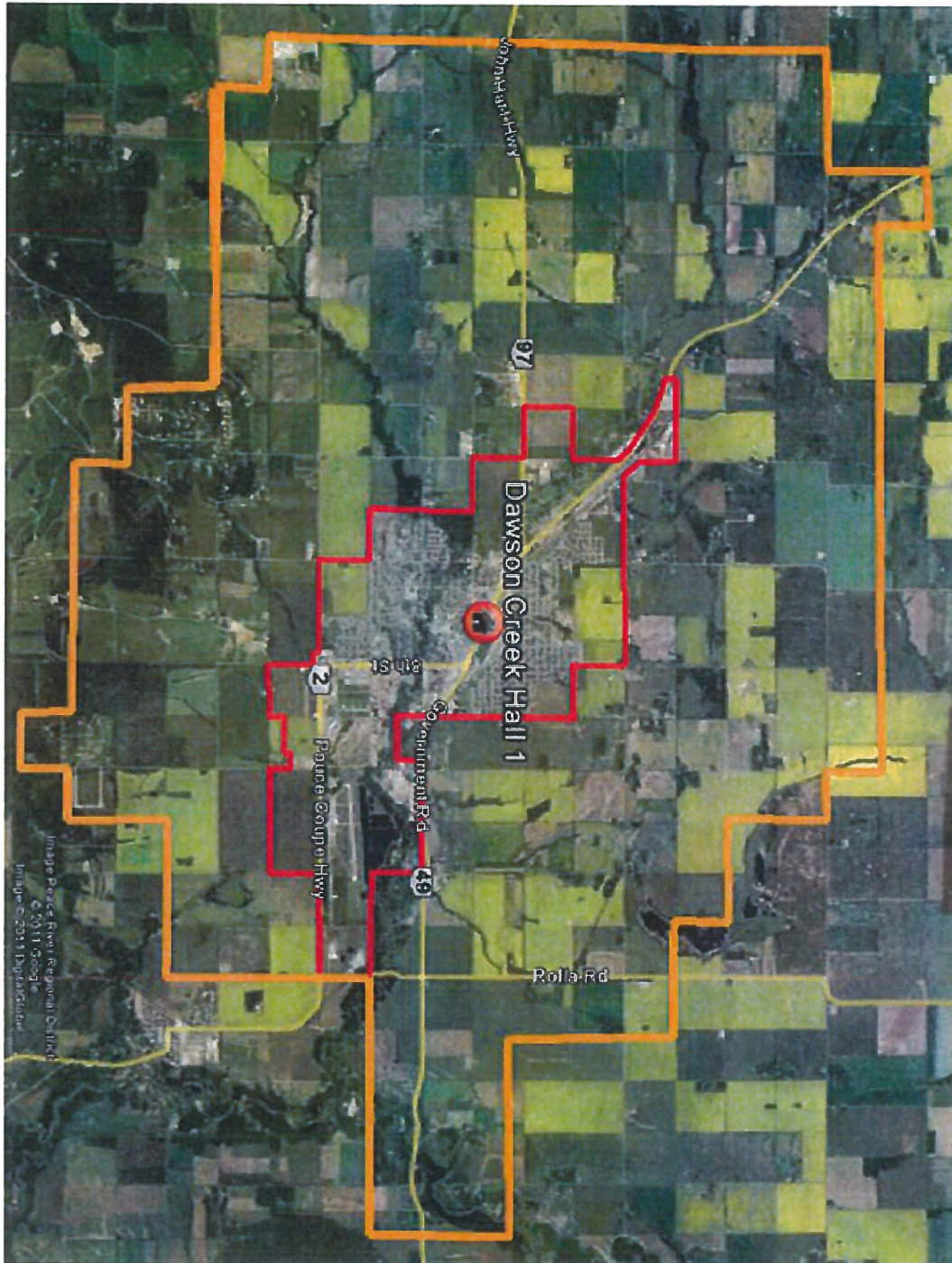
Aside from the cost of insurance there is very little peace of mind knowing that in the event of a fire our only hope is for the neighbours to band together to try and prevent the spread of the fire to other homes and surrounding mature and dry bush. This exact scenario happened in 2016 on the lot next to me while I was building. A brush fire from the winter had flared up 4 months later when the winds picked up and was spreading fast due to the high winds. If it wasn't for some quick thinking neighbours who took personal risks to save the property (attacking the fire with a small dozer and a water delivery truck) the entire north face of Briar Ridge may have a completely different look to it today.

As you can see from the attached signatures of the local residents, the vast majority of them are in favour of this proposal and would like to see it implemented. In fact, every resident who was approached added their name to the petition. The increase in property tax was explained to all of them and it was still not a deterrent. The residents who did not add their name to the petition were either not home at the time of my visits or did not answer their door, though many have called me to make arrangements to add their names after reading the note left for them.

In closing, I hope that not only is this proposition considered but that the area is extended to include these homes as quickly as possible.

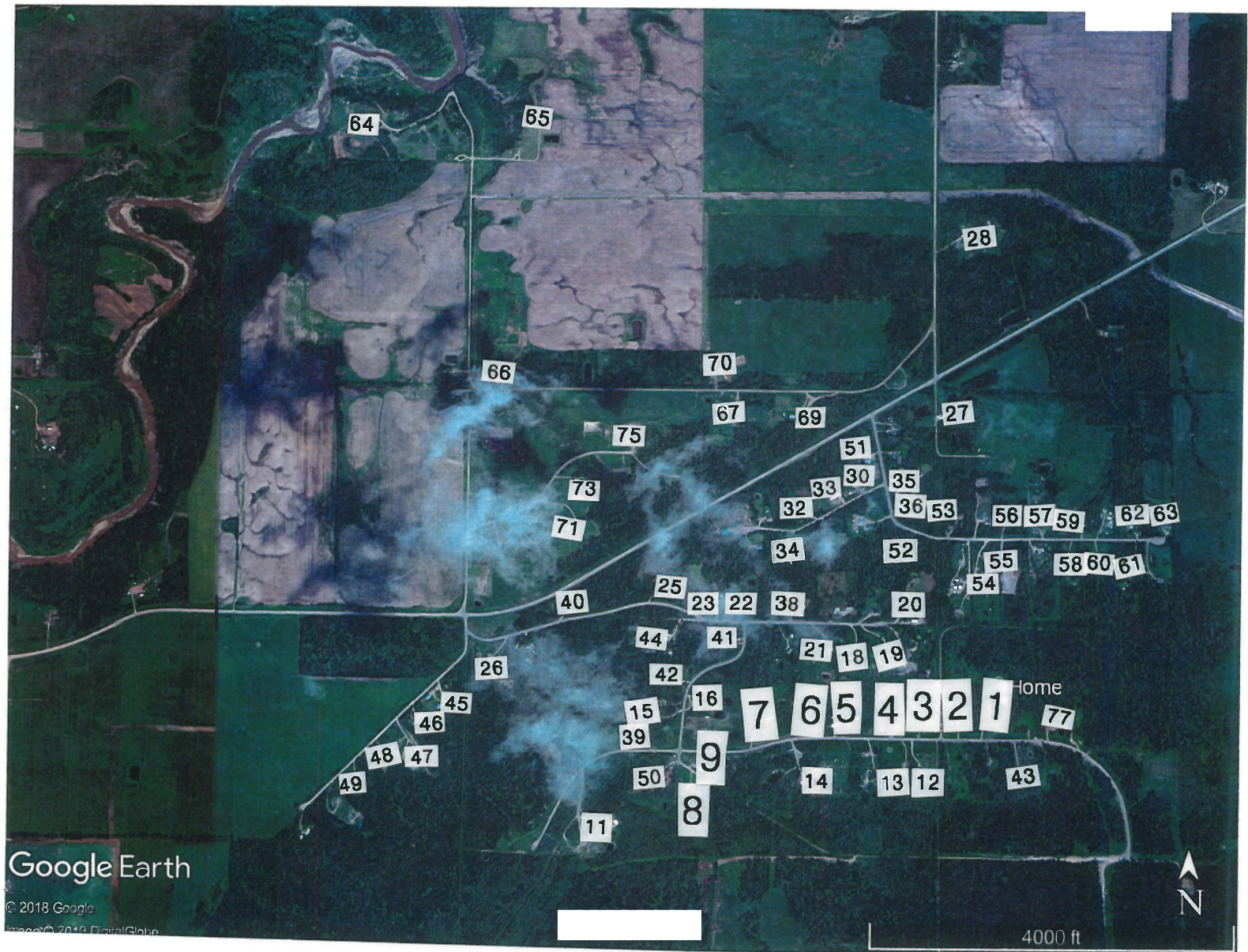
Regards,

Chad Hegge



Proposed Area to be





Wildfire Averages

The current 10-year average*, taken from 2008 to 2017, is 1,666 fires, 42.5% caused by people and 57.3% caused by lightning.

The following table shows the number and percentage of person and lightning-caused fires for last year and the 10 preceding years.

Wildfire Season Averages

Year	Total Fires	Total Hectares	Total Cost (millions)	Average Hectares per Fire	Person-caused	Person-caused (%)	Lightning-caused	Lightning-caused (%)
2018**	2,117	1,354,284	\$615.0	639.7	535	(25.3%)	1,489	(70.3%)
2017	1,353	1,216,053	\$649.0	898.8	552	(40.8%)	773	(57.1%)
2016	1,050	100,366	\$129.0	95.6	564	(53.7%)	486	(46.3%)
2015	1,858	280,605	\$277.0	151.0	617	(33.2%)	1,237	(66.6%)
2014	1,481	369,168	\$297.9	249.3	664	(44.8%)	817	(55.2%)
2013	1,861	18,298	\$122.2	9.8	564	(30.3%)	1,297	(69.7%)
2012	1,649	102,122	\$133.6	61.9	708	(42.9%)	941	(57.1%)
2011	653	12,604	\$53.5	19.3	444	(68%)	209	(32%)
2010	1,672	337,149	\$212.2	201.6	680	(40.7%)	992	(59.3%)
2009	3,064	247,419	\$382.1	80.8	881	(28.8%)	2,183	(71.2%)
2008	2,023	13,240	\$82.1	6.5	848	(41.9%)	1,175	(58.1%)
Average*	1,666	269,702		161.9	652	(42.5%)	1,011	(57.3%)

Hello,

My name is Chad Hegge and I live in the new portion of the Moore Subdivision. I am collecting signatures to approach Mayor and Council of the City of Dawson Creek as well as the Board of Directors of the Peace River Region District to extend the rural fire protection area to include this area of land.

The rural fire protection zone currently ends at the Briar Ridge Road on Highway 49, the Pouce Coupe rural fire protection area currently ends at Highway 49 at the end of the Briar Ridge road leaving roughly 80 currently occupied properties "unprotected". This is one of the densest populated areas around Dawson Creek that is currently unprotected.

It is my goal to have council approve an extension of the area currently protected by the Dawson Creek Fire Department by roughly 3.25 kilometers and would encompass a 9km square area including your home.

Insurance companies will consider a property protected if it is inside a protected area by a registered fire department and within 13km from the department. The east border of the proposed area is 13km from the Dawson Creek Fire Department and 11km from the Pouce Coupe Fire Department. If the property meets these requirements it can reduce insurance fees, but will also increase property tax. The amount of savings for the insurance is unknown since each house is so different from one another. The tax rate on rural fire protection is currently 89.4cents per \$1000 of assessed value. If a property is assessed at \$500,000.00 then the tax increase would be \$447.00 per year. It is my belief that the extra cost in property tax will be offset by the insurance savings.

My goal in starting this is not primarily to save money on insurance as the increase in property tax usually nullifies any savings. My main goal is to feel more comfortable that the department will respond if there is a fire in the area due to the increase in wildfires in our region and the Province as a whole.

I hope I can count on you to add your name to the list as I feel that if the residents of this area band together the probability of approval will be much higher. If you are receiving this letter you were not home when I stopped by if you'd like to sign the petition please contact me at 250-219-0456 and I will make arrangements to meet up with you.

Regards,

Chad Hegge

Proposed Expansion of Dawson Creek Fire Protection Area Petition

Lot # of Map	Name	Address	Phone Number	Signature
1	Chad Hegge			
2	Lynsey DeVries			
3	Darren Smadella			
4	Chrissy Poulin			
5	George Kowagrad			
6	Ivan Brausse			
7	Winter Poulin			
8	CINDY GABLER			
9	Kevin Rausse			
10	Sarah Rausse			
11	Nicole Armstrong			
12	Richie Wolfmore			
13	ROY HENRIKSEN			
14	Trev Hingley			
15	WENDIE DENYER			
16	RANDY GUERIN			
17	Toni Guerin			
18	JEFF GINTER			
19	Fock Petrick			
20	DUSTY DUECK			
21	Tina MIDDLETON			
22	DARCY SUCHY			
23	David Graham			
24	Nicole Graham			
25	Corey Unners			
26	Jamie Kitchen			
27	WAYNE MIDDLETON			
28	Theresa Simmonds			
29	Shawn Simmonds			

Proposed Expansion of Dawson Creek Fire Protection Area Petition

Lot # of Map	Name	Address	Phone Number	Signature
30	Mike Bomber			
31	Maureen Cook			
32	Garth Bonnor Stephen Bonnor			
33	WAYNE PETERS			
34	Jasen Klein			
35	KEVIN SEKYER			
36	ELWIN JOHNSON			
37	Michelle Johnson			
38	MIKE ZYGUN			
39	BRAD SHIPTON			
40	M.J. Gordon			
41	Nicole Jackson			
42	Carlin Duchesne			
43	TRANS BROWN			
44	SHARON SEYMITH			
45	Tracy Stanek			
46	Angela Fehr			
47	KEN WRIGHT			
48	S. Thansa			
49	Kaylen Endlicher			
50	Doug McLeod			
51	Moni Chutley			
52	LAWA FEERE			
53	DAN BOYLE			
54	MARILYN FELLE			
55	Brandon Nixon			
56	CHRISTINE SCHUL			
57	Lance Patterson			
58	John Sadford			
59	JEAN WALPER			

7.0

Proposed Expansion of Dawson Creek Fire Protection Area Petition

Lot # of Map	Name	Address	Phone Number	Signature
60	GORDON DYER			
61	MERLE SHUMAN			
62	Colin Harder			
63	Calvin Willis			
64	Ana Lichti			
65	Sally Munro			
66	Randy Macdonald			
67	AUDREY JENSEN			
68	De Jensen			
69	D. Smith			
70	Schulthaus			
71	John Schmuck			
72	A. Schuster			
73	Joel Wiebe			
74	Michaela Wandlin			
75	Chanelle Pngak			
76	Rick Palf			
77	Chris Ferguson			
78	Tara Ferguson			
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PEACE RIVER
REGIONAL DISTRICT



Dawson Creek Fire Department Fire Protection Area Review

Dave Mitchell & Associates Ltd.

December a2017

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Executive Summary

The Peace River Regional District (the “PRRD”) and the City of Dawson Creek are considering increasing the size of the fire protection area for the Dawson Creek Fire Department (the “DCFD” or the “Department”) for two specific areas, South Dawson and Briar Ridge. The issue of extending a fire department’s service boundaries is primarily driven by the question of whether an effective response, one which increases or improves life safety and the protection of property, is possible.

Responses by the fire service are often time critical and the ability to provide effective rescue and fire suppression declines relative to the time it takes to arrive on scene and commence emergency response activities. Even a response delayed by distance, however, ensures that an incident will be contained, preventing a structure fire from becoming a risk to neighbours or the forest interface. It also will improve life safety for residents. As an additional consideration, the expanded service also may enable some residents to obtain reductions in the cost of their residential insurance premiums.

In evaluating the matter of potentially expanding the fire protection area there are several considerations. The first is that providing the service to an area not currently protected will, at a minimum, ensure that some response is provided to potentially effect rescue and commence fire suppression. Fire propagation within structures is well understood as is the notion that effectiveness in rescue and fire suppression declines with distance travelled, as a result of the time delay involved.

Under the Fire Underwriters Survey (the “FUS”) system, single family residences which are more than eight kilometres from a fire hall are rated as unprotected and generally are not eligible for a reduced premium. Although we are aware of situations in BC where insurance premium relief has been provided for premises up to 13 kilometres from a fire hall, this is not the stated position of the FUS.¹ As such, the possibility of insurance cost reductions for residences which are beyond eight kilometres from the fire hall would need to be confirmed with the individual insurers or underwriters.

The two areas being considered for expansion include properties that, in the majority of cases, range between eight and 15 kilometres from the DCFD fire hall. The report recommends that both areas be fully added. The DCFD is in a position to provide an emergency response and while the effectiveness is attenuated by distance, even for those residences furthest from the hall, it will ensure that a response will be provided, and that the incident will be addressed. Any damage will be limited or confined and the spread of fire prevented. Those properties which are between eight and up to 13 kilometres also may see their insurance costs reduced, although such a reduction is at the discretion of individual insurers and underwriters.

For these reasons, the PRRD should consider expanding the area covered by the DCFD. Increasing the size of a fire protection area should not be unlimited as there is a serious decline

¹ Individual insurance underwriters may differ from the FUS approach.

in effectiveness beyond a certain point. Finally, any expectation of insurance premium savings will need to be confirmed with insurance providers.

In support of the efficacy of the existing fire protection service and the contemplated increase to the fire protection area, it is also recommended that the PRRD and the DCFD collaborate to improve the supply of water for firefighting purposes by seeking to achieve a Superior Tanker Shuttle Service ("STSS") accreditation. This would require integrating the personnel and resources of the Pouce Coupe and Tomslake departments and the coordination of this effort might best be managed by the DCFD. This was reviewed with the DCFD Fire Chief and it is recommended that the complement of the department be increased by an individual to coordinate and provide training and regular exercises.

In addition to adding a trainer, it is recommended that a Rapid Response Engine be added to the DCFD fleet to provide a better response to the properties in Briar Ridge and South Dawson where the houses and other structures have narrow, steep driveways which will provide a challenge for a full-size Engine.

Background

The DCFD is operated by the City of Dawson Creek. The Department operates from a single fire hall adjacent to the City Hall as shown in Figure 1. It also provides response to an extended fire protection area within the PRRD.

The PRRD is considering an extension of the fire protection area to include Briar Ridge and South Dawson, two areas not currently covered by a fire protection agreement.

Enlarging the fire response area

would enable the DCFD to provide a response where none presently exists and will likely result in a reduction in fire insurance premiums for those properties which are less than eight

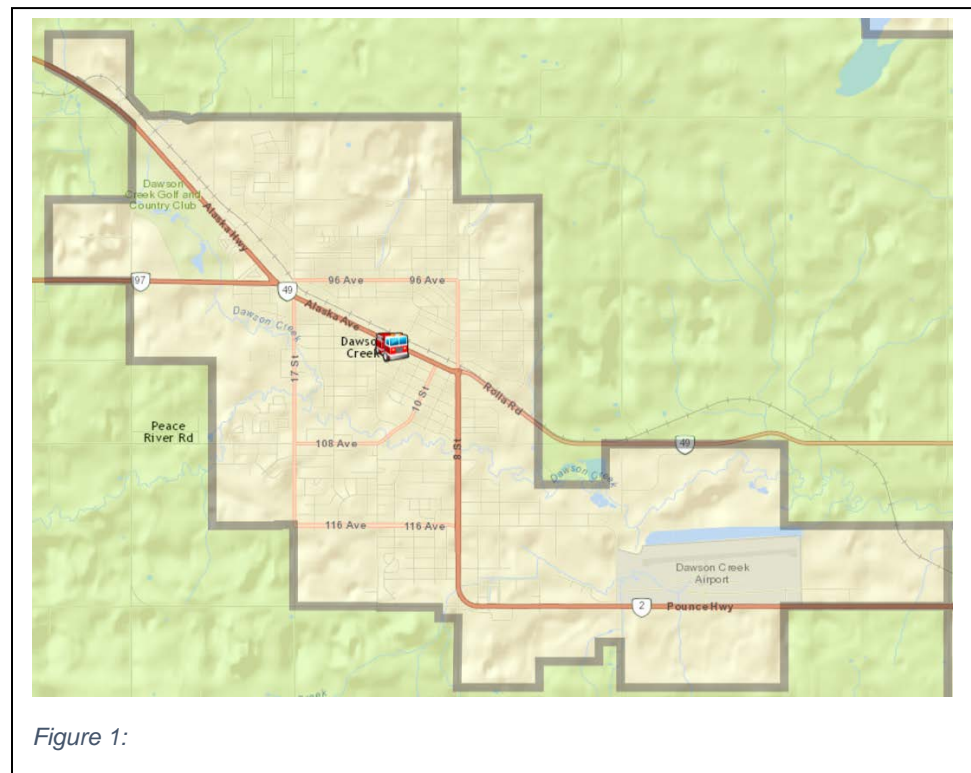


Figure 1:

kilometres from the hall, and may result in somewhat lower premiums for those between eight and 13 kilometres. The FUS provide ratings of fire services based on many factors including distance by road network from a recognized fire hall.² Their stated position is that a residential property which is more than eight kilometres from a recognized fire hall is considered unprotected and thus not discounted in terms of insurance premiums. Individual underwriters, however, are free to approach the issue differently and there are several instances where it is reported that a discount has been provided for a structure up to 13 kilometres in other parts of the province.

Regardless of whether any discounted premium arises from a response beyond eight kilometres, the arrival of a fire department will provide a level of comfort to the property owner and potentially effect a rescue, prevent the further spread of a fire and limit damage.

Response Standards—NFPA

The standards of service that apply to the fire service include those related to response time objectives. These are defined by the National Fire Protection Association (the “NFPA”) and include time intervals for 911 call handling, dispatch, turnout of crews and travel to the scene.

Each of these will be described in further detail in the following sections. However, a key element for all fire responses is the relationship between time and the degree of fire damage. This is illustrated in Figure 2 which shows the rate of change / percentage of destruction from the time at which a fire ignites.

This fire propagation model is well documented and explains why each element of fire response is critical because at or about eight minutes from ignition a fire will flashover and extend beyond the room of origin. This increases the risk to the resident as well as to the firefighter, and certainly increases the amount of resulting damage.

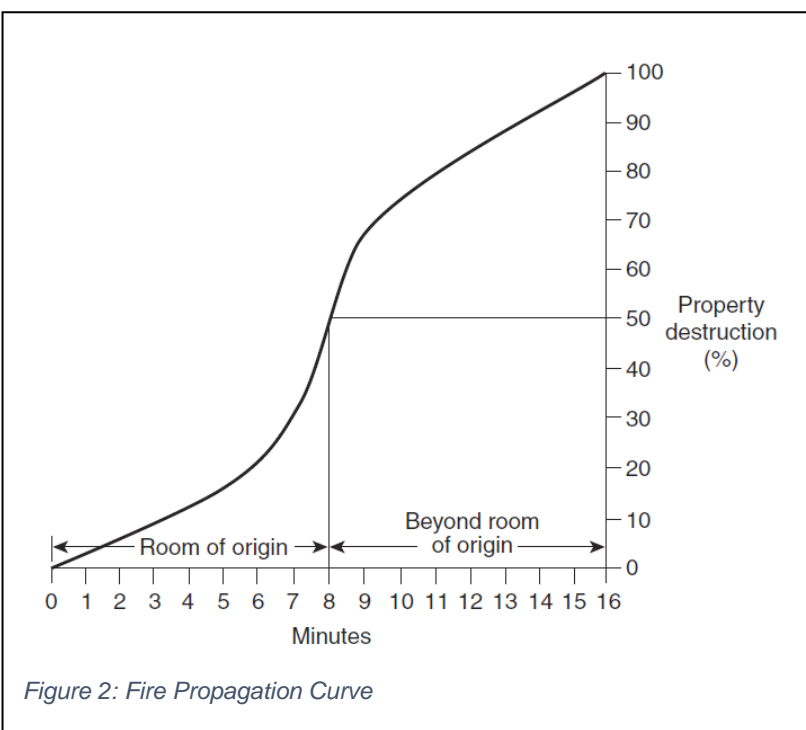


Figure 2: Fire Propagation Curve

² http://www.fireunderwriters.ca/home_e.asp

The relationship between the deployment of sufficient firefighters within a defined timeframe relative to fire loss and injury has been documented by the NFPA and this is shown in Table 1. From this it can be seen that confining a fire to the room of origin results in an average dollar loss of \$2,993.

Flame Spread	Civilian Deaths	Civilian Injuries	Average Dollar Loss per Fire
Confined fire or flame damage confined to object of origin	0.65	13.53	\$1,565
Confined to room of origin, including confined fires and fires confined to object	1.91	25.32	\$2,993
Beyond the room but confined to the floor of origin	22.73	64.13	\$7,445
Beyond floor of origin	24.63	60.41	\$58,431

Table 1

Fires which extend beyond the room of origin but which are contained to the floor of origin result in an average dollar loss of \$7,445 while fires which extend beyond the floor of origin result in an average dollar loss of \$58,421³.

Similarly, where a fire is held to the room of origin civilian fire deaths do not exceed 1.91 per thousand fires, but where the fire extends beyond the room of origin there are 22.73 deaths per thousand fires. In terms of injuries we expect 25.32 per thousand fires when the fire is held to the room of origin but this increases to 64.13 when the fire extends beyond that.

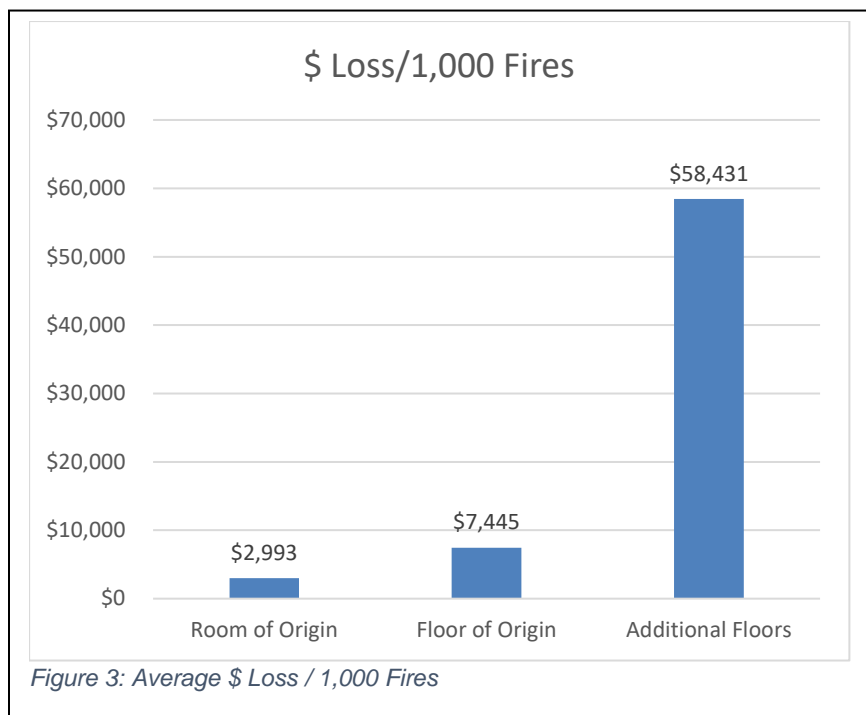
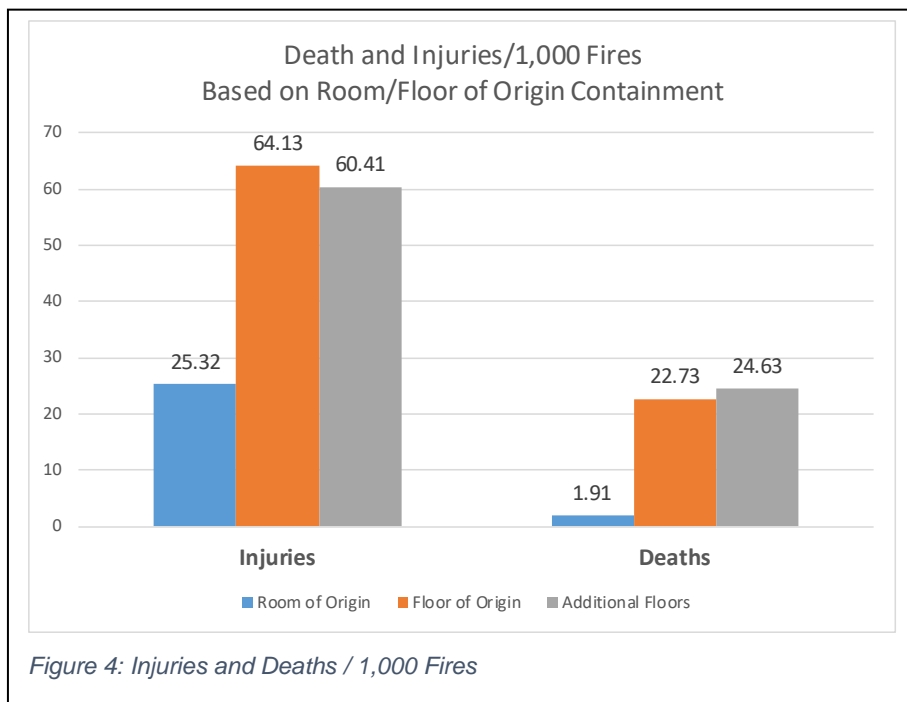


Figure 3: Average \$ Loss / 1,000 Fires

³ The data used in this table is for the United States; there is no similar aggregation of national data in Canada.

This data is shown graphically in Figure 3 in terms of dollar loss per 1,000 fires and in Figure 4 in terms of injuries and deaths per 1,000 fires.

In summary, fire damage, injuries and fatalities are mitigated by the promptest possible arrival of a competent fire department.



Response Standards—Fire Underwriters

The FUS reviewed the DCFD in 2010 and rated the Department in terms of Dwelling Protection Grade (the “DPG”) and Public Fire Protection Classification (the “PFPC”).⁴ The DPG rating was 3A, the PFPC was 5.

The following analysis will consider the extension of the fire protection area beyond its current limits and provide a series of recommendations. To be clear however, the determination of insurance premium savings is solely within the control of the insurance industry, which is generally guided by the FUS rating system.

⁴ Fire Underwriters Survey, *City of Dawson Creek, 2010* (the “FUS Survey”). “DPG” is the rating applied to single family residences, where “1” is the best and “5” is unprotected. The “PFPC” rating is applied to multi-family residences and commercial and industrial properties and “1” is the best, while “10” is unprotected.

Analysis

The PRRD covers a very large area and this analysis is limited to two specific areas which are being considered for addition. For these areas, responses by road network have been generated using 5, 8, 13 and 15-kilometre polygons and these are color-coded as shown in Figure 5.

For comparison, the existing fire protection area outside of Dawson Creek is also displayed to illustrate the areas in which properties are responded to by the DCFD beyond eight kilometres.

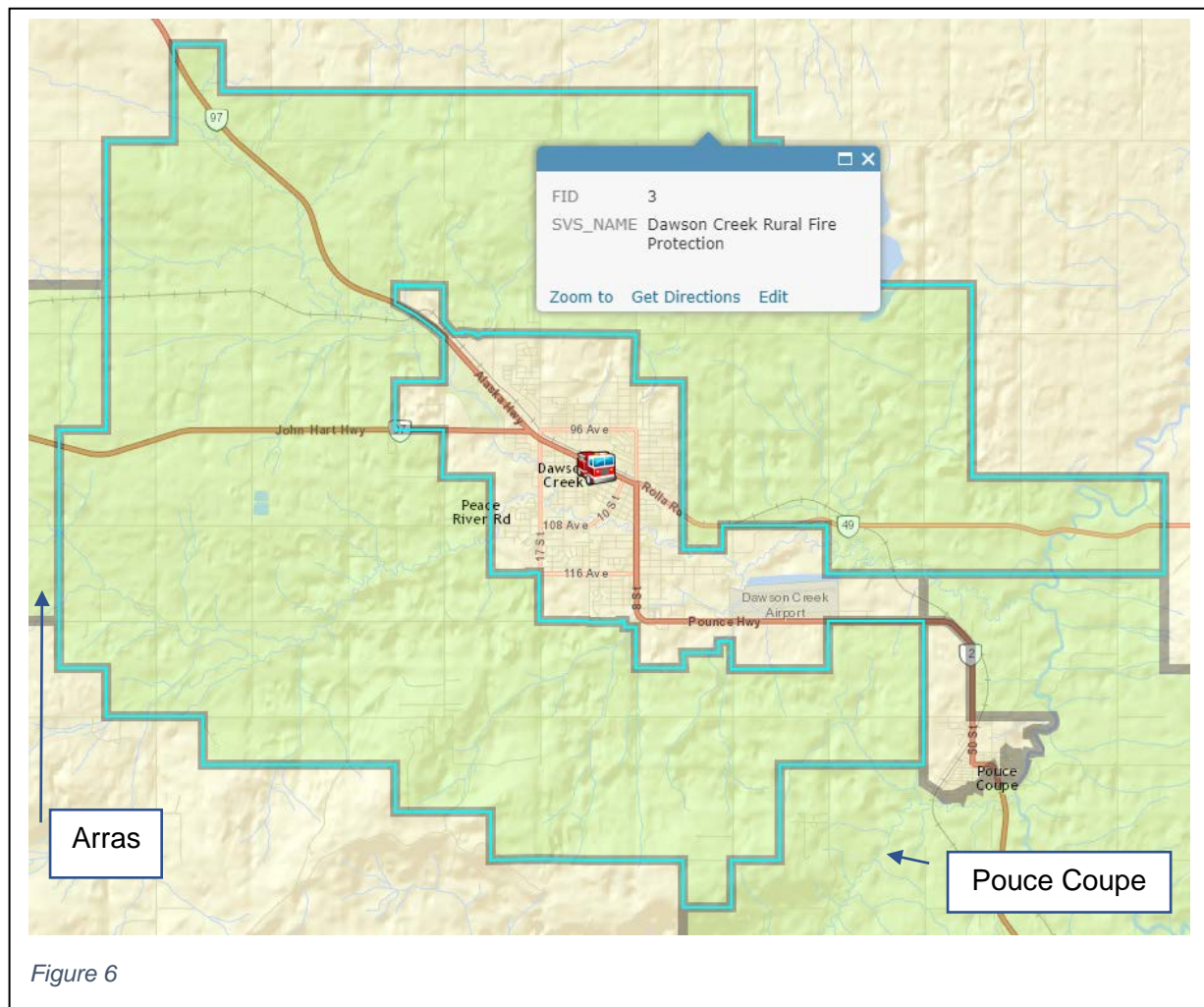
For Briar Ridge and South Dawson, the number of civic addresses (156) has been identified by the PRRD and, based on a multiplier of 2.8,⁵ the number of residents has been estimated. The total number of residents by this measure would be 437.



⁵ The multiplier of 2.8 was provided by the PRRD GIS department, July 28, 2017.

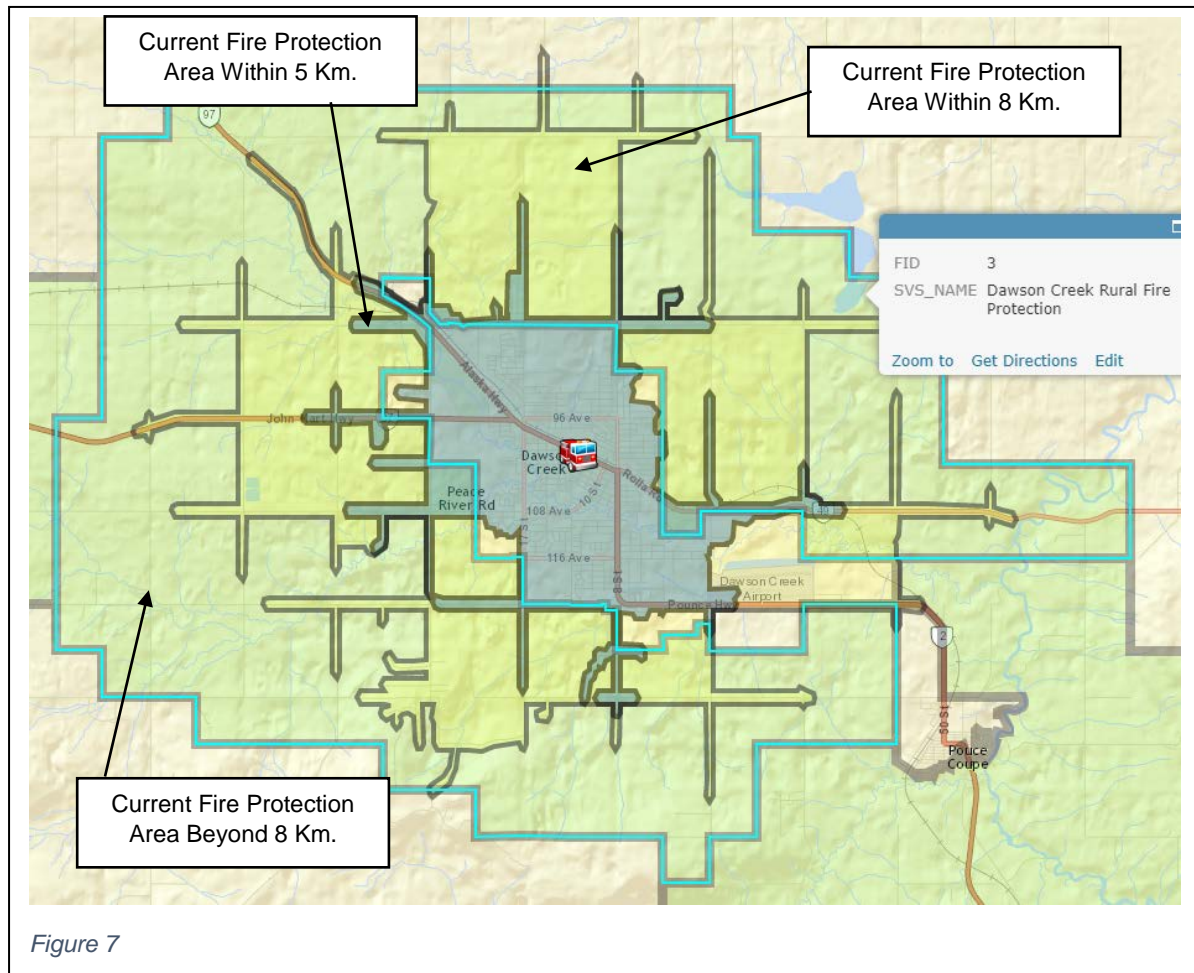
Current Fire Protection Area

The current fire protection area is shown as the light green shaded area outlined in blue as



shown in Figure 6. The light green areas shown to the west and south-east of Dawson Creek are the Arras and Pouce Coupe fire protection areas respectively.

This same area can then be overlaid with the five and eight kilometre polygons as shown in Figure 7

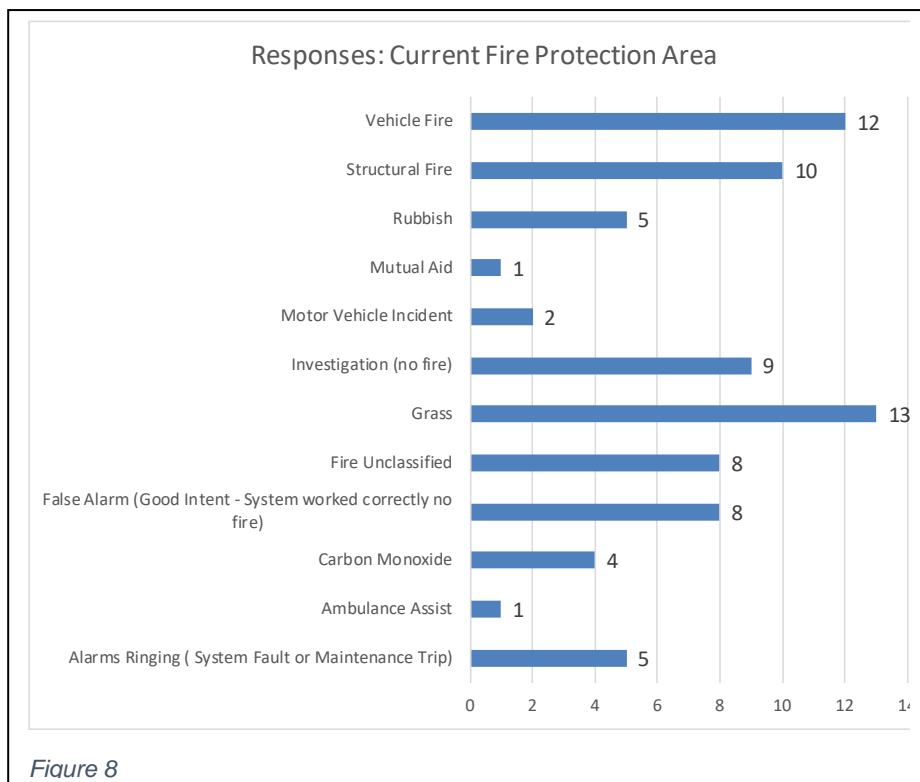


What this illustrates is that the current extended fire protection district includes areas which are beyond eight kilometres; these include Highway 49 to the east, the Hart Highway to the west, Highway 97 to the north-west and Township Line Road to the south-east.

Response to Incidents

As noted, the DCFD currently provides coverage to a portion of the PRRD and one issue to be addressed is the potential impact on the Department from providing additional responses at a further distance.

Responses are for a range of incident types summarized in Figure 8. The majority of these are for single unit calls and/or for a shorter duration than structure fires which require a full commitment by the Department.



Total responses in the fire protection area are slightly less than 4% of the responses by the Department (see Figure 9).

This percentage changes when the responses data is analyzed for structure fires as shown in Figure 10.

In this case, the percentage of responses in the fire protection area is 12.5%.

	2012	2013	2014	2015	2016	Total
Fire Protection Area	11	12	12	15	28	78
Dawson Creek	375	355	416	397	414	1,957
Total	386	367	428	412	442	2,035

Figure 9: All Response Types: Average of 16 calls in the Fire Protection Area 2012 to 2016

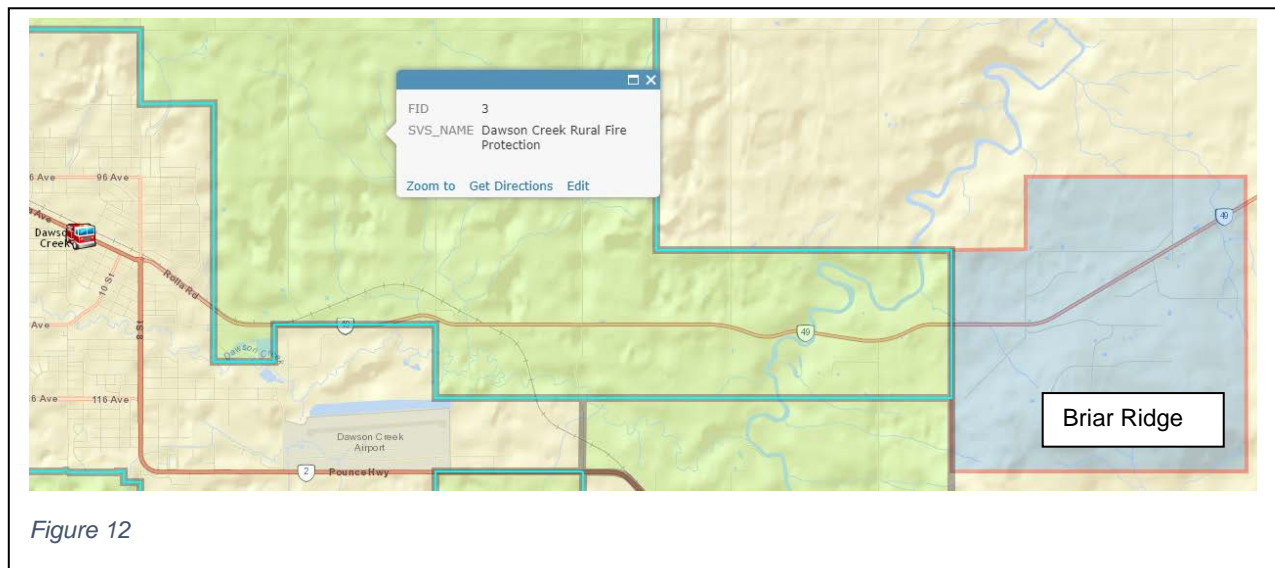
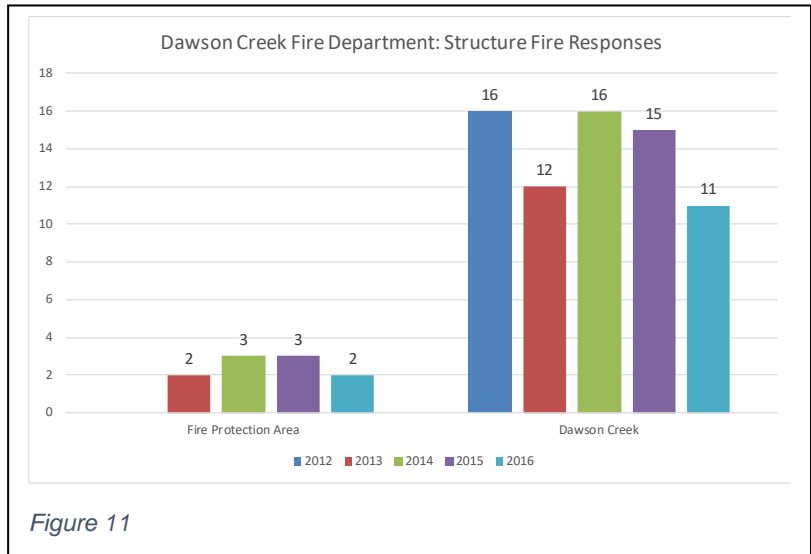
	2012	2013	2014	2015	2016	Total
Fire Protection Area		2	3	3	2	10
Dawson Creek	16	12	16	15	11	70
Total	16	14	19	18	13	80

Figure 10: Structure Fire Incidents

This is shown graphically in Figure 11 and illustrates that there is an impact to the DCFD for responses that are for structure fires as they are likely to result in a commitment of a majority or all of the Department's resources. Where this occurs outside of Dawson Creek there is a degree of elevated risk in terms of the 'next call for service' that may occur in the City.

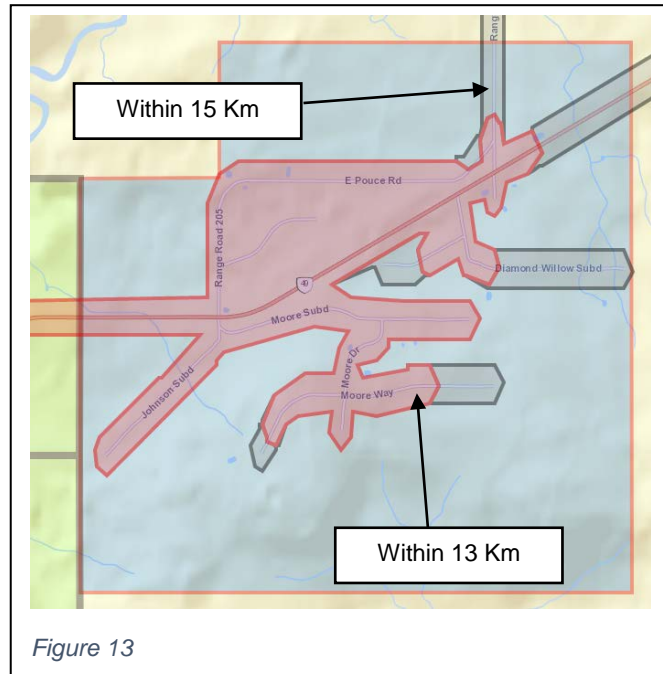
Briar Ridge

The Briar Ridge area that is being considered for inclusion in the fire protection area is the blue



polygon shown in Figure 12 and immediately adjacent to the eastern limit of the current rural fire protection area along Highway 49. The area is approximately 9.8 square kilometres and contains 91 residential properties.

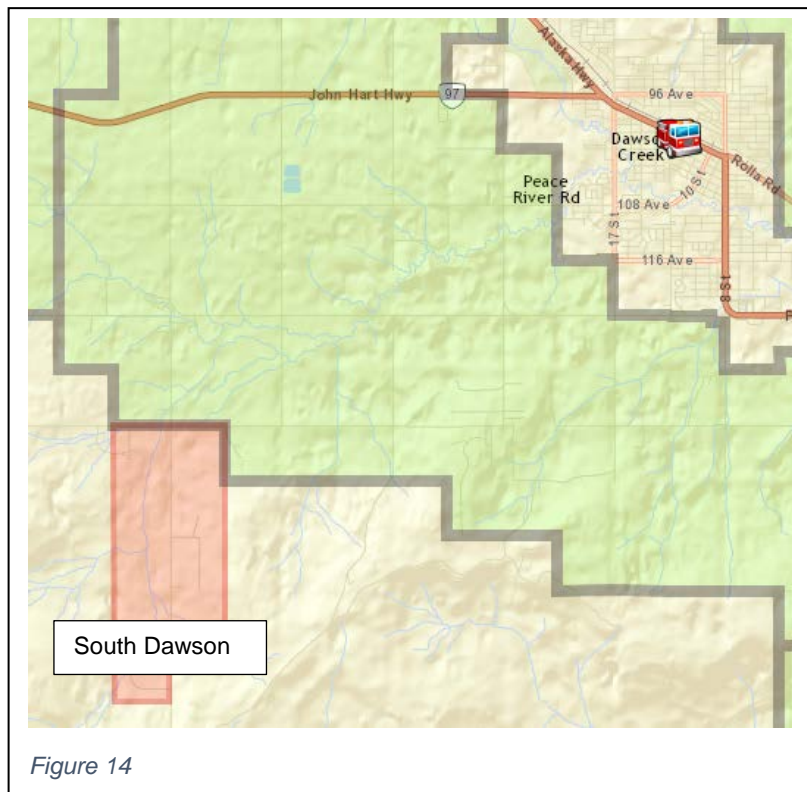
The travel distance to the area exceeds eight kilometres; however, the majority of it is within 13 kilometres (red polygon) and all of it within 15 kilometres (grey polygon) as shown in Figure 13.



South Dawson

The South Dawson area being considered for inclusion in the fire protection area provided by the DCFD is the red shaded area shown in Figure 14.

The area is approximately 5.9 square kilometres and contains 65 residential properties.



The travel distance to this area exceeds eight kilometres but for some part is within 13 and 15 kilometres as shown in Figure 15.

Travel distance from the Dawson Creek fire hall within 13 kilometres is portrayed by the darker red polygon; 15 kilometres is shown in the grey polygon with the black outline.

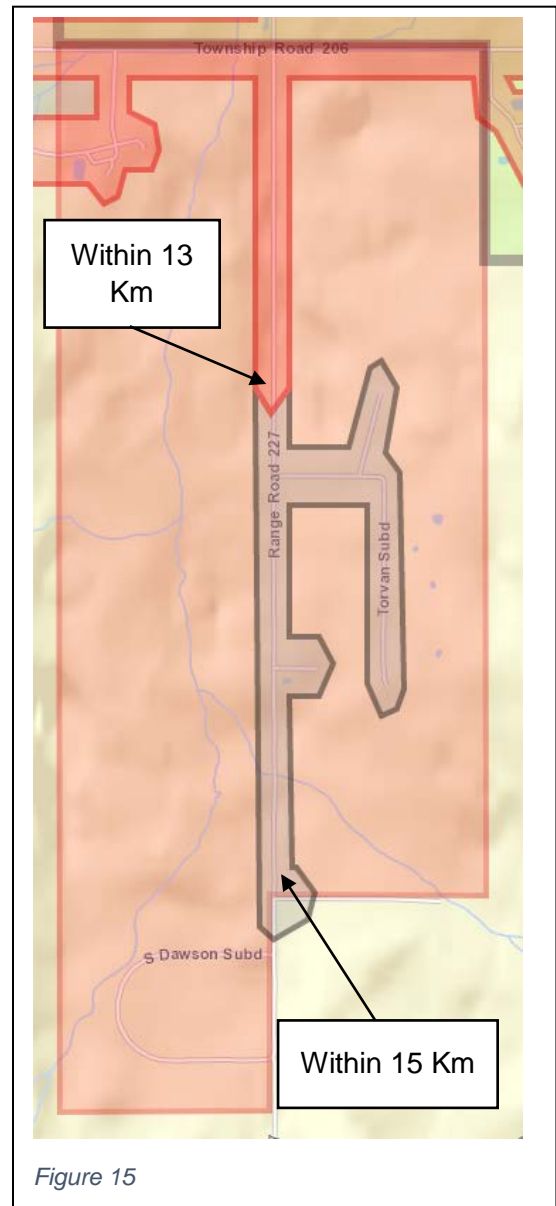


Figure 15

Coverage Expansion Issues

The addition of Briar Ridge and South Dawson into the Dawson Creek rural fire protection area is recommended. Coverage within these two areas will be beyond the eight kilometre travel distance from the fire hall but that is already the case within the existing fire protection area.

Official Community Plan

Expansion of such fire service is also consistent with the South Peace Fringe Area Official Community Plan⁶ at 11.2.1:

11.2.1 Policies

- a. To encourage and support existing Dawson Creek, Pouce Coupe, Arras, and Tomslake rural fire protection service areas as defined on Schedule E, providing services to SPFA residents; and
- b. To facilitate requests for expanded fire protection service areas, where feasible.⁷

An expanded fire service to Briar Ridge and South Dawson would require a primary response by the DCFD which would dispatch a trained crew with an Engine and a Tender for water supply since the area under discussion does not have hydrants. One option for the PRRD and the DCFD to jointly consider is STSS accreditation by the FUS.⁸

Wildland Interface Risks

As part of this review process, Briar Ridge and South Dawson were reviewed including a consideration of the risk posed by the wildland interface.

Briar Ridge

All Briar Ridge homes are classified as being in the wildland interface. Therefore, there is a risk of wildfire to all residents of this area. The wildland interface risk is considered moderate according to the Provincial Strategic Threat Analysis done in 2015. The Briar Ridge area is surrounded by farmland on the north and west which will protect the ridge from most wildfires; the east and south sides of the ridge are composed of C-2 (spruce) and M-2 (aspen) forested areas. In the summer months, the fire risk can reach extreme.

By practicing the Fire Smart principles, the risk from wildland interface fire to home owners can be greatly reduced. The PRRD and the DCFD should focus on public education programs such as Fire Smart to educate the residents of the ridge. As well, there is a need to improve fuel management performance by planning and carrying out forest activities in a manner that reduces future fire risks and the potential impacts of wildfire.

⁶ Bylaw No. 2048, 2012.

⁷ Ibid, page 47.

⁸ http://www.fireunderwriters.ca/superiortankershuttle_e.asp

South Dawson

The South Dawson properties are classified as being in the wildland interface because of they are surrounded by a forest. This forested area is a mixture of C-2(spruce) and M-2(aspen). The South Dawson homes are protected by surrounding farmland outside of the immediate homesteads/forested areas which makes the area fairly safe from large scale forest fires. The wildland interface fire risk would be considered moderate to low most times of the year, but in the summer months the risk can reach extreme.

By practicing the Fire Smart principles, the risk from wildland interface fire to home owners can be greatly reduced. As with Briar Ridge, the PRRD and the DCFD should focus on public education programs such as Fire Smart to educate residents. A planned-out fuel management program should be implemented over a period of years. This practice can greatly reduce future fire risks and the potential impacts of wildfire.

Superior Tanker Shuttle Service Accreditation

STSS accreditation is recognized by the FUS as being equivalent to hydrant protection.⁹ This accreditation has been obtained by a number of fire services in the province and, where they are compliant in terms of water flow and distance, they are equivalent to the DPG Grade 3A which is considered “fully protected”, as opposed to DPG 3B, which is a semi-protected rating. The difference in insurance costs between semi- and fully-protected can be as much as 30%.

For the STSS accreditation to generate an insurance premium discount, the FUS requires the property to be within eight kilometres of a fire station and 5 kilometers of a water supply point. Achieving an STSS accreditation would provide a more secure water supply within the sub-regional area in addition to a potential reduction in fire insurance premiums. Accreditation is normally granted by the FUS for a period of five years¹⁰.

The accreditation would require a minimum of three Tenders of appropriate capacity along with identified water supply points. Achieving this capacity would require an optimized response by the DCFD along with the Pouce Coupe Fire Department and probably also Tomslake.

Having the ability to provide a consistent water supply by tanker shuttle would be a benefit for both the PRRD service areas which are protected by the DCFD as well as the City of Dawson Creek as this would assure an additional water supply capability regardless of whether accreditation is obtained. Such a cooperative model would also be supported by the ongoing commitment to training within the South Peace that is now possible at the DCFD training site.

⁹ Ibid.

¹⁰ To be clear, STTS accreditation will only be granted by the FUS but regardless of whether accreditation is obtained or not, the ability to provide an enhanced water shuttle will be a benefit to any firefighting response within the PRRD as well as within Dawson Creek.

Mutual Aid Agreement

Mutual aid agreements are essential tools that enable fire departments to provide aid to one another, when circumstances warrant. They permit departments to share resources and specialty services (e.g., specialty rescue or hazardous materials responses; additional water supplies, etc.), and enable them to obtain critical support for major incidents or other situations where a department's resources are overwhelmed by events. Mutual aid agreements require a specific request for assistance from the requesting department, before another department responds to the incident.

There is an existing mutual aid agreement (the "Agreement") between the PRRD, the Tomslake Fire Department Society, the City of Dawson Creek and the Village of Pouce Coupe. The Agreement, made as of 10 November 1999, was intended "...to provide for fire and emergency response mutual aid in Dawson Creek, Pouce Coupe and Tomslake and the rural areas surrounding those communities."¹¹

The Agreement appears to have expired as it was signed 10 November 1999 and was for a five-year term. If the DCFD intends to rely on this arrangement, the Agreement should be renewed and updated. Nevertheless, it appears still to form the basis for mutual aid between the parties. The Agreement is without any specific area limitations and is intended to enable each of the parties to request aid from the other parties when required. Likewise, there is no restriction as to what might be provided by this agreement, as the term Emergency Resources includes "...all persons and equipment held by, in the service of or directly available to the fire services of the Party."¹² That said, the Fire Chief of the Providing Party has full discretion as to what resources to send in response to a request and no liability is intended to attach to any such decision.¹³

Subject to the adoption of a revised mutual aid agreement all available apparatus and personnel are available for deployment at the request of any party to the Agreement. The shared response by apparatus and personnel can be used to achieve an STSS accreditation, though any such arrangement for water tenders would likely have to be developed along with an automatic aid structure, to ensure the timeliness of response.¹⁴ The appropriate number of Tenders for water supply and water supply points should be reviewed and this detail provided to the FUS; as well, they will require information on a coordinated plan to train and implement this enhanced water supply system. Coordination of this training function could be managed by the DCFD, subject to a review of their resources, due to the presence of the training site in Dawson Creek as well as their capacity to manage training overall.

¹¹ As described in the full name of the bylaw authorizing the execution of the agreement by the PRRD: *South Peace Fire Mutual Aid Agreement By-Law No. 1260, 1999.*

¹² Agreement, s. 1, Definitions.

¹³ Agreement, sections 3 and 4.

¹⁴ Under automatic aid, the supporting departments are automatically called out to certain classes of events – e.g., a confirmed structure fire.

Apparatus and Staffing

Fire protection for the existing and proposed additional two areas is recommended with provision for a more flexible response and with a greater capacity for water supply for fire suppression.

In terms of water supply, the fire protection area does not have fire hydrants. All water used for firefighting is that carried to the fire in Tenders, or uses stored water at the scene.

At the present time, the Department has a number of Tenders at least one of which has been provided by the PRRD. However, there is a practical limit to the amount of fire suppression that can be attempted with what is a de facto limited water supply. For this reason, it is recommended that Department and the PRRD procure sufficient additional Tenders and provide fill points to achieve a continuous flow of water; what is termed a Tanker Shuttle Service. It may also be possible to have this accredited by the FUS and if that can be achieved, the insurance industry considers this the same as being within a hydranted area.



Figure 16: Tender

Deploying a tanker shuttle service will require sufficient additional tankers to provide a continuous flow of water at a fire scene. This is a practice that is achieved by a number of fire departments in BC and results in a greatly enhanced ability to provide fire suppression. It also provides a greater margin of safety for firefighters.

The effectiveness of a tanker shuttle service is determined by the provision of water sources and apparatus. It also absolutely requires regular training and drilling with this configuration to ensure the competence and familiarity with all parts of the operation. It is proposed that the DCFD would be in the best position to manage this service in partnership with the PRRD and the surrounding fire departments. If this concept is agreed it will require a more detailed discussion and agreement with the respective fire departments as well as the procurement of sufficient Tenders and a commitment to training time and regular practices. This matter was reviewed with the DCFD Fire Chief and it is proposed that a training position be added to the Department to coordinate and deliver training and regular practices.

As noted earlier Briar Ridge and South Dawson were reviewed by the consultants in terms of the forest interface risk as well as the general risk, types of construction and topography.

In a number of places houses are built on hillsides with relatively steep and narrow driveways that present a significant challenge in terms of access or egress for a full-size engine. For this reason, it is recommended that the PRRD and the DCFD consider the implementation of a Rapid Response Engine similar to the unit shown in Figure 17. This type of unit is deployed in many fire departments as an additional unit for this specific type of response and often equipped with a Compressed Air Foam System (the “CAFS”) to obtain the maximum utilization of the available provided water supply. The estimated cost for this type of unit based on ones currently deployed in other fire departments is \$200,000.



Figure 17: Rapid Response Engine

Summary

The PRRD has an agreement with the DCFD to provide an emergency response to a defined area outside of the City of Dawson Creek. This agreement generates approximately 11 responses per year by the DCFD.

Increasing the size of the fire protection area to include South Dawson and Briar Ridge would add some 156 additional properties to the DCFD service area, and provide a response by a fire department where none currently exists. A portion of the two areas will be within 13 kilometres of the DCFD fire hall, others are beyond that. In the case of Briar Ridge all properties are within 15 kilometres; in South Dawson, there are perhaps 17 properties that would be just slightly beyond that point.

The area that is currently unprotected also lacks hydrants and so, in its present configuration, the DCFD is somewhat constrained in the amount of water that can be provided by Tender. The mutual aid agreement permits the DCFD as well as the Pouce Coupe and Tomslake fire departments to provide mutual aid without limitation in terms of their resources. Providing a consolidated response by the resources of all three departments with the appropriate numbers of Tenders and sufficient water supply points could allow for an STSS accreditation. Such an accreditation would allow any fire suppression activities in any protected area to operate with a continuous water supply.

Recommendations

It is recommended that the PRRD consider expanding the DCFD fire protection area to include the two areas identified below. It is further recommended that the PRRD and the three fire departments that are parties to the mutual aid agreement be trained and equipped to achieve certification for an STSS accreditation. The training and regular practice to achieve this to be facilitated by an increase of one position for the DCFD.

Accreditation by the FUS should provide an opportunity for lower fire insurance premiums but even without accreditation a tanker shuttle can provide a continuous flow of water for firefighting where this is not currently the situation both within the current fire protection area and the proposed extensions. Implementation will require a review with the respective fire chiefs to ensure a sufficient number of tenders, suitable training and regular practice to ensure a continuous water supply.

In addition to the implementation of a tanker shuttle it is recommended that the DCFD increase its fleet by adding a Rapid Response Unit to provide a first attack capability in Briar Ridge and South Dawson. This type of unit would allow the Department to better cope with many of the residences with long, steep driveways; as well the response time for a smaller vehicle is likely to improve.

Briar Ridge

Briar Ridge is at the east limit of the current fire protection area on either side of Highway 49. There are 91 residences in this area and the majority are within 13 kilometres of the DCFD; all of the remaining area is within 15 kilometres.

South Dawson

South Dawson is at the south-west corner of the existing fire protection area. There are 65 residential properties in this area with few if any within 13 kilometres. The largest portion of the 65 properties is just beyond 13 kilometres with a few just beyond 15 kilometres.

Conclusion

The issue of extending a fire department's service boundaries is primarily driven by the question of whether an effective response, one which increases or improves life safety and the protection of property, is possible. In general, the longer that it takes a fire department to arrive at the scene of an incident, the greater the damage that is likely to occur and the greater the risk of injury or death. Even so, the provision of a confirmed emergency response ensures that an incident will be contained, preventing a structure fire from becoming a risk to neighbours or the forest interface. It also will improve life safety for residents. As an additional consideration, under the FUS system, insurance premiums are reduced where a residential property is located within eight kilometres of a fire hall, with some individual insurers or underwriters extending this protected zone as far out as 13 kilometres.

In the present review, the possible extension of the DCFD fire protection coverage for Briar Ridge and South Dawson is recommended. Most properties within this expanded service area are within 13 to 15 kilometres from the hall. Some portions of South Dawson slightly exceed a travel distance of 15 kilometres from the hall.

Appendix 1: Superior Tanker Shuttle

The following is from the FUS and describes alternate water supplies including Superior Tanker Shuttle (the “STS”).

Fire Underwriters Survey: Superior Tanker Shuttle

Alternative Water Supplies for Public Fire Protection¹⁵

Alternative water supplies include water supplies other than those that are defined as pressurized, municipal-type water supply systems. Generally speaking fire fighting operations are dependent on water and/or other extinguishing agents to succeed. In developed areas, water supplies are provided through a network of distribution pipes, storage and pumping facilities.

In areas without municipal-type water supplies, fire fighting presents a significantly greater challenge. Historically various methods have been utilized to deliver water from some source location to the fireground. The bucket line is an example of one of the historical methods of delivering water to a fire. Generally speaking these types of water supply delivery methods were not effective with respect to reducing property damage.

Since the advent of automotive fire apparatus and road infrastructure, the capacity to move water from a source location to the fire ground has improved dramatically. The fundamental steps in a shuttle operation are as follows:

- set up pumper apparatus at fire event and deliver water from temporary storage facility (ex. portable tank) through fire pump to fire;*
- draft water (from a location where water supplies are known to be reliable and accessible) into a mobile water supply apparatus*
- move water from source location to fire event using mobile water supply apparatus*
- dump water into temporary storage facility (ex. portable tank) at fire event location*
- repeat shuttle cycle.*

Levels of Service

Unrecognized Shuttle Service

If the level of shuttle service provided by a community does not meet the minimum benchmarks set out in NFPA 1142, then the level of service will not be recognized for fire insurance grading purposes.

Standard Tanker Shuttle Service

¹⁵ http://www.fireunderwriters.ca/superiortankershuttle_e.asp, accessed 23 August 2017.

To be recognized, for Standard Tanker Shuttle Service, the fire department must have adequate equipment, training and continuous access to approved alternative water supplies to deliver standard tanker shuttle service in accordance with NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting. A formal plan for use of alternative water supplies must be in place and available for review detailing the alternative water supply sources and characteristics. To be credited, fire department access to alternative water supplies must be 24 hours per day and 365 days per year. Refill capacity from alternative water supplies using drafting techniques requires a pump that has a minimum capacity of 450 LPM (100 lpm) at 275-415 kPa (40-60 psi).

Accredited Superior Tanker Shuttle Service

Accredited Superior Tanker Shuttle Service is a recognized equivalency to hydrant protection. To be accredited, fire departments must commit to maintaining a high standard of organization, and practice delivering the service regularly. The fire department must be able to show through testing and documentation that it can continuously provide water supplies in excess of the minimum required for hydranted municipal-type water supplies.

To be recognized for Accredited Superior Tanker Shuttle Service, the system of delivery of water supplies must be well-designed and well-documented. The system of delivery must meet all of the requirements specified for Standard Tanker Shuttle Service and must exceed the requirements in several key areas:

- The fire department must be able to prove through testing that the specified requirements of Superior Tanker Shuttle Service can be met.*
- For personal lines insurance, the fire department must be able to deliver a flow rate of not less than 950 LPM (200 IGPM) within 5 minutes of arriving at the test site with the first major piece of apparatus (wheel stop).*
- For commercial lines insurance, the fire department must be able to deliver a flow rate of not less than 1900 LPM (400 IGPM) within 5 minutes of arriving at the test site with the first major piece of apparatus (wheel stop).*
- The fire department must be able to deliver the flow rate which will be accredited within 10 minutes of arriving at the test site with the first major piece of apparatus (wheel stop).*
- The volume of water available for fire fighting must be adequate to sustain the accredited flow rate for a duration in accordance with the Fire Underwriters Survey Water Supplies for Public Fire Protection*

Further Notes

- To be recognized for fire insurance grading purposes, the protected property must be located within:
 - Commercial Lines (PFPC) - 5 km of a fire station AND 2.5 km of an approved water supply point**

- *Personal Lines (DPG) - 8 km of a fire station AND 5 km of an approved water supply point*
- *To be recognized for fire insurance grading purposes, the water-delivery system must be available AND accessible 24 hours per day and 365 days per year;*
- *To be recognized for fire insurance grading purposes, the water capacity of alternative water supply sources must be documented for a 50-year drought cycle and documentation must be available for review. Alternative evidence of reliability of supply will be considered on a case by case basis.*
- *Fire Underwriters Survey treats dry hydrants with suction points in the same way as it treats standard (pressurized) fire hydrants. Any property within 300 metres of a dry hydrant may be eligible for a Dwelling Protection Grade better than 3B, provided the building is within eight kilometres by road of a responding fire station, the fire department is recognized as meeting the criteria for a Dwelling Protection Grade of 3A or better and the fire department has adequate apparatus to effectively utilize the dry hydrant through suction. Testing of the fire department's capacity to utilize the dry hydrant and documentation of the dry hydrant design and maintenance may also be required.*
- *Fire Underwriters Survey may extend credit beyond 300 metres of a fire hydrant when the responding fire company uses large-diameter hose, if the fire department can demonstrate a standard procedure for deployment of hose and also establish a relay operation as needed.*

Historical Note: Fire Underwriters Survey has completed Superior Tanker Shuttle Service Testing since 1989 when the first such test was completed in Ontario. Past systems for testing were somewhat less formal. [See article: 1988 First Accreditation in Canada](#)

Noted changes to Accredited Superior Tanker Shuttle Service

1. *Defined coverage areas*
2. *Formalized requirements for Approved Water Supply Points*
3. *Publication of accredited flow rates to the Canadian Fire Insurance Grading Index*
4. *5 year limit on accreditation period*
5. *Formalized requirements for documentation*
6. *Formalized integration of NFPA 1142*

For communities that are currently accredited to deliver Superior Tanker Shuttle Service, a phase in period of 2 years will be used to allow communities time to prepare for the re-accreditation process.

Note: the full Superior Tanker Shuttle Accreditation document can be downloaded here: [Superior Tanker Shuttle Service Accreditation Protocol](#)

The new protocol is in draft and comments/feedback are welcomed:
feedback@fireunderwriters.ca

Why become Accredited to deliver Superior Tanker Shuttle Service?

Property owners in communities with accredited Superior Tanker Shuttle Service are eligible for improved property insurance rates similar to those in communities with municipal-type water supply systems.

Fire Underwriters Survey does not set property insurance rates, however the organization is responsible for publishing the Canadian Fire Insurance Grading Index which is used by insurers across Canada to base insurance rates upon.

Fire Underwriters Survey is recognized by the Insurance Bureau of Canada as being the only organization authorised to publish fire insurance grades in Canada.

Outside Agencies Testing Tanker Shuttle Service?

Communities that have been tested by agencies other than Fire Underwriters Survey may still be eligible to receive Fire Underwriters Survey accreditation. Documentation of test procedures followed and test results must be submitted to the offices of Fire Underwriters Survey in accordance with the Superior Tanker Shuttle Service Protocol document. Applicants that successfully meet the specified criteria will be accredited and receive certification through the Fire Underwriters Survey' Registry of Accredited Superior Tanker Shuttle Services. The Registry is promulgated to the Fire Insurance Grading Index to ensure that the community's fire insurance grades reflect the accreditation.



REPORT

To: Chair and Directors

Report Number: FN-BRD-064

From: Teri Vetter, Chief Financial Officer

Date: March 11, 2021

Subject: 2021 – 2025 Five Year Financial Plan Bylaw No. 2437, 2021

RECOMMENDATION: [Corporate Weighted]

That the Regional Board give 'PRRD Five Year Financial Plan (2021-2025) Bylaw No. 2437, 2021', first, second and third readings.

BACKGROUND/RATIONALE:

The *Local Government Act* requires that a Financial Plan Bylaw, covering the current and next four years, be adopted before March 31st each year. The Financial Plan Bylaw details the revenues and expenses for every service function in the Peace River Regional District.

Various budgets were presented to Committees and Commissions leading up to the overall review of all PRRD budgets at the Special Board Meeting on February 17th, 2021, and at that time, the Regional Board passed the following resolution relative to the Function 500 - Solid Waste budget:

MOVED, SECONDED and CARRIED

That the Regional Board amend the draft budget for Function 500 - Solid Waste by increasing the surplus by \$1,419,305 and increasing the transfer to operating reserve by \$1,419,305, and reducing the capital requisition by \$60,000 and reducing infrastructure by \$60,000, and include the budget in the 2021 Financial Plan, as amended.

On February 17th, the Board also declined to approve inclusion of \$60,000 into the Function 500 Solid Waste Budget for the Supplementary Item – Prespatou Scale Replacement Design. As that project was included in the draft budget that was presented on February 17th, it has been removed.

These two changes to the Function 500 Solid Waste Budget are both reflected in the attached Five Year Financial Plan Bylaw.

ALTERNATIVE OPTIONS:

1. That the Regional Board identify desired amendments to the budgets incorporated into 'PRRD Five Year Financial Plan (2021-2025) Bylaw No. 2437, 2021' and schedule a Special Meeting to give the bylaw first three readings.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

The overall budget for all service functions within the Peace River Regional District, reflective of the changes from the February 17, 2021 Special Budget meeting is \$88,898,920, a decrease of \$6,820,243 or 7.13% from 2020. The overall requisition is \$27,680,275, which is inclusive of \$330,986 of Parcel and Frontage taxes, a decrease of \$1,735,398 or 5.90% from 2020.

COMMUNICATIONS CONSIDERATION(S):

Once adopted, 'PRRD Five Year Financial Plan (2021-2025) Bylaw No. 2437, 2021' will be sent to each member municipality and the Inspector of Municipalities in accordance with the *Local Government Act*, Section 375 (2), and posted to the PRRD website.

OTHER CONSIDERATION(S):

If 'PRRD Five Year Financial Plan (2021-2025) Bylaw No. 2437, 2021' is not given three readings at the March 11, 2021 Regional Board meeting, a special meeting will be required between March 12th and March 23, 2021 in order to adopt the bylaw as currently scheduled on March 25, 2021.

Attachments:

1. PRRD Five Year Financial Plan (2021-2025) Bylaw No. 2437, 2021
2. 2021 Requisition breakdown and 5 Year Provisional Budgets

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2437, 2021

A bylaw to adopt a Financial Plan for the years 2021 – 2025

WHEREAS the Board of the Peace River Regional District shall, pursuant to Section 374 of the *Local Government Act*, adopt by bylaw a five year financial plan;

AND WHEREAS an expenditure not provided for in the financial plan, or the financial plan as amended, is not lawful unless for an emergency that was not contemplated;

AND WHEREAS the public was consulted regarding the plan at a Special Budget meeting held on February 17, 2021;

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

1. Citation

This bylaw may be cited for all purposes as the "PRRD Five Year Financial Plan (2021 – 2025) Bylaw No. 2437, 2021."

2. Definition

"Emergency", for the purpose of this bylaw, has the same meaning as set out in the *Emergency Program Act*, RSBC 1996 c.111, as may be amended from time to time.

3. Enactment

The following schedules, attached hereto and forming part of this bylaw, are hereby adopted and comprise the Financial Plan of the Peace River Regional District for the years 2020 through 2024:

Schedule "A" – Five Year Budget Summary

Schedule "B" – Financial Plan Revenues and Expenditures by Function

4. Amendments

As per *Local Government Act* Section 374(2) "For certainty, the financial plan may be amended by bylaw at any time, this bylaw may be amended in the following manner:

- a) The Board may authorize amendments to the plan for Emergencies as defined herein;
- b) Funds may be re-allocated in accordance with the Peace River Regional District's Purchasing Policy.

5. Repeal of Existing Bylaw

"PRRD Five Year Financial Plan (2020 – 2024) Bylaw No. 2407, 2020" is hereby repealed.

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

I hereby certify this to be a true and correct copy of
"PRRD Five Year Financial Plan (2021-2025) Bylaw
No. 2437, 2021" as adopted by the Peace River Regional
District Board on _____, 20____.

Corporate Officer

Schedule A – Five Year Budget Summary

Summary of Peace River Regional District Five Year Financial Plan (2021-2025)

SUMMARY OF REVENUE	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Tax Requisition	\$27,349,289	\$32,462,528	\$33,009,872	\$34,511,020	\$35,102,031
Parcel Taxes	\$330,986	\$381,828	\$589,854	\$591,430	\$638,931
Fees & Charges	\$4,872,840	\$5,144,546	\$5,423,118	\$5,718,401	\$5,718,481
Other Revenue	\$16,318,965	\$13,911,171	\$11,193,258	\$10,782,006	\$9,674,704
Proceeds of Borrowing	\$151,600	\$390,194	\$406,168	\$0	\$0
Reserves (excluding Operating)	\$30,517,921	\$4,735,471	\$4,620,877	\$4,672,441	\$4,806,299
Operating Reserve	\$6,608	\$2,368,294	\$1,725,530	\$471,819	\$220,608
Surplus	\$9,350,711	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$88,898,920	\$59,394,032	\$56,968,677	\$56,747,117	\$56,161,054
SUMMARY OF EXPENDITURES					
Debt Servicing	\$3,209,662	\$10,036,812	\$9,409,739	\$8,940,354	\$7,622,244
Transfer to Reserves	\$5,213,661	\$3,415,465	\$3,679,749	\$3,840,062	\$3,443,152
Capital	\$8,537,318	\$6,294,840	\$3,951,778	\$3,538,500	\$3,612,360
Other Purposes	\$71,868,139	\$39,646,915	\$39,927,411	\$40,428,201	\$41,483,298
Deficit prior year	\$70,140	\$0	\$0	\$0	\$0
TOTAL EXPENDITURE	\$88,898,920	\$59,394,032	\$56,968,677	\$56,747,117	\$56,161,054

Peace River Regional District Five Year Financial Plan (2021 - 2025) - Year 2021																		
		Schedule "B" Revenue											Schedule "B" Expenditures					
Function #	Function Name	Funding Sources				Total Funding	Transfers from			Total Revenue	Transfer to					Total Expenditures		
		Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue		Reserves (excluding Operating)	Operating Reserve	Surplus of Prior Year		Debt Servicing	Reserves	Capital	Other Purposes	Deficit prior year			
100	Administrative	2,617,555			1,134,218	3,751,773			1,400,000	5,151,773			102,000	270,000	4,779,773	5,151,773		
110	Legislative - Regional	470,773			120,000	590,773			267,347	858,120					858,120	858,120		
120	Legislative - Electoral Areas	508,507			4,192,445	4,700,952		23,721,960	455,016	28,877,928					28,877,928	28,877,928		
140	Economic Development				1,539	1,539			375,999	377,538					377,538	377,538		
150	Fiscal Services - MFA				6,816,213	6,816,213				6,816,213					6,816,213	6,816,213		
160	Fleet Administration				338,483	338,483		150,832	16,000	505,315				309,860	195,455	505,315		
200	Regional Parks	471,560			70,000	541,560			371,000	962,560				90,000	872,560	962,560		
210	Community Parks	23,882				23,882		7,033		55,915				7,033	48,882	55,915		
220	Regional Recreation	76,633			7,000	83,633			229,886	313,519					313,519	313,519		
221	Sub-Regional Recreation	947,108			4,500	951,608			18,784	970,392			25,000		945,392	970,392		
225	Kelly Lake Community Centre	117,471				117,471		315,241	3,464	436,176				315,241	120,935	436,176		
230	Tate Creek Community Centre	103,061				103,061			5,050	108,111					108,111	108,111		
235	South Peace Multiplex	1,517,843			7,140	1,524,983			744	1,525,727	1,525,727					1,525,727		
240	Chetwynd Leisure Centre	1,091,115			321,100	1,412,215			515,176	1,927,391			495,000	85,000	1,347,391	1,927,391		
245	North Peace Leisure Pool	2,960,079			498,800	3,458,879		545,000	267,699	4,271,578			569,000	755,000	2,947,578	4,271,578		
250	Chetwynd Recreation Complex	238,849				238,849			114,922	353,771		353,771				353,771		
255	Chetwynd Arena	1,619,300			623,053	2,242,353				2,242,353			102,495	432,000	1,707,858	2,242,353		
260	Cleanview Arena	158,508				158,508		165,207		323,715					323,715	323,715		
265	Bulck Creek Arena	298,000				298,000			43,149	341,149	114,735		114,848		111,566	341,149		
275	Grants to Community Organizati				902	902		287,824		688,353					977,079	977,079		
280	Rec & Cultural Facilities Gran	279,650			2,441	282,091			72,544	354,635					354,635	354,635		
285	Cemeteries - B,C,D, & E	38,351				38,351			26,804	65,155					65,155	65,155		
290	Chetwynd Library	496,218				496,218			7,920	504,138					504,138	504,138		
295	Library Services	62,265				62,265		65,500		127,765					127,765	127,765		
300	Emergency Planning	240,802			270,541	511,343				684,847					684,847	684,847		
305	911 Emergency Telephone System	725,247			64,029	789,276		300,000	165,859	1,255,132				491,736	763,396	1,255,132		
310	Emergency Rescue Vehicle	11,857				11,857			1,508	13,365					13,365	13,365		
315	Charlie Lake Fire	771,531			15,000	786,531			61,000	947,531			80,000	167,000	700,531	947,531		
320	Chetwynd Rural Fire	123,877				123,877			21,511	145,388					145,388	145,388		
325	Dawson Creek/Pouce Coupe Fire	521,602				521,602		345,000	40,000	1,058,202			67,000	551,600	438,602	1,058,202		
330	Fort St. John Rural Fire	638,934			88,957	727,891			11,896	739,787					739,787	739,787		
335	Moberly Lake Rural Fire	113,000				113,000		56,538		169,538					169,538	169,538		
340	Taylor Rural Fire	248,928				248,928			3,601	252,529					252,529	252,529		
345	Tomslake Fire	111,243				111,243		9,570	7,500	128,313					128,313	128,313		
400	Management of Development	798,333		24,000	52,400	874,733			575,695	1,450,428			43,750		1,406,678	1,450,428		
405	Building Inspection	153,754		112,995	17,327	284,076			88,669	372,745					372,745	372,745		
410	Animal Control Shelter	15,327			690	20,017				20,017					20,017	20,017		
415	Regional District Development				83,187	83,187				83,187					83,187	83,187		
420	12-Mile Electrification		863			863				863					863	863		
430	Holla Creek Drying		1,500			1,500		28,924		30,424					30,424	30,424		
500	Regional Solid Waste Management	7,476,083		4,391,725	908,000	12,775,808		2,361,289	2,399,305	17,536,402	1,177,436		3,294,934	3,006,556	10,057,476	17,536,402		
505	Area E Scramblevision	46,085				46,085			189	46,270					46,270	46,270		
510	Chetwynd TV	15,135				15,135			220	15,355					15,355	15,355		
520	Invasive Plants	211,823				211,823			114,412	326,235					326,235	326,235		
525	North Pine TV				6,000	6,000		50,000		56,000					56,000	56,000		
601	Charlie Lake Sewer		71,258	160,000	675,000	906,258			200,000	1,106,258					1,106,258	1,106,258		
602	Chilton Sewer		35,000			35,000		76,649	4,000	115,649			4,000		111,649	115,649		
603	FSI Airport Sub Sewer		30,753	39,000		69,753		833,042		902,795				800,000	95,878	902,795		
604	Friesen Sewer		7,650	6,120		13,770		50,000	2,003	65,773			3,856		61,917	65,773		
605	Harper Imperial Sewer		61,404	19,000		80,404		73,336	7,500	161,240		37,993	11,778		111,469	161,240		
606	Kelly Lake Sewer		23,437			23,437		142,265		165,702					165,702	165,702		
607	Holla Sewer		75,010			75,010		637,200	6,608	718,818				561,200	146,290	718,818		
701	FSI Airport Sub Water		24,111	40,000		64,111		163,000		227,111				95,092	93,916	227,111		
702	Potable Water - Area B	1,025,000			80,000	1,105,000			550,000	1,655,000			300,000	600,000	755,000	1,655,000		
Total		27,340,289	330,986	4,872,840	16,318,965	151,600	49,023,680	30,517,921	6,608	9,350,711	88,898,920	3,209,662	5,213,661	8,537,318	71,868,139	70,140		

Peace River Regional District Five Year Financial Plan (2021 - 2025) - Year 2022														
Function #	Function Name	Schedule "B" Revenue					Transfers from			Schedule "B" Expenditures				
		Funding Sources				Total Funding	Reserves			Total Revenue	Transfer to			
		Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue		(excluding Operating)	Operating Reserve	Surplus of Prior Year		Debt Servicing	Reserves	Capital	Other Purposes
100	Administrative	2,702,918			1,151,231	3,854,149		750,000		4,604,149		200,000		4,404,149
110	Legislative - Regional	542,751				542,751		150,000		692,751		50,000		642,751
120	Legislative - Electoral Areas	773,558				773,558	4,246,869	300,000		5,320,427		100,000		5,220,427
140	Economic Development	636,112			1,539	637,651		50,000		687,651				687,651
150	Fiscal Services - MFA				6,809,650	6,809,650				6,809,650	6,809,650			6,809,650
160	Fleet Administration				334,118	334,118	65,600			399,718		138,663	65,600	195,455
200	Regional Parks	748,743			70,000	818,743				818,743		40,000		778,743
210	Community Parks	34,238				34,238		15,000		49,238				49,238
220	Regional Recreation	111,849				111,849		150,000		261,849				261,849
221	Sub-Regional Recreation	1,084,041			4,500	1,088,541				1,088,541				1,088,541
225	Kelly Lake Community Centre	126,583			2,259,046	2,385,629				2,385,629		15,000	2,259,046	111,583
230	Tate Creek Community Centre	108,145				108,145				108,145				108,145
235	South Peace Multiplex	1,518,726			7,000	1,525,726				1,525,726	1,525,726			1,525,726
240	Chetwynd Leisure Centre	1,250,775			325,000	1,575,775				1,575,775		240,000		1,335,775
245	North Peace Leisure Pool	3,666,182			630,000	3,666,182				3,666,182		769,000		2,897,182
250	Chetwynd Recreation Complex	353,772				353,772				353,772	353,772			353,772
255	Chetwynd Arena	1,587,053			275,000	1,862,053				1,862,053		165,000		1,697,053
260	Clearview Arena	164,041				164,041				164,041				164,041
265	Buick Creek Arena	266,371				266,371				266,371	114,735	40,000		111,636
275	Grants to Community Organizati	791,561			50,000	791,561				791,561				791,561
280	Rec & Cultural Facilities Gran	342,000				342,000				342,000				342,000
285	Cemeteries - B,C,D & E	46,100				46,100		10,000		56,100				56,100
290	Chetwynd Library	514,090				514,090				514,090				514,090
295	Library Services	62,310				62,310	65,500			127,810				127,810
300	Emergency Planning	250,000			365,541	615,541				615,541		5,584		609,957
305	911 Emergency Telephone System	656,360			64,029	1,110,389				1,110,389			390,194	720,195
310	Emergency Rescue Vehicle	13,416				13,416				13,416				13,416
315	Charlie Lake Fire	949,693				949,693				949,693		160,000	80,000	709,693
320	Chetwynd Rural Fire	133,141				133,141	15,000			148,141				148,141
325	Dawson Creek/Pouce Coupe Fire	542,502				542,502	35,000			577,502		130,000		447,502
330	Fort St. John Rural Fire	761,629				761,629				761,629				761,629
335	Moberly Lake Rural Fire	122,028				122,028	35,000			157,028		5,000		152,028
340	Taylor Rural Fire	259,280				259,280				259,280				259,280
345	Tomslake Fire	120,012				120,012				120,012				120,012
400	Management of Development	1,051,843		25,000	52,500	1,129,343	40,000			1,169,343		39,375		1,129,968
405	Building Inspection	204,646		112,995	16,327	333,968		30,000		363,968				363,968
410	Animal Control Shelter	19,328			690	20,018				20,018				20,018
415	Regional District Development													
420	12-Mile Electrification		864			864				864				864
430	Rolla Creek Diking		1,500			1,500	12,963			14,463				14,463
500	Regional Solid Waste Management	9,320,275		4,736,431	820,000	14,876,706		913,294		15,790,000	1,177,436	1,105,868	3,500,000	10,006,696
505	Area E Scramblevision	46,344				46,344				46,344				46,344
510	Chetwynd TV	15,419				15,419				15,419				15,419
520	Invasive Plants	324,597				324,597				324,597				324,597
525	North Pine TV			6,000		6,000				6,000				6,000
601	Charlie Lake Sewer		71,850	160,000	675,000	906,850	179,585			1,086,435				1,086,435
602	Chilton Sewer		35,000			35,000				35,000				35,000
603	FSI Airport Sub Sewer		37,360	39,000		76,360				76,360		10,000		66,360
604	Friesen Sewer		7,800	6,120		13,920				13,920		1,975		11,945
605	Harper Imperial Sewer		61,404	19,000		80,404				80,404	37,993			42,411
606	Kelly Lake Sewer		23,437			23,437	39,954			63,391				63,391
607	Rolla Sewer		85,250			85,250				85,250	12,500			72,750
701	FSI Airport Sub Water		57,363	40,000		97,363				97,363	5,000			92,363
702	Potable Water - Area B	920,096				920,096				920,096		200,000		720,096
	Total	32,462,528	381,828	5,144,546	13,911,171	52,290,267	4,735,471	2,368,294	-	59,394,032	10,036,812	3,415,465	6,294,840	39,646,915

Peace River Regional District Five Year Financial Plan (2021-2025) - Year 2023																
		Schedule "B" Revenue							Schedule "B" Expenditures							
Function #	Function Name	Funding Sources				Transfers from			Total Revenue	Transfer to				Total Expenditures		
		Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Reserves (excluding Operating)		Operating Reserve	Surplus of Prior Year	Debt Servicing	Reserves		Capital	Other Purposes
100	Administrative	2,942,095			1,168,499		4,110,594		500,000		4,610,594		200,000		4,410,594	4,610,594
110	Legislative - Regional	626,641					626,641		75,000		701,641		50,000		651,641	701,641
120	Legislative - Electoral Areas	884,667					884,667	4,310,541	200,000		5,395,208		100,000		5,295,208	5,395,208
140	Economic Development	670,160			1,539		671,699		25,000		696,699				696,699	696,699
150	Fiscal Services - MFA				6,466,915		6,466,915				6,466,915	6,466,915				6,466,915
160	Fleet Administration				335,718		335,718		45,610		381,328		140,263	45,610	195,455	381,328
200	Regional Parks	758,337					758,337		70,000		828,337		40,000		788,337	828,337
210	Community Parks	39,603					39,603			10,000	49,603				49,603	49,603
220	Regional Recreation	114,139					114,139				114,139				114,139	114,139
221	Sub-Regional Recreation	1,220,500			4,500		1,225,000				1,225,000				1,225,000	1,225,000
225	Kelly Lake Community Centre	128,784					128,784				128,784		15,000		113,784	128,784
230	Tate Creek Community Centre	104,292					104,292				104,292				104,292	104,292
235	South Peace Multiplex	1,518,726			7,000		1,525,726				1,525,726	1,525,726				1,525,726
240	Chetwynd Leisure Centre	1,276,492			325,000		1,601,492				1,601,492		240,000		1,361,492	1,601,492
245	North Peace Leisure Pool	3,095,145			630,000		3,725,145				3,725,145		769,000		2,956,145	3,725,145
250	Chetwynd Recreation Complex	353,772					353,772				353,772	353,772				353,772
255	Chetwynd Arena	1,620,791			275,000		1,895,791				1,895,791		275,000		1,620,791	1,895,791
260	Clearview Arena	164,622					164,622				164,622				164,622	164,622
265	Bulck Creek Arena	266,904					266,904				266,904	114,735	40,000		112,169	266,904
275	Grants to Community Organizati	742,358			50,000		792,358				792,358				792,358	792,358
280	Rec & Cultural Facilities Gran	342,300					342,300				342,300				342,300	342,300
285	Cemeteries - B.C.D. & E	46,133					46,133			10,000	56,133				56,133	56,133
290	Chetwynd Library	524,370					524,370				524,370				524,370	524,370
295	Library Services	62,356					62,356	65,500			127,856				127,856	127,856
300	Emergency Planning	250,000			300,541		550,541				550,541		1,910		548,631	550,541
305	911 Emergency Telephone System	668,645			64,029	406,168	1,138,842				1,138,842			406,168	732,674	1,138,842
310	Emergency Rescue Vehicle	13,468					13,468				13,468				13,468	13,468
315	Charlie Lake Fire	880,836					880,836				880,836		160,000		720,836	880,836
320	Chetwynd Rural Fire	140,947					140,947	10,000			150,947				150,947	150,947
325	Dawson Creek/Police Coupe Fire	550,841					550,841	35,000			585,841		130,000		455,841	585,841
330	Fort St. John Rural Fire	784,120					784,120				784,120				784,120	784,120
335	Moberly Lake Rural Fire	129,318					129,318	30,000			159,318		5,000		154,318	159,318
340	Taylor Rural Fire	267,326					267,326				267,326				267,326	267,326
345	Tomslake Fire	120,473					120,473				120,473				120,473	120,473
400	Management of Development	1,051,189		25,000	52,500		1,128,689		30,000		1,158,689		35,438		1,123,251	1,158,689
405	Building Inspection	214,114		112,995	16,327		343,436		25,000		368,436				368,436	368,436
410	Animal Control Shelter	19,328			690		20,018				20,018				20,018	20,018
415	Regional District Development						-				-				-	-
420	12-Mile Electrification		865				865				865				865	865
430	Rolla Creek Dyking		1,500				1,500	13,075			14,575				14,575	14,575
500	Regional Solid Waste Management	9,104,467		5,015,003	820,000		14,939,470		850,530		15,790,000	910,598	1,248,598	3,500,000	10,130,804	15,790,000
505	Area E Scramblevision	46,454					46,454				46,454				46,454	46,454
510	Chetwynd TV	15,486					15,486				15,486				15,486	15,486
520	Invasive Plants	320,097					320,097				320,097				320,097	320,097
525	North Pine TV			6,000			6,000				6,000				6,000	6,000
601	Charlie Lake Sewer		277,486	160,000	675,000		1,112,486				1,112,486				1,112,486	1,112,486
602	Chilton Sewer		35,000				35,000				35,000				35,000	35,000
603	FSI Airport Sub Sewer		37,450	39,000			76,450				76,450		10,000		66,450	76,450
604	Friesen Sewer		7,950	6,120			14,070				14,070		2,040		12,030	14,070
605	Harper Imperial Sewer		61,404	19,000			80,404				80,404	37,993			42,411	80,404
606	Kelly Lake Sewer		23,437				23,437	41,151			64,588				64,588	64,588
607	Rolla Sewer		86,611				86,611				86,611		12,500		74,111	86,611
701	FSI Airport Sub Water		58,151	40,000			98,151				98,151		5,000		93,151	98,151
702	Potable Water - Area B	929,576					929,576				929,576		200,000		729,576	929,576
Total		33,009,872	589,854	5,423,118	11,193,258	406,168	50,622,270	4,620,877	1,725,530	-	56,968,677	9,409,738	3,679,749	3,951,778	39,927,411	56,968,677

Peace River Regional District Five Year Financial Plan (2021-2025) - Year 2023															
		Schedule "B" Revenue						Schedule "B" Expenditures							
Function #	Function Name	Funding Sources				Total Funding	Transfers from			Total Revenue	Transfer to				Total Expenditures
		Tax Requisition	Parcel Taxes	Fees & Charges	Proceeds of Borrowing		Reserves (excluding Operating)	Operating Reserve	Surplus of Prior Year		Debt Servicing	Reserves	Capital	Other Purposes	
100	Administrative	2,942,095			1,168,499	4,110,594		500,000		4,610,594		200,000		4,410,594	4,610,594
110	Legislative - Regional	626,641				626,641		75,000		701,641		50,000		651,641	701,641
120	Legislative - Electoral Areas	884,667				884,667	4,310,541	200,000		5,395,208		100,000		5,295,208	5,395,208
140	Economic Development	670,160			1,539	671,699		25,000		696,699				696,699	696,699
150	Fiscal Services - MFA				6,466,915	6,466,915				6,466,915	6,466,915				6,466,915
160	Fleet Administration				335,718	335,718		45,610		381,328		140,263	45,610	195,455	381,328
200	Regional Parks	758,337				758,337		70,000		828,337		40,000		788,337	828,337
210	Community Parks		39,603			39,603			10,000	49,603				49,603	49,603
220	Regional Recreation		114,139			114,139				114,139				114,139	114,139
221	Sub-Regional Recreation	1,220,500			4,500	1,225,000				1,225,000				1,225,000	1,225,000
225	Kelly Lake Community Centre	128,784				128,784				128,784		15,000		113,784	128,784
230	Tate Creek Community Centre	104,292				104,292				104,292				104,292	104,292
235	South Peace Multiplex	1,518,726			7,000	1,525,726				1,525,726	1,525,726				1,525,726
240	Chetwynd Leisure Centre	1,276,492			325,000	1,601,492				1,601,492		240,000		1,361,492	1,601,492
245	North Peace Leisure Pool	3,095,145			630,000	3,725,145				3,725,145		769,000		2,956,145	3,725,145
250	Chetwynd Recreation Complex	353,772				353,772				353,772	353,772				353,772
255	Chetwynd Arena	1,620,791			275,000	1,895,791				1,895,791		275,000		1,620,791	1,895,791
260	Clearview Arena	164,622				164,622				164,622				164,622	164,622
265	Bulck Creek Arena	266,904				266,904				266,904	114,735	40,000		112,169	266,904
275	Grants to Community Organizati	742,358			50,000	792,358				792,358				792,358	792,358
280	Rec & Cultural Facilities Gran	342,300				342,300				342,300				342,300	342,300
285	Cemeteries - B,C,D, & E			46,133		46,133		10,000		56,133				56,133	56,133
290	Chetwynd Library	524,370				524,370				524,370				524,370	524,370
295	Library Services	62,356				62,356		65,500		127,856				127,856	127,856
300	Emergency Planning	250,000			300,541	550,541				550,541		1,910		548,631	550,541
305	911 Emergency Telephone System	668,645			64,029	1,138,842				1,138,842			406,168	732,674	1,138,842
310	Emergency Rescue Vehicle	13,468				13,468				13,468				13,468	13,468
315	Charlie Lake Fire	880,836				880,836				880,836		160,000		720,836	880,836
320	Chetwynd Rural Fire	140,947				140,947		10,000		150,947				150,947	150,947
325	Dawson Creek/Pouce Coupe Fire	550,841				550,841		35,000		585,841		130,000		455,841	585,841
330	Fort St. John Rural Fire	784,120				784,120				784,120				784,120	784,120
335	Moberly Lake Rural Fire	129,318				129,318		30,000		159,318		5,000		154,318	159,318
340	Taylor Rural Fire	267,326				267,326				267,326				267,326	267,326
345	Tomslake Fire	120,473				120,473				120,473				120,473	120,473
400	Management of Development	1,051,189		25,000	52,500	1,128,689		30,000		1,158,689		35,438		1,123,251	1,158,689
405	Building Inspection	214,114		112,995	16,327	343,436			25,000	368,436				368,436	368,436
410	Animal Control Shelter	19,328			690	20,018				20,018				20,018	20,018
415	Regional District Development					-				-				-	-
420	12-Mile Electrification		865			865				865				865	865
430	Rolla Creek Dyking		1,500			1,500		13,075		14,575				14,575	14,575
500	Regional Solid Waste Management	9,104,467		5,015,003	820,000	14,939,470		850,530		15,790,000	910,598	1,248,598	3,500,000	10,130,804	15,790,000
505	Area E Scramblevision	46,454				46,454				46,454				46,454	46,454
510	Chetwynd TV	15,486				15,486				15,486				15,486	15,486
520	Invasive Plants	320,097				320,097				320,097				320,097	320,097
525	North Pine TV			6,000		6,000				6,000				6,000	6,000
601	Charlie Lake Sewer		277,486	160,000	675,000	1,112,486				1,112,486				1,112,486	1,112,486
602	Chilton Sewer		35,000			35,000				35,000				35,000	35,000
603	FSI Airport Sub Sewer		37,450	39,000		76,450				76,450		10,000		66,450	76,450
604	Friesen Sewer		7,950	6,120		14,070				14,070		2,040		12,030	14,070
605	Harper Imperial Sewer		61,404	19,000		80,404				80,404	37,993			42,411	80,404
606	Kelly Lake Sewer		23,437			23,437		41,151		64,588				64,588	64,588
607	Rolla Sewer		86,611			86,611				86,611		12,500		74,111	86,611
701	FSI Airport Sub Water		58,151	40,000		98,151				98,151		5,000		93,151	98,151
702	Potable Water - Area B	925,576				925,576				925,576		200,000		725,576	925,576
Total		33,009,872	589,854	5,423,118	11,193,258	50,622,270	4,620,877	1,725,530	-	56,968,677	9,405,739	3,679,749	3,951,778	39,927,411	56,968,677

Peace River Regional District Five Year Financial Plan (2021-2025) - Year 2023																	
		Schedule "B" Revenue						Schedule "B" Expenditures									
Function #	Function Name	Funding Sources				Proceeds of Borrowing	Transfers from				Total Revenue	Transfer to					Total Expenditures
		Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue		Total Funding	Reserves (excluding Operating)	Operating Reserve	Surplus of Prior Year		Debt Servicing	Reserves	Capital	Other Purposes	Deficit prior year	
100	Administrative	2,942,095			1,168,499		4,110,594		500,000		4,610,594		200,000		4,410,594		4,610,594
110	Legislative - Regional	626,641					626,641		75,000		701,641		50,000		651,641		701,641
120	Legislative - Electoral Areas	884,667					884,667	4,310,541	200,000		5,395,208		100,000		5,295,208		5,395,208
140	Economic Development	670,160			1,539		671,699		25,000		696,699				696,699		696,699
150	Fiscal Services - MFA				6,466,915		6,466,915				6,466,915	6,466,915					6,466,915
160	Fleet Administration				335,718		335,718		45,610		381,328		140,263	45,610	195,455		381,328
200	Regional Parks	758,337					758,337				828,337		40,000		788,337		828,337
210	Community Parks	39,603					39,603			10,000	49,603				49,603		49,603
220	Regional Recreation	114,139					114,139				114,139				114,139		114,139
221	Sub-Regional Recreation	1,220,500			4,500		1,225,000				1,225,000				1,225,000		1,225,000
225	Kelly Lake Community Centre	128,784					128,784				128,784		15,000		113,784		128,784
230	Tate Creek Community Centre	104,292					104,292				104,292				104,292		104,292
235	South Peace Multiplex	1,518,726			7,000		1,525,726				1,525,726	1,525,726					1,525,726
240	Chetwynd Leisure Centre	1,276,492			325,000		1,601,492				1,601,492		240,000		1,361,492		1,601,492
245	North Peace Leisure Pool	3,095,145			630,000		3,725,145				3,725,145		769,000		2,956,145		3,725,145
250	Chetwynd Recreation Complex	353,772					353,772				353,772	353,772					353,772
255	Chetwynd Arena	1,620,791			275,000		1,895,791				1,895,791		275,000		1,620,791		1,895,791
260	Clearview Arena	164,622					164,622				164,622				164,622		164,622
265	Bulck Creek Arena	266,904					266,904				266,904	114,735	40,000		112,169		266,904
275	Grants to Community Organizati	742,358			50,000		792,358				792,358				792,358		792,358
280	Rec & Cultural Facilities Gran	342,300					342,300				342,300				342,300		342,300
285	Cemeteries - R.C.D. & E	46,133					46,133			10,000	56,133				56,133		56,133
290	Chetwynd Library	524,370					524,370				524,370				524,370		524,370
295	Library Services	62,356					62,356	65,500			127,856				127,856		127,856
300	Emergency Planning	250,000			300,541		550,541				550,541		1,910		548,631		550,541
305	911 Emergency Telephone System	668,645			64,029	406,168	1,138,842				1,138,842			406,168	732,674		1,138,842
310	Emergency Rescue Vehicle	13,468					13,468				13,468				13,468		13,468
315	Charlie Lake Fire	880,836					880,836				880,836	160,000			720,836		880,836
320	Chetwynd Rural Fire	140,947					140,947	10,000			150,947				150,947		150,947
325	Dawson Creek/Pouce Coupe Fire	550,841					550,841	35,000			585,841		130,000		455,841		585,841
330	Fort St. John Rural Fire	784,120					784,120				784,120				784,120		784,120
335	Moberly Lake Rural Fire	129,318					129,318	30,000			159,318		5,000		154,318		159,318
340	Taylor Rural Fire	267,326					267,326				267,326				267,326		267,326
345	Tomslake Fire	120,473					120,473				120,473				120,473		120,473
400	Management of Development	1,051,189		25,000	52,500		1,128,689		30,000		1,158,689		35,438		1,123,251		1,158,689
405	Building Inspection	214,114		112,955	16,327		343,436		25,000		368,436				368,436		368,436
410	Animal Control Shelter	19,328			690		20,018				20,018				20,018		20,018
415	Regional District Development						-				-				-		-
420	12-Mile Electrification		865				865				865				865		865
430	Rolla Creek Dyking		1,500				1,500	13,075			14,575				14,575		14,575
500	Regional Solid Waste Management	9,104,467		5,015,003	820,000		14,939,470		850,530		15,790,000	910,598	1,248,598	3,500,000	10,130,804		15,790,000
505	Area E Scramblevision	46,454					46,454				46,454				46,454		46,454
510	Chetwynd TV	15,486					15,486				15,486				15,486		15,486
520	Invasive Plants	320,097					320,097				320,097				320,097		320,097
525	North Pine TV			6,000			6,000				6,000				6,000		6,000
601	Charlie Lake Sewer		277,486	160,000	675,000		1,112,486				1,112,486				1,112,486		1,112,486
602	Chilton Sewer		35,000				35,000				35,000				35,000		35,000
603	FSI Airport Sub Sewer		37,450	39,000			76,450				76,450	10,000			66,450		76,450
604	Friesen Sewer		7,950	6,120			14,070				14,070		2,040		12,030		14,070
605	Harper Imperial Sewer		61,404	19,000			80,404				80,404	37,993			42,411		80,404
606	Kelly Lake Sewer		23,437				23,437	41,151			64,588				64,588		64,588
607	Rolla Sewer		86,611				86,611				86,611		12,500		74,111		86,611
701	FSI Airport Sub Water		58,151	40,000			98,151				98,151		5,000		93,151		98,151
702	Potable Water - Area B	929,576					929,576				929,576		200,000		729,576		929,576
Total		33,009,872	589,854	5,423,118	11,193,258	406,168	50,622,270	4,620,877	1,725,530	-	56,968,677	9,408,739	3,679,749	3,951,778	39,927,411	-	56,968,677



Year over year change to Budget

			Requisition Is	
			<u>Budget</u>	<u>% of Budget</u>
			<u>%</u>	<u>%</u>
			<u>Change</u>	<u>Change</u>
2021	\$	88,898,920	-6.17%	31.14%
2020	\$	94,748,224	44.91%	31.05%
2019	\$	65,383,659	-4.07%	43.32%
2018	\$	68,161,045	-0.04%	39.55%
2017	\$	68,184,988	6.03%	39.55%
2016	\$	64,304,494	-40.55%	41.37%
2015	\$	108,160,508	12.04%	22.14%
	\$	27,680,276	-5.90%	
	\$	29,415,674	-2.28%	
	\$	28,326,780	5.08%	
	\$	26,956,376	-0.03%	
	\$	26,964,387	1.35%	
	\$	26,604,098	11.08%	
	\$	23,949,654	3.35%	

	Service Function	2020 Actuals	2020 Budget	2021 Budget	\$ Change	% Change
100	- Administrative	\$5,013,144	\$5,140,488	\$5,151,773	\$11,285	0.22%
110	- Legislative - Regional	\$613,032	\$789,299	\$858,120	\$68,821	8.72%
120	- Legislative - Electoral Areas	\$5,968,749	\$32,813,965	\$28,877,928	-\$3,936,037	-12.00%
130	- Administrative - Fiscal & Othe	30,000	\$30,000	\$0	-\$30,000	-100.00%
140	- Economic Development	\$634,456	\$927,338	\$377,538	-\$549,800	-59.29%
150	- Fiscal Services - MFA	\$6,827,944	\$6,839,958	\$6,816,213	-\$23,745	-0.35%
160	- Fleet Administration	\$492,197	\$522,160	\$505,315	-\$16,845	-3.23%
200	- Regional Parks	\$443,575	\$847,817	\$962,560	\$114,743	13.53%
210	- Community Parks	\$44,449	\$83,174	\$55,915	-\$27,259	-32.77%
220	- Regional Recreation	\$77,170	\$307,983	\$313,519	\$5,536	1.80%
221	- Sub-Regional Recreation	\$1,181,449	\$958,000	\$970,392	\$12,392	1.29%
225	- Kelly Lake Community Centre	\$122,659	\$137,524	\$436,176	\$298,652	217.16%
230	- Tate Creek Community Centre	\$100,233	\$114,498	\$108,111	-\$6,387	-5.58%
235	- South Peace Multiplex	\$1,825,430	\$1,457,949	\$1,525,727	\$67,778	4.65%
240	- Chetwynd Leisure Centre	\$1,349,437	\$1,983,616	\$1,927,391	-\$56,225	-2.83%
245	- North Peace Leisure Pool	\$3,270,778	\$3,859,496	\$4,271,578	\$412,082	10.68%
250	- Chetwynd Recreation Complex	\$547,465	\$560,917	\$353,771	-\$207,146	-36.93%
255	- Chetwynd Arena	\$2,270,823	\$3,018,364	\$2,242,353	-\$776,011	-25.71%
260	- Clearview Arena - Artificial I	\$166,327	\$308,368	\$323,715	\$15,347	4.98%
265	- Buick Creek Arena	\$300,502	\$309,629	\$341,149	\$31,520	10.18%
275	- Grants to Community Organizati	\$458,875	\$1,361,393	\$977,079	-\$384,314	-28.23%
280	- Rec & Cultural Facilities Gran	\$240,602	\$296,435	\$354,635	\$58,200	19.63%
285	- Cemeteries - B,C,D, & E	\$39,446	\$66,250	\$65,155	-\$1,095	-1.65%
290	- Chetwynd Library	\$488,298	\$1,416,193	\$504,138	-\$912,055	-64.40%
295	- Library Services	\$111,125	\$111,125	\$127,765	\$16,640	14.97%
300	- Emergency Planning	\$721,110	\$590,127	\$684,847	\$94,720	16.05%
305	- 911 Emergency Telephone System	\$527,794	\$832,126	\$1,255,132	\$423,006	50.83%
310	- Emergency Rescue Vehicle	\$8,231	\$9,739	\$13,365	\$3,626	37.23%
315	- Charlie Lake Fire	\$1,832,052	\$1,928,708	\$947,531	-\$981,177	-50.87%
320	- Chetwynd Rural Fire	\$120,076	\$126,130	\$145,388	\$19,258	15.27%
325	- Dawson Creek/Pouce Coupe Fire	\$500,516	\$642,322	\$1,058,202	\$415,880	64.75%
330	- Fort St. John Rural Fire	\$715,425	\$721,479	\$739,787	\$18,308	2.54%
335	- Moberly Lake Rural Fire	\$156,110	\$168,059	\$169,538	\$1,479	0.88%
340	- Taylor Rural Fire	\$242,793	\$248,928	\$252,529	\$3,601	1.45%
345	- Tomslake Fire	\$103,502	\$120,813	\$128,313	\$7,500	6.21%
400	- Management of Development	\$922,569	\$1,479,809	\$1,450,428	-\$29,381	-1.99%
405	- Building Inspection	\$275,495	\$402,680	\$372,745	-\$29,935	-7.43%
410	- Animal Control Shelter	\$20,250	\$20,250	\$20,017	-\$233	-1.15%
415	- Regional District Development	\$0	\$257,238	\$83,187	-\$174,051	-67.66%
420	- 12-Mile Electrification	\$856	\$857	\$863	\$6	0.70%
425	- Charlie Lake Local Community		\$0	\$0	\$0	0.00%
430	- Rolla Creek Diking	\$33,228	\$62,475	\$30,424	-\$32,051	-51.30%
500	- Regional Solid Waste Managemen	\$15,511,706	\$18,662,172	\$17,536,402	-\$1,125,770	-6.03%
505	- Area E Scramblevision	\$155,583	\$155,768	\$46,270	-\$109,498	-70.30%
510	- Chetwynd TV	\$48,220	\$48,440	\$15,355	-\$33,085	-68.30%
520	- Invasive Plants	\$249,505	\$342,856	\$326,235	-\$16,621	-4.85%
525	- North Pine TV	\$12,579	\$29,997	\$56,000	\$26,003	86.69%
601	- Charlie Lake Sewer	\$1,267,295	\$1,514,665	\$1,106,258	-\$408,407	-26.96%
602	- Chilton Sewer	\$53,080	\$83,447	\$115,649	\$32,202	38.59%
603	- FSJ Airport Sub Sewer	\$135,353	\$119,229	\$902,795	\$783,566	657.19%
604	- Friesen Sewer	\$11,990	\$17,563	\$65,773	\$48,210	274.50%
605	- Harper Imperial Sewer	\$129,892	\$144,497	\$161,240	\$16,743	11.59%
606	- Kelly Lake Sewer	\$98,736	\$117,152	\$165,702	\$48,550	41.44%
607	- Rolla Sewer	\$131,713	\$120,285	\$718,818	\$598,533	497.60%
701	- FSJ Airport Sub Water	\$164,128	\$124,366	\$227,111	\$102,745	82.62%
702	- Potable Water - Area B	\$4,131,420	\$2,365,048	\$1,655,000	-\$710,048	-30.02%
		\$88,999,372	\$105,719,163	\$88,898,920	-\$6,820,243	-7.13%



Requisition Change*

2021	Tax Requisition	\$ 27,680,276
2020	Tax Requisition	\$ 29,415,674
	Increase*	<u>\$ (1,735,398)</u>
		-5.90%

Assessment Change

2021	Converted Assessment	\$ 3,238,974,159
2020	Converted Assessment	\$ 3,288,759,280
	Increase	<u>\$ (49,785,121)</u>
		-1.51%

*Requisition includes Parcel/Frontage Tax

*Changes in Requisition by Function are identified in the Requisition by Function slide

**Requisition and Parcel/Frontage Tax**

	<u>2021</u>	<u>2020</u>	Increase (Decrease)	
Chetwynd	\$ 964,561	\$ 1,148,043	\$ (183,482)	-15.98%
Dawson Creek	\$ 1,726,836	\$ 1,860,642	\$ (133,806)	-7.19%
Fort St. John	\$ 2,523,334	\$ 2,686,699	\$ (163,364)	-6.08%
Hudson's Hope	\$ 173,888	\$ 195,470	\$ (21,582)	-11.04%
Pouce Coupe	\$ 80,262	\$ 85,698	\$ (5,437)	-6.34%
Taylor	\$ 176,460	\$ 222,387	\$ (45,927)	-20.65%
Tumbler Ridge	\$ 282,050	\$ 385,918	\$ (103,868)	-26.91%
Area B	\$ 2,222,260	\$ 2,641,220	\$ (418,960)	-15.86%
Area C	\$ 566,364	\$ 633,629	\$ (67,266)	-10.62%
Area D	\$ 1,257,036	\$ 1,416,169	\$ (159,134)	-11.24%
Area E	\$ 1,054,484	\$ 1,105,945	\$ (51,461)	-4.65%
Local Services	\$ 16,652,741	\$ 17,033,852	\$ (381,111)	-2.24%
TOTAL	\$ 27,680,276	\$ 29,415,674	\$ (1,735,398)	-5.90%



General Operating Fund

100 Administrative

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(2,617,555.00)	(2,702,918)	(2,942,095)	(3,226,218)	(3,430,016)
1-0020 Surplus/Deficit	(1,130,000.00)				
1-0030 Grants	(450,000.00)	(456,750)	(463,601)	(470,555)	(477,613)
1-0040 Recovery of Costs	(684,218.00)	(694,481)	(704,898)	(715,471)	(726,203)
1-0070 Investment Income					
1-0120 Administration		(750,000)	(500,000)	(250,000)	(100,000)
TOTAL REVENUES	(4,881,773.00)	(4,604,149)	(4,610,594)	(4,662,244)	(4,733,832)
EXPENDITURES					
2-1000 General Expenditures	752,464.00	683,271	693,519	703,924	714,485
2-1100 Administration	36,223.00	36,223	36,223	36,223	36,223
2-1150 Allocations	40,214.00	40,817	41,429	42,050	42,681
2-1200 Finance	1,088,910.00	1,095,092	1,111,519	1,128,193	1,145,117
2-1300 Corporate Services	1,010,817.00	1,025,978	1,041,368	1,056,988	1,072,844
2-1400 IT	870,540.00	844,542	881,732	876,585	841,957
2-1500 HR	559,730.00	451,040	371,210	378,180	433,822
2-1800 Communications	420,875.00	427,186	433,594	440,101	446,703
2-3300 Regional Initiatives					
2-3400 Development Services Projects					
2-4100 Park - Blackfoot					
2-8100 Transfers to Reserve	102,000.00				
TOTAL EXPENDITURES	4,881,773.00	4,604,149	4,610,594	4,662,244	4,733,832
CAPITAL REVENUES					
7-0020 Surplus/Deficit	(270,000.00)				
7-0030 Grants					



General Operating Fund

100 Administrative

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
TOTAL CAPITAL REVENUES	(270,000.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	270,000.00				
TOTAL CAPITAL EXPENDITURES	270,000.00				
Surplus / Deficit					



General Operating Fund

110 Legislative - Regional

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(470,773.00)	(542,751)	(626,641)	(660,667)	(694,827)
1-0020 Surplus/Deficit	(267,347.00)				
1-0030 Grants	(120,000.00)				
1-0040 Recovery of Costs		(150,000)	(75,000)	(50,000)	(25,000)
1-0070 Investment Income					
TOTAL REVENUES	(858,120.00)	(692,751)	(701,641)	(710,667)	(719,827)
EXPENDITURES					
2-1000 General Expenditures	583,991.00	592,751	601,641	610,667	619,827
2-1800 Communications					
2-3130 Health Care Scholarships	7,611.00				
2-3300 Regional Initiatives	266,518.00	100,000	100,000	100,000	100,000
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	858,120.00	692,751	701,641	710,667	719,827
CAPITAL REVENUES					
7-0020 Surplus/Deficit					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

120 Legislative - Electoral Areas

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(508,507.00)	(773,558)	(884,667)	(995,941)	(1,057,385)
1-0020 Surplus/Deficit	(455,016.00)				
1-0030 Grants	(4,192,445.00)	(4,246,869)	(4,310,541)	(4,375,487)	(4,441,732)
1-0040 Recovery of Costs		(300,000)	(200,000)	(100,000)	(50,000)
1-0070 Investment Income					
1-0080 Miscellaneous					
1-0140 Transfer from Reserves	(23,721,960.00)				
TOTAL REVENUES	(28,877,928.00)	(5,320,427)	(5,395,208)	(5,471,428)	(5,549,117)
EXPENDITURES					
2-1000 General Expenditures	693,263.00	705,182	715,762	726,498	737,395
2-1150 Allocations	7,760.00	7,876	7,994	8,114	8,236
2-1900 Roundtables Area B	7,500.00	7,500	7,612	7,726	7,842
2-1901 Roundtables Area C	5,000.00	5,000	5,075	5,151	5,228
2-1902 Roundtables Area D	7,500.00	7,500	7,612	7,726	7,842
2-1903 Roundtables Area E	7,500.00	7,500	7,612	7,726	7,842
2-3050 Community Projects - Area B	98,000.00	80,000	80,000	80,000	80,000
2-3051 Community Projects - Area C	100,000.00	90,000	90,000	90,000	90,000
2-3052 Community Projects - Area D	105,000.00	90,000	90,000	90,000	90,000
2-3053 Community Projects - Area E	88,000.00	73,000	73,000	73,000	73,000
2-3105 Rural Grants-in-aid	23,573,960.00				
2-8100 Transfers to Reserve	4,184,445.00	4,246,869	4,310,541	4,375,487	4,441,732
TOTAL EXPENDITURES	28,877,928.00	5,320,427	5,395,208	5,471,428	5,549,117
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					



General Operating Fund

120 Legislative - Electoral Areas

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

140 Economic Development

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition		(636,112)	(670,160)	(686,848)	(708,674)
1-0020 Surplus/Deficit	(375,999.00)				
1-0030 Grants					
1-0040 Recovery of Costs		(50,000)	(25,000)	(17,500)	(5,000)
1-0080 Miscellaneous	(1,539.00)	(1,539)	(1,539)	(1,539)	(1,539)
TOTAL REVENUES	(377,538.00)	(687,651)	(696,699)	(705,887)	(715,213)
EXPENDITURES					
2-1000 General Expenditures	115,001.00	85,131	85,144	85,158	85,174
2-1150 Allocations					
2-3000 Economic Development Grants	262,537.00	602,520	611,555	620,729	630,039
TOTAL EXPENDITURES	377,538.00	687,651	696,699	705,887	715,213
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

150 Fiscal Services - MFA

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0130 Conditional Transfers	(6,816,213.00)	(6,809,650)	(6,466,915)	(6,042,023)	(4,911,528)
TOTAL REVENUES	(6,816,213.00)	(6,809,650)	(6,466,915)	(6,042,023)	(4,911,528)
EXPENDITURES					
2-8300 M.F.A - Principal - Member Muni	3,871,211.00	3,871,211	3,647,676	3,346,837	2,561,306
2-8400 M.F.A - Interest - Member Muni	2,945,002.00	2,938,439	2,819,239	2,695,186	2,350,222
TOTAL EXPENDITURES	6,816,213.00	6,809,650	6,466,915	6,042,023	4,911,528
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

160 Fleet Administration

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0040 Recovery of Costs	(195,455.00)	(179,455)	(179,455)	(179,455)	(179,455)
1-0140 Transfer from Reserves		(16,000)	(16,000)	(16,000)	(16,000)
TOTAL REVENUES	(195,455.00)	(195,455)	(195,455)	(195,455)	(195,455)
EXPENDITURES					
2-1000 General Expenditures	25,550.00	25,550	25,550	25,550	25,550
2-2306 Unit #1 - Rental Vehicle					
2-2307 Unit#8 - Colorado (White 2019)	12,486.00	12,486	12,486	12,486	12,486
2-2308 Unit#13 - Big Tex Flatdeck Trailer	1,610.00	1,610	1,610	1,610	1,610
2-2400 Unit #9 - Trailtech Flatdeck Trailer	2,375.00	2,375	2,375	2,375	2,375
2-2410 Unit #11 - Bobcat	12,740.00	12,740	12,740	12,740	12,740
2-2418 Unit #12 - Lamar Flatdeck Trailer	2,250.00	2,250	2,250	2,250	2,250
2-2420 Unit #14 - Flat Deck Hauler	1,950.00	1,950	1,950	1,950	1,950
2-2430 Unit #15 - 2005 GMC 3/4 T	11,110.00	11,110	11,110	11,110	11,110
2-2440 Unit #16 - Load Trail Black Dump Trl	1,890.00	1,890	1,890	1,890	1,890
2-2450 Unit #17 - Sterling Picker Truck	15,625.00	15,625	15,625	15,625	15,625
2-2455 Unit #18 - Equinox (2010)	7,465.00	7,465	7,465	7,465	7,465
2-2457 Unit #19 - Equinox (Black, 2012)	7,910.00	7,910	7,910	7,910	7,910
2-2459 Unit #20 - Equinox (Grey, 2012)	6,530.00	6,530	6,530	6,530	6,530
2-2460 Unit #21 - 1 Ton Chev (White)	16,650.00	16,650	16,650	16,650	16,650
2-2465 Unit #22 - Equinox (2013)	10,955.00	10,955	10,955	10,955	10,955
2-2467 Unit #23 - Sierra (Black, 2014)	10,680.00	10,680	10,680	10,680	10,680
2-2470 Unit #24 - Replacement for Unit #15	12,815.00	12,815	12,815	12,815	12,815
2-2471 Unit #10 2020 International CU515	12,326.00	12,326	12,326	12,326	12,326
2-2472 Unit #27 2020 Sierra 3500	6,008.00	6,008	6,008	6,008	6,008
2-2473 Unit #28 2020 Colorado	5,500.00	5,500	5,500	5,500	5,500
2-2474 Unit #29 Falcon Picker Deck	2,000.00	2,000	2,000	2,000	2,000
2-2475 Generator Trailer	1,950.00	1,950	1,950	1,950	1,950



General Operating Fund

160 Fleet Administration

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
2-2480 Unit #25 - Trailer Flatdeck 20	1,920.00	1,920	1,920	1,920	1,920
2-2490 Unit #26 - Grande Caravan	5,160.00	5,160	5,160	5,160	5,160
2-8100 Transfers to Reserve		138,663	140,263	141,376	142,320
TOTAL EXPENDITURES	195,455.00	334,118	335,718	336,831	337,775
CAPITAL REVENUES					
7-0040 Recovery of Costs	(159,028.00)	(138,663)	(140,263)	(141,376)	(142,320)
7-0120 Transfer from Reserves	(150,832.00)	(65,600)	(45,610)	(38,500)	(112,360)
TOTAL CAPITAL REVENUES	(309,860.00)	(204,263)	(185,873)	(179,876)	(254,680)
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	309,860.00	65,600	45,610	38,500	112,360
TOTAL CAPITAL EXPENDITURES	309,860.00	65,600	45,610	38,500	112,360
Surplus / Deficit					



General Operating Fund

200 Regional Parks

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(427,560.00)	(748,743)	(758,337)	(768,069)	(777,958)
1-0020 Surplus/Deficit	(325,000.00)				
1-0030 Grants	(55,000.00)	(55,000)	(55,000)	(55,000)	(55,000)
1-0040 Recovery of Costs	(15,000.00)	(15,000)	(15,000)	(15,000)	(15,000)
1-0070 Investment Income					
1-0140 Transfer from Reserves	(50,000.00)				
TOTAL REVENUES	(872,560.00)	(818,743)	(828,337)	(838,069)	(847,958)
EXPENDITURES					
2-1000 General Expenditures	315,398.00	329,524	333,718	337,974	342,297
2-1150 Allocations	63,799.00	64,756	65,728	66,714	67,715
2-1950 Feasibility Studies	23,253.00				
2-2308 Unit#13 - Big Tex Flatdeck Trailer					
2-3350 General Grants-in-Aid	75,000.00	75,000	75,000	75,000	75,000
2-4100 Park - Blackfoot	139,060.00	141,145	143,264	145,413	147,595
2-4105 Park - Minaker	40,000.00	40,599	41,208	41,826	42,454
2-4110 Park - Montney	37,900.00	38,467	39,044	39,630	40,226
2-4115 Park - Spencer Tuck	40,600.00	41,208	41,827	42,454	43,093
2-4120 Park - Swan Lake	64,500.00	14,500	14,500	14,500	14,500
2-4125 Park - Sundance Lakes	16,150.00	16,391	16,638	16,887	17,142
2-4135 Park - Various RD Properties	16,900.00	17,153	17,410	17,671	17,936
2-4200 Iver Johnson Community Park					
2-8100 Transfers to Reserve	40,000.00	40,000	40,000	40,000	40,000
TOTAL EXPENDITURES	872,560.00	818,743	828,337	838,069	847,958
CAPITAL REVENUES					
7-0010 Requisition	(44,000.00)				



General Operating Fund

200 Regional Parks

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
7-0020 Surplus/Deficit	(46,000.00)				
TOTAL CAPITAL REVENUES	(90,000.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	90,000.00				
TOTAL CAPITAL EXPENDITURES	90,000.00				
Surplus / Deficit					



General Operating Fund

210 Community Parks

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(23,882.00)	(34,238)	(39,603)	(42,473)	(45,349)
0-0140 Operating Reserve		(15,000)	(10,000)	(7,500)	(5,000)
1-0020 Surplus/Deficit	(25,000.00)				
TOTAL REVENUES	(48,882.00)	(49,238)	(49,603)	(49,973)	(50,349)
EXPENDITURES					
2-1000 General Expenditures	15,115.00	15,342	15,572	15,805	16,043
2-1150 Allocations	4,257.00	4,320	4,385	4,451	4,518
2-4200 Iver Johnson Community Park	4,510.00	4,576	4,646	4,717	4,788
2-4210 Community Park - Old Fort Cemetery	25,000.00	25,000	25,000	25,000	25,000
TOTAL EXPENDITURES	48,882.00	49,238	49,603	49,973	50,349
CAPITAL REVENUES					
7-0020 Surplus/Deficit					
7-0030 Grants					
7-0140 Transfers from Reserve	(7,033.00)				
TOTAL CAPITAL REVENUES	(7,033.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	7,033.00				
TOTAL CAPITAL EXPENDITURES	7,033.00				
Surplus / Deficit					



General Operating Fund

220 Regional Recreation

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(76,633.00)	(111,849)	(114,139)	(116,301)	(118,273)
1-0020 Surplus/Deficit	(229,886.00)				
1-0140 Operating Reserve		(150,000)			
1-0030 Grants	(7,000.00)				
TOTAL REVENUES	(313,519.00)	(261,849)	(114,139)	(116,301)	(118,273)
EXPENDITURES					
2-1000 General Expenditures	98,061.00	99,137	100,931	103,178	105,035
2-1150 Allocations	3,639.00	3,712	4,208	4,123	4,238
2-1950 Feasibility Studies	207,319.00	150,000			
2-3300 Regional Initiatives	4,500.00	9,000	9,000	9,000	9,000
TOTAL EXPENDITURES	313,519.00	261,849	114,139	116,301	118,273
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

221 Sub-Regional Recreation

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(947,108.00)	(1,084,041)	(1,220,500)	(1,220,500)	(1,220,500)
1-0020 Surplus/Deficit	(18,784.00)				
1-0030 Grants	(4,500.00)	(4,500)	(4,500)	(4,500)	(4,500)
1-0040 Recovery of Costs					
1-0070 Investment Income					
1-0120 Administration					
1-0140 Transfer from Reserves					
TOTAL REVENUES	(970,392.00)	(1,088,541)	(1,225,000)	(1,225,000)	(1,225,000)
EXPENDITURES					
2-1000 General Expenditures	891.00				
2-1150 Allocations	16,707.00	17,041			
2-3150 Sub-regional Grants-aid - Dawson Creek	655,015.00	846,500	1,000,000	1,000,000	1,000,000
2-3160 Sub-regional Grants-aid - Pouce Coupe	72,779.00				
2-3170 Sub-regional Grants-aid Electoral Areas	200,000.00	200,000	200,000	200,000	200,000
2-8100 Transfers to Reserve	25,000.00	25,000	25,000	25,000	25,000
TOTAL EXPENDITURES	970,392.00	1,088,541	1,225,000	1,225,000	1,225,000
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

225 Kelly Lake Community Centre

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(117,471.00)	(126,583)	(128,784)	(131,030)	(133,320)
1-0020 Surplus/Deficit	(3,464.00)				
1-0070 Investment Income					
1-0140 Transfer from Reserves					
TOTAL REVENUES	(120,935.00)	(126,583)	(128,784)	(131,030)	(133,320)
EXPENDITURES					
2-1000 General Expenditures	107,802.00	105,331	107,407	109,526	111,686
2-1150 Allocations	3,133.00	6,252	6,377	6,504	6,634
2-8100 Transfers to Reserve	10,000.00	15,000	15,000	15,000	15,000
TOTAL EXPENDITURES	120,935.00	126,583	128,784	131,030	133,320
CAPITAL REVENUES					
7-0030 Grants		(1,549,287)	(1,250,713)		
7-0110 M.F.A Funding			(182,827)		
7-0140 Transfers from Reserve	(315,241.00)	(709,759)			
TOTAL CAPITAL REVENUES	(315,241.00)	(2,259,046)	(1,433,540)		
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	315,241.00	2,259,046	1,433,540		
TOTAL CAPITAL EXPENDITURES	315,241.00	2,259,046	1,433,540		
Surplus / Deficit					



General Operating Fund

230 Tate Creek Community Centre

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(103,061.00)	(108,145)	(104,292)	(104,429)	(104,570)
1-0020 Surplus/Deficit	(5,050.00)				
1-0140 Transfer from Reserves					
TOTAL REVENUES	(108,111.00)	(108,145)	(104,292)	(104,429)	(104,570)
EXPENDITURES					
2-1000 General Expenditures	102,031.00	102,023	102,115	102,209	102,306
2-1100 Administration	3,988.00	3,988			
2-1150 Allocations	2,092.00	2,134	2,177	2,220	2,264
TOTAL EXPENDITURES	108,111.00	108,145	104,292	104,429	104,570
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

235 South Peace Multiplex

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(1,517,843.00)	(1,518,726)	(1,518,726)	(1,518,726)	(1,518,726)
1-0020 Surplus/Deficit	(744.00)				
1-0030 Grants	(7,140.00)	(7,000)	(7,000)	(7,000)	(7,000)
1-0110 M.F.A Funding					
TOTAL REVENUES	(1,525,727.00)	(1,525,726)	(1,525,726)	(1,525,726)	(1,525,726)
EXPENDITURES					
2-8000 M.F.A	1,525,727.00	1,525,726	1,525,726	1,525,726	1,525,726
TOTAL EXPENDITURES	1,525,727.00	1,525,726	1,525,726	1,525,726	1,525,726
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

240 Chetwynd Leisure Centre

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(1,051,115.00)	(1,250,775)	(1,276,492)	(1,304,741)	(1,332,496)
1-0020 Surplus/Deficit	(470,176.00)				
1-0080 Miscellaneous	(321,100.00)	(325,000)	(325,000)	(325,000)	(325,000)
1-0130 Conditional Transfers					
TOTAL REVENUES	(1,842,391.00)	(1,575,775)	(1,601,492)	(1,629,741)	(1,657,496)
EXPENDITURES					
2-1000 General Expenditures	1,324,827.00	1,312,760	1,338,017	1,365,796	1,393,072
2-1150 Allocations	22,564.00	23,015	23,475	23,945	24,424
2-8100 Transfers to Reserve	495,000.00	240,000	240,000	240,000	240,000
TOTAL EXPENDITURES	1,842,391.00	1,575,775	1,601,492	1,629,741	1,657,496
CAPITAL REVENUES					
7-0010 Requisition	(40,000.00)		(25,000)		(25,000)
7-0020 Surplus/Deficit	(45,000.00)				
TOTAL CAPITAL REVENUES	(85,000.00)		(25,000)		(25,000)
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	85,000.00		25,000		25,000
TOTAL CAPITAL EXPENDITURES	85,000.00		25,000		25,000
Surplus / Deficit					



General Operating Fund

245 North Peace Leisure Pool

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(2,960,079.00)	(3,036,182)	(3,095,145)	(3,154,270)	(3,214,574)
1-0020 Surplus/Deficit	(57,699.00)				
1-0080 Miscellaneous	(498,800.00)				
1-0130 Conditional Transfers		(630,000)	(630,000)	(630,000)	(630,000)
TOTAL REVENUES	(3,516,578.00)	(3,666,182)	(3,725,145)	(3,784,270)	(3,844,574)
EXPENDITURES					
2-1000 General Expenditures	2,877,410.00	2,825,611	2,883,143	2,940,807	2,999,623
2-1150 Allocations	70,168.00	71,571	73,002	74,463	75,951
2-8100 Transfers to Reserve	569,000.00	769,000	769,000	769,000	769,000
TOTAL EXPENDITURES	3,516,578.00	3,666,182	3,725,145	3,784,270	3,844,574
CAPITAL REVENUES					
7-0010 Requisition					
7-0020 Surplus/Deficit	(210,000.00)				
7-0120 Transfer from Reserves	(545,000.00)				
TOTAL CAPITAL REVENUES	(755,000.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	755,000.00				
TOTAL CAPITAL EXPENDITURES	755,000.00				
Surplus / Deficit					



General Operating Fund

250 Chetwynd Recreation Complex

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(238,849.00)	(353,772)	(353,772)	(353,772)	(353,772)
1-0020 Surplus/Deficit	(114,922.00)				
1-0110 M.F.A Funding					
TOTAL REVENUES	(353,771.00)	(353,772)	(353,772)	(353,772)	(353,772)
EXPENDITURES					
2-8000 M.F.A	353,771.00	353,772	353,772	353,772	353,772
TOTAL EXPENDITURES	353,771.00	353,772	353,772	353,772	353,772
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

255 Chetwynd Arena

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(1,537,300.00)	(1,587,053)	(1,620,791)	(1,655,407)	(1,690,716)
1-0020 Surplus/Deficit	6,576.00				
1-0030 Grants					
1-0080 Miscellaneous	(273,053.00)	(275,000)	(275,000)	(275,000)	(275,000)
1-0130 Conditional Transfers					
TOTAL REVENUES	(1,803,777.00)	(1,862,053)	(1,895,791)	(1,930,407)	(1,965,716)
EXPENDITURES					
2-1000 General Expenditures	1,675,145.00	1,670,393	1,703,598	1,737,670	1,772,424
2-1150 Allocations	26,137.00	26,660	27,193	27,737	28,292
2-8100 Transfers to Reserve	102,495.00	165,000	165,000	165,000	165,000
TOTAL EXPENDITURES	1,803,777.00	1,862,053	1,895,791	1,930,407	1,965,716
CAPITAL REVENUES					
7-0010 Requisition	(82,000.00)				
7-0020 Surplus/Deficit					
7-0030 Grants	(350,000.00)				
7-0140 Transfers from Reserve					
TOTAL CAPITAL REVENUES	(432,000.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	432,000.00				
TOTAL CAPITAL EXPENDITURES	432,000.00				
Surplus / Deficit					



General Operating Fund

260 Clearview Arena - Artificial Ice

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(158,508.00)	(164,041)	(164,622)	(165,215)	(165,818)
1-0020 Surplus/Deficit					
1-0070 Investment Income					
1-0140 Transfer from Reserves	(165,207.00)				
TOTAL REVENUES	(323,715.00)	(164,041)	(164,622)	(165,215)	(165,818)
EXPENDITURES					
2-1000 General Expenditures	316,441.00	156,622	157,054	157,496	157,945
2-1150 Allocations	7,274.00	7,419	7,568	7,719	7,873
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	323,715.00	164,041	164,622	165,215	165,818
CAPITAL REVENUES					
7-0020 Surplus/Deficit					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

265 Buick Creek Arena

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(298,000.00)	(266,371)	(266,904)	(267,448)	(268,001)
1-0020 Surplus/Deficit	(43,149.00)				
1-0070 Investment Income					
1-0110 M.F.A Funding					
TOTAL REVENUES	(341,149.00)	(266,371)	(266,904)	(267,448)	(268,001)
EXPENDITURES					
2-1000 General Expenditures	109,141.00	109,161	109,644	110,138	110,640
2-1150 Allocations	2,425.00	2,475	2,525	2,575	2,626
2-8000 M.F.A	114,735.00	114,735	114,735	114,735	114,735
2-8100 Transfers to Reserve	114,848.00	40,000	40,000	40,000	40,000
TOTAL EXPENDITURES	341,149.00	266,371	266,904	267,448	268,001
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

275 Grants to Community Organizations

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition		(741,561)	(742,358)	(743,179)	(744,024)
1-0020 Surplus/Deficit	(688,353.00)				
1-0030 Grants		(50,000)	(50,000)	(50,000)	(50,000)
1-0080 Miscellaneous	(902.00)				
1-0140 Transfer from Reserves	(287,824.00)				
TOTAL REVENUES	(977,079.00)	(791,561)	(792,358)	(793,179)	(794,024)
EXPENDITURES					
2-1000 General Expenditures					
2-1150 Allocations	26,561.00	26,561	27,358	28,179	29,024
2-3100 Rural Grants-in-aid - Area B	50,075.00				
2-3101 Rural Grants-in-aid - Area C	12,486.00				
2-3102 Rural Grants-in-aid - Area D	85,214.00				
2-3103 Rural Grants-in-aid - Area E	95,954.00				
2-3120 Medical Recruitment Grants	250,000.00	175,000	175,000	175,000	175,000
2-3130 Health Care Scholarships	102,389.00	110,000	110,000	110,000	110,000
2-3140 Regional Recreation Grants-in-Aid	10,000.00	30,000	30,000	30,000	30,000
2-3200 Regional Grants-in-Aid	344,400.00	450,000	450,000	450,000	450,000
TOTAL EXPENDITURES	977,079.00	791,561	792,358	793,179	794,024
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					



General Operating Fund

275 Grants to Community Organizations

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
Surplus / Deficit					



General Operating Fund

280 Rec & Cultural Facilities Grants-in-Aid

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(279,650.00)	(342,000)	(342,300)	(342,609)	(342,927)
1-0020 Surplus/Deficit	(72,544.00)				
1-0040 Recovery of Costs					
1-0080 Miscellaneous	(2,441.00)				
TOTAL REVENUES	(354,635.00)	(342,000)	(342,300)	(342,609)	(342,927)
EXPENDITURES					
2-1000 General Expenditures	4,000.00				
2-1150 Allocations	9,817.00	10,000	10,300	10,609	10,927
2-3100 Rural Grants-in-aid - Area B	178,536.00	175,000	175,000	175,000	175,000
2-3101 Rural Grants-in-aid - Area C	51,716.00	51,000	51,000	51,000	51,000
2-3102 Rural Grants-in-aid - Area D	3,103.00	3,000	3,000	3,000	3,000
2-3103 Rural Grants-in-aid - Area E	107,463.00	103,000	103,000	103,000	103,000
TOTAL EXPENDITURES	354,635.00	342,000	342,300	342,609	342,927
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

285 Cemeteries - B,C,D, & E

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(38,351.00)	(46,100)	(46,133)	(46,167)	(46,202)
1-0020 Surplus/Deficit	(26,804.00)	(10,000)	(10,000)	(10,000)	(10,000)
TOTAL REVENUES	(65,155.00)	(56,100)	(56,133)	(56,167)	(56,202)
EXPENDITURES					
2-1150 Allocations	1,011.00	1,100	1,133	1,167	1,202
2-3180 Cemetery Grants-in-Aid - Area B	4,000.00	4,000	4,000	4,000	4,000
2-3181 Cemetery Grants-in-Aid - Area C	10,000.00	10,000	10,000	10,000	10,000
2-3182 Cemetery Grants-in-Aid - Area D	6,500.00	5,000	5,000	5,000	5,000
2-3183 Cemetery Grants-in-Aid - Area E	36,000.00	36,000	36,000	36,000	36,000
2-4010 Cemeteries	7,644.00				
TOTAL EXPENDITURES	65,155.00	56,100	56,133	56,167	56,202
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

290 Chetwynd Library

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(496,218.00)	(514,090)	(524,370)	(534,857)	(545,553)
1-0020 Surplus/Deficit	(7,920.00)				
TOTAL REVENUES	(504,138.00)	(514,090)	(524,370)	(534,857)	(545,553)
EXPENDITURES					
2-1000 General Expenditures	494,205.00	504,090	514,170	524,453	534,941
2-1150 Allocations	9,933.00	10,000	10,200	10,404	10,612
TOTAL EXPENDITURES	504,138.00	514,090	524,370	534,857	545,553
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

295 Library Services

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(62,265.00)	(62,310)	(62,356)	(62,403)	(62,451)
1-0020 Surplus/Deficit					
1-0140 Transfer from Reserves	(65,500.00)	(65,500)	(65,500)	(65,500)	(65,500)
TOTAL REVENUES	(127,765.00)	(127,810)	(127,856)	(127,903)	(127,951)
EXPENDITURES					
2-1000 General Expenditures	125,500.00	125,500	125,500	125,500	125,500
2-1150 Allocations	2,265.00	2,310	2,356	2,403	2,451
2-3100 Rural Grants-in-aid - Area B					
2-3101 Rural Grants-in-aid - Area C					
TOTAL EXPENDITURES	127,765.00	127,810	127,856	127,903	127,951
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

300 Emergency Planning

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(240,802.00)	(250,000)	(250,000)	(250,000)	(250,000)
1-0020 Surplus/Deficit	(173,504.00)				
1-0140 Operating Reserve				(1,819)	(5,608)
1-0030 Grants	(270,000.00)	(365,000)	(300,000)	(295,000)	(300,000)
1-0040 Recovery of Costs					
1-0070 Investment Income					
1-0080 Miscellaneous	(541.00)	(541)	(541)	(541)	(541)
TOTAL REVENUES	(684,847.00)	(615,541)	(550,541)	(547,360)	(556,149)
EXPENDITURES					
2-1000 General Expenditures	183,221.00	185,966	188,755	191,586	194,462
2-1150 Allocations	130,924.00	15,551	12,076	10,369	10,576
2-1275 Emergency Operations Centre	26,500.00	26,897	27,301	27,710	28,126
2-2510 Emergency Planning	340,852.00	383,777	319,059	314,345	319,635
2-2515 Weather Stations	3,350.00	3,350	3,350	3,350	3,350
2-2802 EMBC Task #2016455					
2-2821 EOC Task #193467					
2-2840 EOC Incidents (PEP Task #?) (EMERG PL)					
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	684,847.00	615,541	550,541	547,360	556,149
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					



General Operating Fund

300 Emergency Planning

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
Surplus / Deficit					



General Operating Fund

305 911 Emergency Telephone System

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(533,511.00)	(656,360)	(668,645)	(681,144)	(693,863)
1-0020 Surplus/Deficit	(165,856.00)				
1-0030 Grants	(50,000.00)	(50,000)	(50,000)	(50,000)	(50,000)
1-0040 Recovery of Costs	(14,029.00)	(14,029)	(14,029)	(14,029)	(14,029)
TOTAL REVENUES	(763,396.00)	(720,389)	(732,674)	(745,173)	(757,892)
EXPENDITURES					
2-1000 General Expenditures	172,624.00	119,304	121,093	122,908	124,752
2-1150 Allocations	15,079.00	15,381	15,689	16,003	16,323
2-2600 911 Emergency Telephone System	250,392.00	254,147	257,959	261,828	265,756
2-2605 Dispatch	275,276.00	280,782	286,397	292,125	297,967
2-2610 Radio Towers	50,025.00	50,775	51,536	52,309	53,094
TOTAL EXPENDITURES	763,396.00	720,389	732,674	745,173	757,892
CAPITAL REVENUES					
7-0010 Requisition	(191,736.00)				
7-0110 M.F.A Funding		(390,194)	(406,168)		
7-0120 Transfer from Reserves	(300,000.00)				
TOTAL CAPITAL REVENUES	(491,736.00)	(390,194)	(406,168)		
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	491,736.00	390,194	406,168		
TOTAL CAPITAL EXPENDITURES	491,736.00	390,194	406,168		
Surplus / Deficit					



General Operating Fund

310 Emergency Rescue Vehicle

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(11,857.00)	(13,416)	(13,468)	(13,522)	(13,576)
1-0020 Surplus/Deficit	(1,508.00)				
TOTAL REVENUES	(13,365.00)	(13,416)	(13,468)	(13,522)	(13,576)
EXPENDITURES					
2-1000 General Expenditures	3,145.00	3,192	3,240	3,289	3,338
2-1150 Allocations	220.00	224	228	233	238
2-3110 Emergency Vehicle Grants-in-Aid - Area D	5,000.00	5,000	5,000	5,000	5,000
2-3111 Emergency Vehicle Grants-in-Aid - Area E	5,000.00	5,000	5,000	5,000	5,000
TOTAL EXPENDITURES	13,365.00	13,416	13,468	13,522	13,576
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

315 Charlie Lake Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(665,531.00)	(869,693)	(880,836)	(892,159)	(903,665)
1-0020 Surplus/Deficit	(100,000.00)				
1-0040 Recovery of Costs	(15,000.00)				
1-0070 Investment Income					
TOTAL REVENUES	(780,531.00)	(869,693)	(880,836)	(892,159)	(903,665)
EXPENDITURES					
2-1000 General Expenditures	446,337.00	453,031	459,826	466,726	473,728
2-1150 Allocations	19,969.00	20,369	20,776	21,192	21,616
2-2305 CL#1 - 2006 Sterling (Yellow)	8,000.00	8,119	8,240	8,364	8,489
2-2310 CL#10 - SQUAD 1	6,900.00	5,176	5,254	5,333	5,413
2-2320 CL#11 - ATV Trailer (for Side-by-side)	850.00	863	876	889	902
2-2330 CL#12 - ATV	850.00	863	877	891	905
2-2350 CL#14 - TENDER 3 (used from DC)	5,100.00	5,176	5,254	5,332	5,413
2-2360 CL#2 - 2014 GMC Sierra SQUAD 2	5,400.00	5,480	5,562	5,646	5,731
2-2370 CL#3 - TENDER 1	8,100.00	8,221	8,344	8,469	8,596
2-2375 CL#17 Chevy PU BRUSH 1	4,900.00	4,972	5,047	5,124	5,201
2-2385 CL#5 - Reserve Engine					
2-2390 CL#7 - 2005 Ford Diesel RESCUE 1	4,100.00	4,162	4,224	4,286	4,351
2-2395 CL#9 - RESERVE 1987 Fort Pumper					
2-2397 CL #15 - Freightliner Pumper TENDER 2	7,000.00	7,103	7,210	7,318	7,429
2-2398 CL#16 - ENGINE 1	7,700.00	7,814	7,931	8,050	8,172
2-2900 Fire Operations	97,600.00	99,064	100,550	102,057	103,588
2-4000 Volunteers	77,725.00	79,280	80,865	82,482	84,131
2-8100 Transfers to Reserve	80,000.00	160,000	160,000	160,000	160,000
TOTAL EXPENDITURES	780,531.00	869,693	880,836	892,159	903,665



General Operating Fund

315 Charlie Lake Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
CAPITAL REVENUES					
7-0010 Requisition	(106,000.00)				
7-0020 Surplus/Deficit					
7-0030 Grants					
7-0120 Transfer from Reserves	(61,000.00)				
7-0140 Transfers from Reserve					
TOTAL CAPITAL REVENUES	(167,000.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	167,000.00				
TOTAL CAPITAL EXPENDITURES	167,000.00				
Surplus / Deficit					



General Operating Fund

320 Chetwynd Rural Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(123,877.00)	(133,141)	(140,947)	(146,306)	(151,720)
1-0020 Surplus/Deficit					
1-0140 Transfer from Reserves	(21,511.00)	(15,000)	(10,000)	(7,500)	(5,000)
TOTAL REVENUES	(145,388.00)	(148,141)	(150,947)	(153,806)	(156,720)
EXPENDITURES					
2-1000 General Expenditures	30,880.00	31,343	31,813	32,290	32,774
2-1150 Allocations	1,655.00	1,688	1,722	1,756	1,791
2-2910 Chetwynd Rural Fire	112,853.00	115,110	117,412	119,760	122,155
TOTAL EXPENDITURES	145,388.00	148,141	150,947	153,806	156,720
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

325 Dawson Creek/Pouce Coupe Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(461,602.00)	(542,502)	(550,841)	(554,336)	(562,991)
1-0020 Surplus/Deficit	(10,000.00)				
1-0120 Administration					
1-0140 Transfer from Reserves	(35,000.00)	(35,000)	(35,000)	(35,000)	(35,000)
TOTAL REVENUES	(506,602.00)	(577,502)	(585,841)	(589,336)	(597,991)
EXPENDITURES					
2-1000 General Expenditures	27,348.00	27,758	28,175	28,597	29,025
2-1150 Allocations	7,925.00	8,084	8,246	8,411	8,579
2-2920 Dawson Creek Fire	315,600.00	321,600	328,009	334,546	341,213
2-2925 Pouce Coupe Fire	88,729.00	90,060	91,411	92,782	94,174
2-8100 Transfers to Reserve	67,000.00	130,000	130,000	125,000	125,000
TOTAL EXPENDITURES	506,602.00	577,502	585,841	589,336	597,991
CAPITAL REVENUES					
7-0010 Requisition	(60,000.00)				
7-0020 Surplus/Deficit	(30,000.00)				
7-0110 M.F.A Funding	(151,600.00)				
7-0140 Transfers from Reserve	(310,000.00)				
TOTAL CAPITAL REVENUES	(551,600.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	551,600.00				
TOTAL CAPITAL EXPENDITURES	551,600.00				
Surplus / Deficit					



General Operating Fund

330 Fort St. John Rural Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(638,934.00)	(761,629)	(784,120)	(807,280)	(831,129)
1-0020 Surplus/Deficit	(11,896.00)				
1-0080 Miscellaneous	(88,957.00)				
TOTAL REVENUES	(739,787.00)	(761,629)	(784,120)	(807,280)	(831,129)
EXPENDITURES					
2-1000 General Expenditures	14,186.00	14,398	14,614	14,833	15,055
2-1150 Allocations	13,842.00	14,119	14,401	14,689	14,983
2-2930 Fort St. John Fire	711,759.00	733,112	755,105	777,758	801,091
TOTAL EXPENDITURES	739,787.00	761,629	784,120	807,280	831,129
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

335 Moberly Lake Rural Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(108,236.00)	(122,028)	(129,318)	(136,640)	(143,999)
1-0140 Transfer from Reserves	(56,538.00)	(35,000)	(30,000)	(25,000)	(20,000)
TOTAL REVENUES	(164,774.00)	(157,028)	(159,318)	(161,640)	(163,999)
EXPENDITURES					
2-1000 General Expenditures	58,886.00	44,543	45,212	45,889	46,578
2-1150 Allocations	1,688.00	1,722	1,757	1,792	1,828
2-2940 Moberly Lake Fire	104,200.00	105,763	107,349	108,959	110,593
2-8100 Transfers to Reserve		5,000	5,000	5,000	5,000
TOTAL EXPENDITURES	164,774.00	157,028	159,318	161,640	163,999
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

340 Taylor Rural Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(248,928.00)	(259,820)	(267,326)	(275,052)	(283,006)
1-0020 Surplus/Deficit	(3,601.00)				
TOTAL REVENUES	(252,529.00)	(259,820)	(267,326)	(275,052)	(283,006)
EXPENDITURES					
2-1000 General Expenditures	15,819.00	16,056	16,297	16,541	16,789
2-1150 Allocations	4,674.00	4,767	4,862	4,959	5,058
2-2950 Taylor Rural Fire	232,036.00	238,997	246,167	253,552	261,159
TOTAL EXPENDITURES	252,529.00	259,820	267,326	275,052	283,006
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

345 Tomslake Fire

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(111,243.00)	(120,012)	(120,473)	(120,941)	(121,416)
1-0020 Surplus/Deficit	(7,500.00)				
1-0070 Investment Income					
1-0140 Transfer from Reserves	(9,570.00)				
TOTAL REVENUES	(128,313.00)	(120,012)	(120,473)	(120,941)	(121,416)
EXPENDITURES					
2-1000 General Expenditures	36,310.00	27,969	28,389	28,815	29,247
2-1150 Allocations	2,003.00	2,043	2,084	2,126	2,169
2-2960 Tomslake Fire	90,000.00	90,000	90,000	90,000	90,000
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	128,313.00	120,012	120,473	120,941	121,416
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

400 Management of Development

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(798,333.00)	(1,051,843)	(1,051,189)	(1,055,508)	(1,063,897)
1-0020 Surplus/Deficit	(575,695.00)				
1-0140 Transfer from Reserves		(40,000)	(30,000)	(20,000)	(10,000)
1-0030 Grants	(1,400.00)	(1,500)	(1,500)	(1,500)	(1,500)
1-0040 Recovery of Costs					
1-0050 Fees and Permits	(24,000.00)	(25,000)	(25,000)	(25,000)	(25,000)
1-0120 Administration	(51,000.00)	(51,000)	(51,000)	(51,000)	(51,000)
TOTAL REVENUES	(1,450,428.00)	(1,169,343)	(1,158,689)	(1,153,008)	(1,151,397)
EXPENDITURES					
2-1000 General Expenditures	926,582.00	857,224	870,081	883,130	896,378
2-1100 Administration	6,500.00	6,500	6,500	6,500	6,500
2-1150 Allocations	81,548.00	77,173	73,992	71,219	68,817
2-1250 Bylaw Enforcement	118,298.00	119,696	121,116	122,559	124,022
2-3400 Development Services Projects	317,500.00	108,750	87,000	69,600	55,680
TOTAL EXPENDITURES	1,450,428.00	1,169,343	1,158,689	1,153,008	1,151,397
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

405 Building Inspection

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(153,754.00)	(204,646)	(214,114)	(228,649)	(238,254)
1-0020 Surplus/Deficit	(88,669.00)				
1-0140 Transfer from Reserves		(30,000)	(25,000)	(15,000)	(10,000)
1-0040 Recovery of Costs					
1-0050 Fees and Permits	(112,995.00)	(112,995)	(112,995)	(112,995)	(112,995)
1-0080 Miscellaneous	(1,327.00)	(1,327)	(1,327)	(1,327)	(1,327)
1-0130 Conditional Transfers	(16,000.00)	(15,000)	(15,000)	(15,000)	(15,000)
TOTAL REVENUES	(372,745.00)	(363,968)	(368,436)	(372,971)	(377,576)
EXPENDITURES					
2-1000 General Expenditures	291,966.00	281,118	285,334	289,613	293,958
2-1150 Allocations	66,779.00	67,850	68,102	68,358	68,618
2-1250 Bylaw Enforcement	14,000.00	15,000	15,000	15,000	15,000
TOTAL EXPENDITURES	372,745.00	363,968	368,436	372,971	377,576
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

410 Animal Control Shelter

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(19,327.00)	(19,328)	(19,328)	(19,328)	(19,328)
1-0020 Surplus/Deficit					
1-0080 Miscellaneous	(690.00)	(690)	(690)	(690)	(690)
TOTAL REVENUES	(20,017.00)	(20,018)	(20,018)	(20,018)	(20,018)
EXPENDITURES					
2-1000 General Expenditures	20,000.00	20,000	20,000	20,000	20,000
2-1150 Allocations	17.00	18	18	18	18
TOTAL EXPENDITURES	20,017.00	20,018	20,018	20,018	20,018
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

415 Regional District Development

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0020 Surplus/Deficit	(83,187.00)				
1-0030 Grants					
TOTAL REVENUES	(83,187.00)				
EXPENDITURES					
2-3400 Development Services Projects	83,187.00				
TOTAL EXPENDITURES	83,187.00				
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

420 12-Mile Electrification

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(863.00)	(864)	(865)	(866)	(867)
1-0020 Surplus/Deficit					
TOTAL REVENUES	(863.00)	(864)	(865)	(866)	(867)
EXPENDITURES					
2-1000 General Expenditures	846.00	846	846	846	846
2-1150 Allocations	17.00	18	19	20	21
TOTAL EXPENDITURES	863.00	864	865	866	867
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

430 Rolla Creek Dyking

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(1,500.00)	(1,500)	(1,500)	(1,500)	(1,500)
1-0020 Surplus/Deficit					
1-0070 Investment Income					
1-0140 Transfer from Reserves	(28,924.00)	(12,963)	(13,075)	(13,080)	(13,085)
TOTAL REVENUES	(30,424.00)	(14,463)	(14,575)	(14,580)	(14,585)
EXPENDITURES					
2-1000 General Expenditures	25,589.00	13,170	13,175	13,180	13,185
2-1150 Allocations	4,835.00	1,293	1,400	1,400	1,400
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	30,424.00	14,463	14,575	14,580	14,585
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

500 Regional Solid Waste Management

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(6,831,816.00)	(5,820,275)	(5,604,467)	(6,388,658)	(6,388,658)
1-0020 Surplus/Deficit	(2,399,305.00)				
1-0030 Grants	(750,000.00)	(750,000)	(750,000)	(750,000)	(750,000)
1-0040 Recovery of Costs	(25,000.00)	(25,000)	(25,000)	(25,000)	(25,000)
1-0050 Fees and Permits	(3,000.00)	(3,000)	(3,000)	(3,000)	(3,000)
1-0070 Investment Income					
1-0090 Rental Income	(3,000.00)	(3,000)	(3,000)	(3,000)	(3,000)
1-0100 Multi-Material BC	(45,000.00)	(45,000)	(45,000)	(45,000)	(45,000)
1-0110 M.F.A Funding					
1-0120 Administration		(913,294)	(850,530)		
1-0150 Recycling	(85,000.00)	(85,000)	(85,000)	(85,000)	(85,000)
1-2005 Bessborough Land Fill	(1,000,000.00)	(1,060,000)	(1,123,600)	(1,191,016)	(1,191,016)
1-2010 Buick Creek	(850.00)	(850)	(867)	(884)	(902)
1-2020 Cecil Lake	(3,000.00)	(3,000)	(3,060)	(3,121)	(3,183)
1-2030 Chetwynd LF	(725,000.00)	(768,500)	(814,610)	(863,487)	(863,487)
1-2040 Dawson Creek	(71,000.00)	(71,000)	(75,260)	(79,776)	(79,776)
1-2050 Goodlow	(600.00)	(600)	(636)	(674)	(674)
1-2070 Kelly Lake	(1,500.00)	(1,500)	(1,590)	(1,685)	(1,685)
1-2090 Mile 62.5	(2,500.00)	(2,500)	(2,650)	(2,809)	(2,809)
1-2110 Moberly Lake	(6,500.00)	(6,500)	(6,890)	(7,303)	(7,303)
1-2120 North Peace LF	(2,553,425.00)	(2,706,631)	(2,869,029)	(3,041,171)	(3,041,171)
1-2140 Pink Mountain	(1,000.00)	(1,000)	(1,060)	(1,124)	(1,124)
1-2160 Prespatou	(3,750.00)	(3,750)	(3,975)	(4,214)	(4,214)
1-2170 Rolla	(4,500.00)	(4,500)	(4,770)	(5,056)	(5,056)
1-2180 Rose Prairie	(2,800.00)	(2,800)	(2,968)	(3,146)	(3,146)
1-2210 Tomslake	(5,750.00)	(5,750)	(6,095)	(6,461)	(6,461)
1-2240 Upper Halfway	(4,800.00)	(4,800)	(5,088)	(5,393)	(5,393)
1-2250 Wonowon	(1,750.00)	(1,750)	(1,855)	(1,966)	(1,966)



General Operating Fund

500 Regional Solid Waste Management

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
TOTAL REVENUES	(14,530,846.00)	(12,290,000)	(12,290,000)	(12,518,944)	(12,519,024)
EXPENDITURES					
2-1000 General Expenditures	1,104,365.00	1,008,422	1,024,800	1,041,504	1,058,545
2-1100 Administration	15,000.00	15,300	15,606	15,918	16,236
2-1150 Allocations	438,008.00	510,783	492,320	444,840	444,840
2-1200 Finance					
2-2005 Bessborough Land Fill	1,129,450.00	1,115,692	1,127,275	1,144,360	1,254,448
2-2010 Buick Creek	86,625.00	89,758	91,423	93,122	94,855
2-2020 Cecil Lake	94,030.00	97,311	99,127	100,980	102,870
2-2030 Chetwynd LF	538,325.00	553,421	558,519	564,618	617,720
2-2040 Dawson Creek	429,925.00	422,040	429,297	436,698	444,248
2-2043 East Pine	3,940.00	3,940	3,940	3,940	3,940
2-2050 Goodlow	91,630.00	94,863	96,630	98,433	100,272
2-2055 Groundbirch					
2-2060 Hudsons Hope	202,670.00	199,282	202,966	206,723	210,556
2-2070 Kelly Lake	99,970.00	102,052	104,022	106,033	108,084
2-2080 Landfill Gas System	75,000.00	65,000	66,300	67,626	68,979
2-2090 Mile 62.5	74,765.00	77,578	78,917	80,283	81,677
2-2095 Mile 98					
2-2098 Miligan Creek					
2-2100 Misc Transfer Stations	55,000.00	56,020	56,040	56,060	56,082
2-2110 Moberly Lake	97,625.00	95,858	97,625	99,428	101,267
2-2120 North Peace LF	1,529,408.00	1,428,252	1,442,239	1,456,362	1,600,222
2-2130 NP Haul All PL6	134,000.00	136,680	139,414	142,202	145,046
2-2140 Pink Mountain	84,955.00	86,758	88,423	90,122	91,855
2-2150 Pouce Coupe	1,200.00	1,200	1,200	1,200	1,200
2-2160 Prespatou	121,610.00	110,142	112,214	114,328	116,484
2-2170 Rolla	86,325.00	89,452	91,111	92,804	94,530
2-2180 Rose Prairie	121,135.00	122,566	124,535	126,544	128,593



General Operating Fund

500 Regional Solid Waste Management

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
2-2190 SP Haul All PL6	315,000.00	321,300	327,726	334,281	340,967
2-2200 Taylor	18,540.00	18,540	18,540	18,540	18,540
2-2210 Tomslake	111,575.00	110,107	112,179	114,293	116,449
2-2230 Tumbler Ridge	375,725.00	383,040	390,501	398,111	405,874
2-2240 Upper Halfway	86,625.00	89,758	91,423	93,122	94,855
2-2250 Wonowon	106,550.00	110,081	112,152	114,265	116,420
2-2300 Waste Reduction	2,429,500.00	2,491,500	2,534,340	2,578,037	2,622,608
2-8000 M.F.A	1,177,436.00	1,177,436	910,598	866,105	678,490
2-8100 Transfers to Reserve	3,294,934.00	1,105,868	1,248,598	1,418,062	1,182,272
TOTAL EXPENDITURES	14,530,846.00	12,290,000	12,290,000	12,518,944	12,519,024
CAPITAL REVENUES					
7-0010 Requisition	(644,267.00)	(3,500,000)	(3,500,000)	(3,500,000)	(3,500,000)
7-0140 Transfers from Reserve	(2,361,289.00)				
TOTAL CAPITAL REVENUES	(3,005,556.00)	(3,500,000)	(3,500,000)	(3,500,000)	(3,500,000)
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	3,005,556.00	3,500,000	3,500,000	3,500,000	3,500,000
TOTAL CAPITAL EXPENDITURES	3,005,556.00	3,500,000	3,500,000	3,500,000	3,500,000
Surplus / Deficit					



General Operating Fund

505 Area E Scramblevision

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(46,085.00)	(46,344)	(46,454)	(46,566)	(46,681)
1-0020 Surplus/Deficit	(185.00)				
TOTAL REVENUES	(46,270.00)	(46,344)	(46,454)	(46,566)	(46,681)
EXPENDITURES					
2-1000 General Expenditures	42,295.00	42,344	42,394	42,445	42,498
2-1150 Allocations	3,975.00	4,000	4,060	4,121	4,183
TOTAL EXPENDITURES	46,270.00	46,344	46,454	46,566	46,681
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

510 Chetwynd TV

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(15,135.00)	(15,419)	(15,486)	(15,553)	(15,621)
1-0020 Surplus/Deficit	(220.00)				
TOTAL REVENUES	(15,355.00)	(15,419)	(15,486)	(15,553)	(15,621)
EXPENDITURES					
2-1000 General Expenditures	14,100.00	14,100	14,147	14,194	14,242
2-1150 Allocations	1,255.00	1,319	1,339	1,359	1,379
TOTAL EXPENDITURES	15,355.00	15,419	15,486	15,553	15,621
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

520 Invasive Plants

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(211,823.00)	(324,597)	(329,097)	(333,689)	(338,370)
1-0020 Surplus/Deficit	(114,412.00)				
1-0030 Grants					
1-0050 Fees and Permits					
TOTAL REVENUES	(326,235.00)	(324,597)	(329,097)	(333,689)	(338,370)
EXPENDITURES					
2-1000 General Expenditures	268,120.00	281,359	278,347	282,939	287,620
2-1150 Allocations	25,115.00	10,238	17,750	17,750	17,750
2-2500 Weed Reduction Program	33,000.00	33,000	33,000	33,000	33,000
TOTAL EXPENDITURES	326,235.00	324,597	329,097	333,689	338,370
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

525 North Pine TV

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0020 Surplus/Deficit					
1-0040 Recovery of Costs	(6,000.00)	(6,000)	(6,000)	(6,000)	(6,000)
1-0070 Investment Income					
1-0140 Transfer from Reserves	(50,000.00)				
TOTAL REVENUES	(56,000.00)	(6,000)	(6,000)	(6,000)	(6,000)
EXPENDITURES					
2-1000 General Expenditures	54,656.00	5,761	4,905	4,923	4,942
2-1150 Allocations	1,344.00	239	1,095	1,077	1,058
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	56,000.00	6,000	6,000	6,000	6,000
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

601 Charlie Lake Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(71,258.00)	(71,850)	(277,486)	(277,053)	(321,742)
1-0020 Surplus/Deficit	(200,000.00)				
1-0050 Fees and Permits					
1-0060 User Fees	(160,000.00)	(160,000)	(160,000)	(160,000)	(160,000)
1-0070 Investment Income					
1-0140 Transfer from Reserves		(179,585)			
1-7100 Sewage Truck Receiving Facility	(675,000.00)	(675,000)	(675,000)	(675,000)	(675,000)
TOTAL REVENUES	(1,106,258.00)	(1,086,435)	(1,112,486)	(1,112,053)	(1,156,742)
EXPENDITURES					
2-1000 General Expenditures	254,701.00	234,157	239,941	218,443	241,579
2-1150 Allocations	31,166.00	32,319	33,500	35,000	36,500
2-7000 Sewer Operations	158,453.00	142,885	146,457	150,119	153,872
2-7100 Sewage Truck Receiving Facility	661,938.00	677,074	692,588	708,491	724,791
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	1,106,258.00	1,086,435	1,112,486	1,112,053	1,156,742
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

602 Chilton Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(35,000.00)	(35,000)	(35,000)	(35,000)	(35,000)
1-0020 Surplus/Deficit	(4,000.00)				
1-0070 Investment Income					
1-0120 Administration	(50,000.00)				
1-0140 Transfer from Reserves	(26,649.00)				
TOTAL REVENUES	(115,649.00)	(35,000)	(35,000)	(35,000)	(35,000)
EXPENDITURES					
2-1000 General Expenditures	84,057.00	10,445	10,900	10,945	10,945
2-1150 Allocations	6,180.00	3,771	2,600	2,555	2,555
2-7000 Sewer Operations	25,412.00	20,784	21,500	21,500	21,500
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	115,649.00	35,000	35,000	35,000	35,000
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

603 FSJ Airport Sub Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(30,753.00)	(37,360)	(37,450)	(37,490)	(37,530)
1-0020 Surplus/Deficit	6,917.00				
1-0060 User Fees	(39,000.00)	(39,000)	(39,000)	(39,000)	(39,000)
1-0070 Investment Income					
1-0140 Transfer from Reserves	(33,042.00)				
TOTAL REVENUES	(95,878.00)	(76,360)	(76,450)	(76,490)	(76,530)
EXPENDITURES					
2-1000 General Expenditures	36,783.00	22,660	22,700	22,740	22,780
2-1150 Allocations	4,020.00	1,818	4,750	4,750	4,750
2-7000 Sewer Operations	55,075.00	41,882	39,000	39,000	39,000
2-8100 Transfers to Reserve		10,000	10,000	10,000	10,000
TOTAL EXPENDITURES	95,878.00	76,360	76,450	76,490	76,530
CAPITAL REVENUES					
7-0120 Transfer from Reserves	(800,000.00)				
TOTAL CAPITAL REVENUES	(800,000.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	800,000.00				
TOTAL CAPITAL EXPENDITURES	800,000.00				
Surplus / Deficit					



General Operating Fund

604 Friesen Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(7,650.00)	(7,800)	(7,950)	(8,100)	(8,250)
1-0020 Surplus/Deficit	(2,003.00)				
1-0060 User Fees	(56,120.00)	(6,120)	(6,120)	(6,120)	(6,120)
1-0070 Investment Income					
TOTAL REVENUES	(65,773.00)	(13,920)	(14,070)	(14,220)	(14,370)
EXPENDITURES					
2-1000 General Expenditures	53,668.00	3,690	3,710	3,730	3,750
2-1150 Allocations	129.00	135	200	140	145
2-7000 Sewer Operations	8,120.00	8,120	8,120	8,120	8,120
2-8100 Transfers to Reserve	3,856.00	1,975	2,040	2,230	2,355
TOTAL EXPENDITURES	65,773.00	13,920	14,070	14,220	14,370
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

605 Harper Imperial Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(61,404.00)	(61,404)	(61,404)	(61,404)	(61,404)
1-0020 Surplus/Deficit	(7,500.00)				
1-0040 Recovery of Costs					
1-0060 User Fees	(19,000.00)	(19,000)	(19,000)	(19,000)	(19,000)
1-0070 Investment Income					
1-0110 M.F.A Funding					
1-0140 Transfer from Reserves	(73,336.00)				
TOTAL REVENUES	(161,240.00)	(80,404)	(80,404)	(80,404)	(80,404)
EXPENDITURES					
2-1000 General Expenditures	76,898.00	13,635	13,800	13,968	14,141
2-1150 Allocations	6,180.00	6,304	6,430	6,558	6,689
2-7000 Sewer Operations	28,391.00	22,472	22,181	21,885	21,581
2-8000 M.F.A	37,993.00	37,993	37,993	37,993	37,993
2-8100 Transfers to Reserve	11,778.00				
TOTAL EXPENDITURES	161,240.00	80,404	80,404	80,404	80,404
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

606 Kelly Lake Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(23,437.00)	(23,437)	(23,437)	(23,437)	(23,437)
1-0020 Surplus/Deficit	2,452.00				
1-0070 Investment Income					
1-0140 Transfer from Reserves	(142,265.00)	(39,954)	(41,151)	(42,374)	(43,622)
TOTAL REVENUES	(163,250.00)	(63,391)	(64,588)	(65,811)	(67,059)
EXPENDITURES					
2-1000 General Expenditures	148,607.00	48,455	49,353	50,271	51,208
2-1150 Allocations	14,643.00	14,936	15,235	15,540	15,851
2-7000 Sewer Operations					
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	163,250.00	63,391	64,588	65,811	67,059
CAPITAL REVENUES					
TOTAL CAPITAL REVENUES					
CAPITAL EXPENDITURES					
TOTAL CAPITAL EXPENDITURES					
Surplus / Deficit					



General Operating Fund

607 Rolla Sewer

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(75,010.00)	(85,250)	(86,611)	(88,004)	(89,427)
1-0020 Surplus/Deficit	11,328.00				
1-0070 Investment Income					
1-0140 Transfer from Reserves	(82,608.00)				
TOTAL REVENUES	(146,290.00)	(85,250)	(86,611)	(88,004)	(89,427)
EXPENDITURES					
2-1000 General Expenditures	132,968.00	59,162	60,251	61,367	62,507
2-1150 Allocations	13,322.00	13,588	13,860	14,137	14,420
2-2007 Boundary					
2-7000 Sewer Operations		12,500	12,500	12,500	12,500
2-8100 Transfers to Reserve					
TOTAL EXPENDITURES	146,290.00	85,250	86,611	88,004	89,427
CAPITAL REVENUES					
7-0030 Grants	(561,200.00)				
TOTAL CAPITAL REVENUES	(561,200.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	561,200.00				
TOTAL CAPITAL EXPENDITURES	561,200.00				
Surplus / Deficit					



General Operating Fund

701 FSJ Airport Sub Water

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(24,111.00)	(57,363)	(58,151)	(58,954)	(59,774)
1-0020 Surplus/Deficit	38,103.00				
1-0060 User Fees	(40,000.00)	(40,000)	(40,000)	(40,000)	(40,000)
1-0070 Investment Income					
1-0140 Transfer from Reserves	(67,908.00)				
TOTAL REVENUES	(93,916.00)	(97,363)	(98,151)	(98,954)	(99,774)
EXPENDITURES					
2-1000 General Expenditures	50,072.00	48,442	49,151	49,874	50,612
2-1150 Allocations	3,844.00	3,921	4,000	4,080	4,162
2-7500 Water Operations	40,000.00	40,000	40,000	40,000	40,000
2-8100 Transfers to Reserve		5,000	5,000	5,000	5,000
TOTAL EXPENDITURES	93,916.00	97,363	98,151	98,954	99,774
CAPITAL REVENUES					
7-0020 Surplus/Deficit					
7-0120 Transfer from Reserves	(95,092.00)				
TOTAL CAPITAL REVENUES	(95,092.00)				
CAPITAL EXPENDITURES					
8-8500 Transfer to General Capital Fund	95,092.00				
TOTAL CAPITAL EXPENDITURES	95,092.00				
Surplus / Deficit					



General Operating Fund

702 Potable Water - Area B

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
REVENUES					
1-0010 Requisition	(953,161.00)	(920,096)	(929,576)	(944,419)	(959,635)
1-0020 Surplus/Deficit	(21,839.00)				
1-0060 User Fees	(80,000.00)				
1-0140 Transfer from Reserves					
TOTAL REVENUES	(1,055,000.00)	(920,096)	(929,576)	(944,419)	(959,635)
EXPENDITURES					
2-1000 General Expenditures	102,508.00	58,657	58,840	59,032	59,234
2-1100 Administration	2,000.00	2,040	2,081	2,123	2,165
2-1150 Allocations	22,822.00	23,278	23,744	24,219	24,704
2-2007 Boundary	85,208.00	86,713	88,256	89,837	91,458
2-2010 Buick Creek	138,968.00	142,191	145,497	148,885	152,357
2-2045 Fey Spring	96,024.00	98,175	100,379	102,638	104,954
2-2160 Prespatou	162,721.00	166,539	170,452	174,464	178,576
2-2180 Rose Prairie	144,749.00	142,503	140,327	143,221	146,187
2-8000 M.F.A	300,000.00	200,000	200,000	200,000	200,000
TOTAL EXPENDITURES	1,055,000.00	920,096	929,576	944,419	959,635
CAPITAL REVENUES					
7-0010 Requisition	(71,839.00)				
7-0020 Surplus/Deficit	(528,161.00)				
7-0140 Transfers from Reserve					
TOTAL CAPITAL REVENUES	(600,000.00)				
CAPITAL EXPENDITURES					
8-8000 M.F.A.					



General Operating Fund

702 Potable Water - Area B

	2021	2022	2023	2024	2025
	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget	1. Provisional Budget
8-8500 Transfer to General Capital Fund	600,000.00				
TOTAL CAPITAL EXPENDITURES	600,000.00				
Surplus / Deficit					

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

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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
Alternate Director White

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: February 25, 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 TBA
 PRRD Representative: Director Rose
 Chetwynd Public Library Rep (Mgr): Melissa Millsap
 District of Chetwynd Representative:
 Councillor Janet Wark

Health Care Scholarship Committee RD/18/06/23 (ToR)

Director Ackerman	Director Bumstead	Director Hieberg (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))

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

Randy Orr, Band Manager, Halfway 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

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)

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)

Board Liaison Appointments to Outside Agencies - continued

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

South Peace Health Services Society Bultery 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



RURAL BUDGETS ADMINISTRATION COMMITTEE MEETING MINUTES

THURSDAY, FEBRUARY 18, 2021

LOCATION Peace River Regional District Office, Dawson Creek, BC

ATTENDANCE

Directors

Director Goodings, Electoral Area 'B' (*Via Zoom*)
Director Sperling, Electoral Area 'C'
Director Hiebert, Electoral Area 'D'
Director Rose, Electoral Area 'E' – Committee Chair

Staff

Shawn Dahlen, Chief Administrative Officer
Tyra Henderson, Corporate Officer
Teri Vetter, Chief Financial Officer
Tab Young, Deputy Corporate Officer
Crystal Brown, Electoral Area Manager
Trish Morgan, GM of Community Services
Jeff McDonald, Communications Manager (*Via Zoom*)
Hunter Rainwater, Recorder

1. CALL TO ORDER The Chair called the meeting to order at 1:04 p.m.

2. DIRECTORS' NOTICE OF NEW BUSINESS

Director Hiebert	Sport Court
Director Hiebert	Pouce Coupe Fire Hall
Director Hiebert	NCLGA Membership Fee Structure
Director Goodings	Clearview Arena Dehumidification Project

3. ADOPTION OF AGENDA

3.1 Adoption of Agenda MOVED Director Hiebert, SECONDED Director Sperling,
That the Rural Budgets Administration Committee adopt the February 18, 2021
Meeting Agenda, as amended to include Director's new business:

1. Call to Order

1.1. Meeting Chair – Director Rose

2. Directors' Notice of New Business

3. Adoption of Agenda

4. Gallery Comments or Questions

5. Adoption of Minutes

5.1. Rural Budgets Administration Committee Draft Meeting Minutes of January 21,
2021

6. Business Arising from the Minutes

7. Delegations

8. Correspondence

8.1. COFI 2021 Virtual Convention

(Continued on next page)



Adoption of Agenda
(Continued)

8.2. 2021 Civic Governance Forum “High Ground”

8.3. District of Taylor – North Peace Rural Roads Coalition – Draft Memorandum of Understanding

9. Reports

9.1. Grant Request – Flatrock Community Cemetery Society, FN-RBAC-057

9.2. Grant Request – Village of Pouce Coupe Cemetery, FN-RBAC-015

9.3. COVID-19 Safe Re-Start Grant, FN-RBAC-060

9.4. 2021 Recreational and Cultural Grants-in-Aid – Annual Grant Allocations, FN-RBAC-058

9.5. January 2021 Financial Report, FN-RBAC-059

10. Discussion Item(s)

10.1. Draft Cemetery Grants Policy 0340-59

11. New Business

11.1. Sport Court

11.2. Pouce Coupe Fire Hall

11.3. NCLGA Membership Fee Structure

11.4. Clearview Arena Dehumidification Project

12. Diary

12.1. Diary Items

13. Item(s) for Information

13.1. RBAC Establishing Bylaw

14. Adjournment

CARRIED

4. GALLERY COMMENTS OR QUESTIONS

5. ADOPTION OF MINUTES

5.1
Jan 21/21 RBAC Minutes
MOVED Director Sperling, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee adopt the January 21, 2021 Meeting Minutes.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES

7. DELEGATIONS

8. CORRESPONDENCE

8.1
COFI 2021 Virtual Convention
Director Sperling will attend the COFI 2021 Conference as PRRD Chair.

8.2
2021 Civic Governance Forum “High Ground”
MOVED Director Sperling, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize the 4 Electoral Area Directors to attend the 2021 Civic Governance Forum.

CARRIED

Director Hiebert would like to attend.



8.3
District of Taylor – North
Peace Rural Roads
Coalition – Draft
Memorandum of
Understanding

MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee receive the District of Taylor –
North Peace Rural Roads Coalition Draft Memorandum of Understanding for
information.

CARRIED

MOVED Director Goodings , SECONDED Director Sperling,
That the Rural Budgets Administration Committee recommend that the Regional
Board propose to the District of Taylor and the District of Hudson’s Hope that the
estimated contract value listed in the draft North Peace Rural Roads Coalition
Memorandum of Understanding be changed from “\$50,000 - \$150,000” to “\$0 to
a maximum of \$150,000 a year”; and further, that the funding commitment for the
North Peace Rural Roads be resolved by the Rural Budgets Administration
Committee.

CARRIED

9. REPORTS

9.1
Grant Request – Flatrock
Community Cemetery
Society, FN-RBAC-057

MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize a grant in the amount
of \$630, payable from Cemetery Grant-in-Aid, Electoral Area B, to be issued to
Flatrock Community Cemetery Society to assist with the cost of insurance; and
further, that the grant payment be issued upon the approval of the 2021 Financial
Plan.

CARRIED

9.2
Grant Request – Village of
Pouce, Cemetery, FN-
RBAC-015

MOVED Director Hiebert, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize a grant in the amount
of \$1,500, payable from Cemetery Grants-in-Aid Area D, to be issued to the Village
of Pouce Coupe to assist with operation and maintenance of the Pouce Coupe
Cemetery once the Cemetery Grants policy has been amended to include
municipalities.

CARRIED

MOVED Director Hiebert, SECONDED Director Sperling,
That the Rural Budgets Administration Committee recommend that the Regional
Board authorize that a Memorandum of Understanding be drafted between the
PRRD and the Village of Pouce Coupe, to assist with the operation and
maintenance of the Pouce Coupe Cemetery, for the provision of an annual
contribution in the amount of \$1,500, funded through Cemetery Grants-in-Aid
Area D, to begin in 2021; and further, that the draft Memorandum of
Understanding be brought back to the Rural Budgets Administration Committee
for review prior to final approval of the Regional Board.

CARRIED



9.3
COVID-19 Safe Re-Start
Grant, FN-RBAC-060

MOVED Director Sperling, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize the reimbursement of 2020 PRRD costs associated with safety protocols implemented due to COVID-19 in the amount of \$75,755 from the COVID Reserve Fund.

CARRIED

MOVED Director Rose,
That the Rural Budgets Administration Committee authorize that a policy and application be developed specific to the COVID-19 Safe Re-Start Grant; and further, that it be brought back to a future RBAC meeting for consideration.

MOTION FALLS AS THERE WAS NO SECONDER AND NO VOTE

Direction to staff to prepare an informational report regarding what the Regional District can do with the COVID-19 Re-start funding for the next RBAC meeting.

9.4
2021 Recreational and
Cultural Grants-in-Aid –
Annual Grant Allocations,
FN-RBAC-058

MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize an allocation of \$2,000, payable from Function 280 – Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area B, for the purpose of providing a \$1,000 bursary award and \$1,000 a scholarship, to two graduating students who reside in Electoral Area B.

CARRIED

MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize an allocation of \$1,500, payable from Function 280 – Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area B, for the purpose of providing assistance for youth travel associated with provincial, national, or international sporting competitions.

CARRIED

MOVED Director Goodings, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize an allocation of \$1,000, payable from Function 280 – Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area B, for the purpose of providing assistance for youth associated with 4-H related activities.

CARRIED

MOVED Director Sperling, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize an allocation of \$2,000, payable from Function 280 - Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area C, for the purpose of providing two scholarship awards each with a value of \$1,000 to graduating students who resides in Electoral Area C.

CARRIED



9.4
2021 Recreational and
Cultural Grants-in-Aid –
Annual Grant Allocations,
FN-RBAC-058
(Continued)

MOVED Director Sperling, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize an allocation of \$1,000, payable from Function 280 – Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area C, for the purpose of providing assistance for youth travel associated with provincial, national, or international sporting competitions.

CARRIED

MOVED Director Rose, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize an allocation of \$1,000, payable from Function 280 – Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area E, for the purpose of providing two bursary awards each with a value of \$500 to graduating students who reside in Electoral Area E West.

CARRIED

MOVED Director Rose, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize an allocation of \$1,500, payable from Function 280 – Recreational and Cultural Facilities Grants, Rural Grants-in-Aid Area E, for the purpose of providing assistance for youth travel associated with provincial, national, or international sporting competitions.

CARRIED

MOVED Director Hiebert, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize an allocation of \$3,000, payable from Function 221 – Sub-Regional Recreation, General Grants, Sub-Regional Grants-in-Aid, for the purpose of providing one scholarship award and one trades bursary award each with a value of \$1,500 to graduating students who resides in the South Peace Sub-Regional area.

CARRIED

MOVED Director Hiebert, SECONDED Director Rose,
That the Rural Budgets Administration Committee authorize an allocation of \$1,500, payable from Function 221 – Sub-Regional Recreation, General Grants, Sub-Regional Grants-in-Aid, for the purpose of providing assistance for youth travel associated with provincial, national, or international sporting competitions.

CARRIED

9.5
January 2021 Financial
Report, FN-RBAC-059

MOVED Director Sperling, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee receive the report titled “January 2021 Financial Report – FN-RBAC-059”, for discussion.

CARRIED

MOVED Director Goodings,
That the Rural Budgets Administration Committee authorize a Grant-in-Aid cheat sheet be created so Directors know how to respond to the public with grant inquires.

MOTION FALLS AS THERE WAS NO SECONDER AND NO VOTE



9.5
January 2021 Financial
Report, FN-RBAC-059
(Continued)

MOVED Director Goodings, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize the remaining unclaimed grant from the original \$2500, approved in 2020 from Area B, BC Rail Funds, allocated to the Wonowon Horse Club to fund a legal opinion on ownership of their community hall, be released upon verification that the Wonowon Horse Club has paid the bill for the legal opinion.

CARRIED

MOVED Director Rose, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize the remaining \$1,000 unclaimed grant from Area E, BC Rail Funds, allocated to the Hasler Flats Communications Consulting Group, be reallocated back into general funds for Area E, BC Rail Funds.

CARRIED

MOVED Director Sperling,
That the Rural Budgets Administration Committee authorize staff to bring forward a report on the Rural Loan Fund that includes options on if the Electoral Area Directors spend 80% of the interest that is earned annually.

MOTION FALLS AS THERE WAS NO SECONDER AND NO VOTE

MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize that a report be prepared on options for combining the Rural Fringe Reserve and the Rural Loan Fund Reserve into one Reserve; and further, that the report be provided to a future Rural Budgets Administration Committee meeting.

CARRIED

MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee authorize that a report on the history and uses of the Sub-Regional Recreation Insurance Reserve fund be provided to a future Rural Budgets Administration Committee meeting.

CARRIED

10. DISCUSSION ITEM(s)

10.1
Draft Cemetery Grants
Policy

~~MOVED Director Goodings, SECONDED Director Hiebert,
That the Rural Budgets Administration Committee authorize that Area B be removed from Section 1.1(c) and Section 4.1(b) of the Draft Amended Cemetery Grants Policy, and further,~~

~~That the Rural Budgets Administration Committee recommend that the Regional Board adopt the amended Cemetery Grants Policy, which allows member municipalities who provide Cemetery Services in Electoral Area C,D and E, to apply for a grant, and authorizes grant funds to be paid directly to recipients upon ratification by the Rural Budgets Administrative Committee.~~

CARRIED

**RESOLUTION WAS RECONSIDERED AND DEFEATED AT THE
MARCH 4, 2021 SPECIAL RBAC MEETING**



11. NEW BUSINESS

- 11.1
Sport Court
- MOVED Director Hiebert, SECONDED Director Sperling,
That the Rural Budgets Administration Committee approve a funding commitment in the amount of \$100,000, payable from Electoral Area D Peace River Agreement Funds, Spending Item #8 – Year-Round Recreation Facility Upgrades, to be issued to the Encana Events Centre for the Sport Court.

CARRIED

- 11.2
Pouce Coupe Fire Hall
- MOVED Director Hiebert, SECONDED Director Sperling,
That the Rural Budgets Administration Committee approve a funding commitment in the amount of \$25,000, payable from Electoral Area D Fair Share, to the Village of Pouce Coupe, for the engineered design of a new Fire Hall.

CARRIED

- 11.3
NCLGA
- The Committee discussed the history behind how NCLGA membership rates were determined.

- 11.4
Clearview Arena
- MOVED Director Goodings, SECONDED Director Sperling,
That the Rural Budgets Administration Committee approve a funding commitment increase of \$15,000, payable from Electoral Area B Gas Tax, for the Clearview Arena Dehumidification Project.

CARRIED

12. DIARY

- 12.1
Diary Items
- No changes were made to the Diary.

13. ITEMS FOR INFORMATION

- 13.1
RBAC Establishing Bylaw
- The RBAC Establishing Bylaw was included for the committee's information.

14. ADJOURNMENT
- The Chair adjourned the Meeting at 2:45 pm.

Director Rose, Meeting Chair

Hunter Rainwater, Recorder



PEACE RIVER REGIONAL DISTRICT

SPECIAL RURAL BUDGETS ADMINISTRATION COMMITTEE MEETING MINUTES

THURSDAY, MARCH 4, 2021

LOCATION Peace River Regional District Office, Dawson Creek, BC

ATTENDANCE

Directors

Director Goodings, Electoral Area 'B' (Zoom)
Director Sperling, Electoral Area 'C'
Director Rose, Electoral Area 'E' – Committee Chair

Absent Directors

Director Hiebert, Electoral Area 'D'

Staff

Shawn Dahlen, Chief Administrative Officer
Teri Vetter, Chief Financial Officer
Tab Young, Deputy Corporate Officer
Crystal Brown, Electoral Area Manager
Paulo Eichelberger, GM of Environmental Services
Jeff McDonald, Communications Manager (Via Zoom)
Kari Bondaroff, Environmental Services Manager
Hunter Rainwater, Recorder

1. CALL TO ORDER The Chair called the meeting to order at 8:48 a.m.

2. ADOPTION OF AGENDA

2.1 Adoption of Agenda MOVED Director Sperling, SECONDED Director Goodings,
That the Rural Budgets Administration Committee adopt the March 4, 2021
Meeting Agenda:

1. Call to Order

1.1. Meeting Chair – Director Rose

2. Adoption of Agenda

3. Correspondence

3.1. BC Tourism & Hospitality Conference 2021

4. Reports

4.1. North Peace Rural Roads Coalition Memorandum of Understanding, DR-RBAC-002

4.2. Cemetery Grants Policy, DR-RBAC-001

5. Adjournment

CARRIED

3. CORRESPONDENCE

3.1 MOVED Director Goodings, SECONDED Director Sperling,
BC Tourism & Hospitality That the Rural Budgets Administration Committee to authorize the 4 Electoral
Conference 2021 Area Directors to attend the 2021 BC Tourism & Hospitality Conference.

CARRIED



4. REPORTS

4.1

North Peace Rural Roads
Coalition Memorandum of
Understanding, DR-RBAC-
002

MOVED Director Goodings, SECONDED Director Sperling,

That the Rural Budgets Administration Committee authorize a funding commitment up to a maximum of \$112,500, payable from Electoral Area B Fair Share, to be issued to the District of Taylor, for the North Peace Rural Roads Coalition.

CARRIED

MOVED Director Goodings, SECONDED Director Sperling,

That the Rural Budgets Administration Committee recommend that the Regional Board enter into a Memorandum of Understanding with the District of Taylor and the District of Hudson's Hope for the North Peace Rural Roads Coalition.

CARRIED

4.2

Cemetery Grants Policy,
DR-RBAC-001

As authorized by Section 56 (b) of the PRRD Board Procedure Bylaw No. 2200, 2015, Director Goodings required the Rural Budgets Administration Committee to reconsider the following motion, which was voted on, and passed at the February 18, 2021 Rural Budgets Administration Committee Meeting (Item 10.1 on the February 18, 2021 agenda):

The Chair called the Question to the Motion on the Floor:

MOVED Director Goodings, SECONDED Director Hiebert,

That the Rural Budgets Administration Committee authorize that Area B be removed from Section 1.1(c) and Section 4.1(b) of the Draft Amended Cemetery Grants Policy.

DEFEATED

MOVED Director Sperling, SECONDED Director Goodings,

That the Rural Budgets Administration Committee recommend that the Regional Board adopt the amended Cemetery Grants Policy, which allows member municipalities who provide Cemetery Services in Electoral Areas B, C, D and E, to apply for a grant, and authorizes grant funds to be paid directly to recipients upon ratification by the Rural Budgets Administrative Committee.

CARRIED

5. ADJOURNMENT

The Chair adjourned the Meeting at 8:56 a.m.

Director Rose, Meeting Chair

Hunter Rainwater, Recorder



ELECTORAL AREA DIRECTORS COMMITTEE MEETING MINUTES

THURSDAY, FEBRUARY 18, 2021

LOCATION Peace River Regional District Office, Dawson Creek, BC

ATTENDANCE

Directors

Director Goodings, Electoral Area 'B' (*Via Zoom*)
Director Sperling, Electoral Area 'C'
Director Hiebert, Electoral Area 'D'
Director Rose, Electoral Area 'E' – Committee Chair

Staff

Shawn Dahlen, Chief Administrative Officer
Tyra Henderson, Corporate Officer
Teri Vetter, Chief Financial Officer
Tab Young, Deputy Corporate Officer
Crystal Brown, Electoral Area Manager
Paulo Eichelberger, GM of Environmental Services
Trish Morgan, GM of Community Services
Jeff McDonald, Communications Manager (*Via Zoom*)
Hunter Rainwater, Recorder

Delegations

7.1 Tumbler Ridge UNESCO Global Geopark
Manda Maggs, Executive Director (*Via Zoom*)

1. CALL TO ORDER The Chair called the meeting to order at 10:02 a.m.

2. DIRECTORS' NOTICE OF NEW BUSINESS

Director Hiebert	Rural Post Office Boxes
Director Rose	Denied Funding Requests
Director Goodings	PRRD Grant Writer
Director Goodings	Farmers Information Service

3. ADOPTION OF AGENDA

3.1 Adoption of Agenda MOVED Director Hiebert, SECONDED Director Sperling,
That the Electoral Area Directors Committee adopt the February 18, 2021 Meeting
Agenda:

1. Call to Order

1.1. Meeting Chair – Director Rose

2. Directors' Notice of New Business

3. Adoption of Agenda

4. Gallery Comments or Questions

5. Adoption of Minutes

(Continued on next page)



Adoption of Agenda
(Continued)

5.1. Electoral Area Directors Committee Draft Meeting Minutes of January 21, 2021

6. Business Arising from the Minutes

7. Delegations

7.1. Tumbler Ridge UNESCO Global Geopark

8. Correspondence

9. Reports

9.1. Clearview Arena Dehumidification Project, DR-EADC-004

9.2. Outcome of Provincial Discussions Regarding Charlie Lake, DR-EADC-003

9.3. Legislation and Voting Rules, ADM-EADC-030

10. Discussion Item(s)

10.1. Potable Water Feasibility Study in Charlie Lake

11. New Business

11.1. Rural Post Office Boxes

11.2. Denied Funding Requests

11.3. PRRD Grant Writer

11.4. Farmers Information Service

12. Diary

12.1. Diary Items

13. Item(s) for Information

13.1. EADC Terms of Reference

14. Adjournment

CARRIED

4. GALLERY COMMENTS OR QUESTIONS

5. ADOPTION OF MINUTES

5.1

Jan 21/21 EADC Minutes

MOVED Director Goodings, SECONDED Director Hiebert,

That the Electoral Area Directors Committee adopt the January 21, 2021 Meeting Minutes.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES

7.1

TELUS

The Committee discussed their disappointment in regards to trying to connect with TELUS, as they were supposed to come to a previous EADC meeting to present to the Directors. The CAO suggested that the Electoral Area Directors try to reach out on their own.

9.1

Subdivision and
Development Servicing
Bylaw Project Overview,
DS-BRD-101

Director Goodings wanted to know when they draft Subdivision Bylaw was going to be coming forward to EADC. The CAO informed the Committee that the bylaw is still being drafted and will come to a future EADC meeting.

7. DELEGATIONS

7.1

Tumbler Ridge UNESCO
Global Geopark

The Electoral Area Directors Committee was provided with a presentation on the Tumbler Ridge Global Geopark. Topics included:

- Regional Mobile Exhibit & Programming Trailer - will have at least 4 modules in the trailer on Paleontology, First Nations Culture, Geology



7.1
Tumbler Ridge UNESCO
Global Geopark
(Continued)

and General Science Programming. Will be used around the area to show to residents around the rural areas. Fully funded and in the process of being built. Hoping to have it up and running by June/July pending COVID restrictions.

- Revalidation in 2022.
- Looking forward to 2021/2022 (amalgamation with the Tumbler Ridge Museum Foundation / publications on the Regional Geology Field Guide and the Regional Botany Field Guide / Launching the Mobile Trailer)
- Had a successful campaign with Dawson Creek this past year called “Find Your Way North.”
- Geo-interpretive Centre to hopefully be breaking ground this Spring/Summer. Tumbler Ridge visitor centre did not see a reduction in visitors over the past year with the COVID restrictions.)

A question and answer period ensued.

Director Rose requested additional statistical information on visitors.

Director Goodings would like Manda to come back to a future Regional District Board meeting to finish her presentation.

Director Rose would like Manda to present at a future Electoral Area Directors Committee meeting about what they are doing on their trails.

8. CORRESPONDENCE

9. REPORTS

9.1
Clearview Arena
Dehumidification Project,
DR-EADC-004

MOVED Director Goodings, SECONDED Director Rose,
That the Electoral Area Directors Committee receive the report title “Clearview Arena Dehumidification Project, DR-EADC-004” for discussion; and further, that Bob Gammer, from BC Hydro, be invited to attend a future Electoral Area Directors Committee to discuss three-phase power distribution in the rural areas.

CARRIED

9.2
Outcome of Provincial
Discussions Regarding
Charlie Lake, DR-EADC-
003

MOVED Director Sperling, SECONDED Director Rose,
That the Electoral Area Directors Committee receive the report title “Outcome of Provincial Discussions Regarding Charlie Lake DR-EADC-003”, which summarizes challenges with increasing lake weeds, and shoreline erosion in Charlie Lake, as well as the possibility of using source water from Charlie Lake for domestic use by residents of Area C, for discussion.

CARRIED



9.2
Outcome of Provincial
Discussions Regarding
Charlie Lake, DR-EADC-
003
(Continued)

MOVED Director Sperling, SECONDED Director Rose,
That the Electoral Area Directors Committee recommend that the Regional
Board authorize that a report be developed describing the steps required to
build a business case for application to the Province, to obtain a licence to
remove weeds from Charlie Lake, and further, that the report be brought to a
future Electoral Area Directors Committee.

CARRIED

9.3
Legislation and Voting
Rules, ADM-EADC-030

MOVED Director Goodings, SECONDED Director Sperling,
That the Electoral Area Directors Committee receive the report from the
Corporate Officer titled “Legislation and Voting Rules ADM-EADC-030”, which
provides information regarding the applicability of the *Local Government Act* to
Regional District service establishment bylaws, for discussion.

CARRIED

The Committee would like to see this attached to the orientation package for
new directors.

10. DISCUSSION ITEM(s)

10.1
Potable Water Feasibility
Study in Charlie Lake

This item was discussed in the earlier report titled “Outcome of Provincial
Discussions Regarding Charlie Lake, DR-EADC-003”.

11. NEW BUSINESS

11.1
Rural Post Office Boxes

Director Hiebert received an email from Richard Lavoie regarding Canada Post
rural mail boxes being plowed in. Director Hiebert will reach out to Steve
Dowling with the Ministry of Transportation, to make him aware of this issue in
hope of getting this sorted out.

11.2
Denied Funding Requests

MOVED Director Rose, SECONDED Director Hiebert,
That the Electoral Area Directors Committee authorize Director Hiebert and
Director Rose to send a letter to the District of Tumbler Ridge with an
explanation as to why Electoral Areas E and D did not participate in funding the
Tumbler Ridge Global Geopark Society through the Economic Development
Function in 2020; further, that the letter include a request to the District of
Tumbler Ridge to consider opting out of the planning function; and further, that
the letter once approved by the signatories, Electoral Area D and E Directors, be
shared with all Electoral Area Directors before being sent out.

CARRIED

11.3
Grant Writer

That the new grant writer be invited to a future Electoral Area Directors
Committee meeting.



- 11.4 That a representative from the Farmer Information Services be invited to a future
Farmers Information Electoral Area Directors Committee meeting.
Services

12. DIARY

- 12.1 MOVED Director Goodings, SECONDED Director Hiebert,
Diary Items That the Electoral Area Directors Committee update number 6 “Section 381 Cost sharing for services under Part 14 [Planning and Land Use Management] of the Local Government Act” to include “that staff contact the Ministry of Municipal Affairs to set up a zoom meeting with the Electoral Area Directors to discuss Section 381 Cost sharing for services under Part 14 [Planning and Land Use Management] of the Local Government Act”.

CARRIED

13. ITEMS FOR INFORMATION

- 13.1 The EADC Terms of Reference was included for the committee’s information.
EADC Terms of Reference

14. ADJOURNMENT The Chair adjourned the Meeting at 12:26 pm.

Director Rose, Meeting Chair

Hunter Rainwater, Recorder



PEACE RIVER REGIONAL DISTRICT

SPECIAL ELECTORAL AREA DIRECTORS COMMITTEE MEETING MINUTES

THURSDAY, MARCH 4, 2021

LOCATION Peace River Regional District Office, Dawson Creek, BC

ATTENDANCE

Directors

Director Goodings, Electoral Area 'B' (Zoom)
Director Sperling, Electoral Area 'C'
Director Hiebert, Electoral Area 'D' (Via Zoom)
Director Rose, Electoral Area 'E' – Committee Chair

Staff

Shawn Dahlen, Chief Administrative Officer
Teri Vetter, Chief Financial Officer
Tab Young, Deputy Corporate Officer
Crystal Brown, Electoral Area Manager
Paulo Eichelberger, GM of Environmental Services
Jeff McDonald, Communications Manager (Via Zoom)
Kari Bondaroff, Environmental Services Manager
Hunter Rainwater, Recorder

1. CALL TO ORDER The Chair called the meeting to order at 8:57 a.m.

2. ADOPTION OF AGENDA

2.1 Adoption of Agenda MOVED Director Goodings, SECONDED Director Sperling,
That the Electoral Area Directors Committee adopt the March 4, 2021 Meeting
Agenda:

1. Call to Order

1.1. Meeting Chair – Director Rose

2. Adoption of Agenda

3. Reports

3.1. Area B Water – Rose Prairie Water Station, ENV-EADC-011

4. Adjournment

CARRIED

3. REPORTS

3.1
Area B Water – Rose
Prairie Water Station,
ENV-EADC-011

MOVED Director Goodings, SECONDED Director Sperling,
That the Electoral Area Directors Committee recommend that the Regional Board
authorize a report be prepared clarifying the requirements in the *Local
Government Act* for posting Board and Committee agendas, further, that the
report include options for amendments to the Board Procedure Bylaw No. 2200,
2015 in regards to when and where Board and Committee agendas are posted.

CARRIED



3.1
Area B Water – Rose
Prairie Water Station,
ENV-EADC-011
(Continued)

MOVED Director Goodings, SECONDED Director Sperling,
That the Electoral Area Directors Committee recommend that the Regional Board
authorize the closure of the Rose Prairie Potable Water Bulk Fill Station and cease
all operations.

CARRIED

MOVED Director Gooding, SECONDED Director Sperling,
That the Electoral Area Directors Committee recommend that the Regional
Board authorize the removal of all rental equipment at the Rose Prairie Potable
Water Bulk Fill Station.

CARRIED

MOVED Director Goodings, SECONDED Director Sperling,
That the Electoral Area Directors Committee recommend that the Regional Board
authorize a virtual town hall meeting with the residents within the vicinity of the
Rose Prairie Potable Water Bulk Fill Station before the end of March 2021.

CARRIED

MOVED Director Goodings, SECONDED Director Sperling,
That the Electoral Area Directors Committee recommend that the Regional Board
authorize a feasibility study within the Rose Prairie region of Area B to identify
potential treatable water sources to establish a potable water bulk fill service
station.

CARRIED

4. ADJOURNMENT

The Chair adjourned the Meeting at 9:12 am.

Director Rose, Meeting Chair

Hunter Rainwater, Recorder



Chetwynd Public Library

Regular Board Meeting Minutes - APPROVED

January 26, 2021 – Zoom

Call to Order: 6:26pm

Present: Dana Bergen, Danielle Burt, Sara Hoehn, Sorene Kampen, Liz Landon, Gloria Millsap, Melissa Millsap, Erin Murphy, Krixia Padilla, Dan Rose, Janet Wark

Regrets: Nil (three vacant positions)

Agenda: MOVED by GM, SECONDED by SK That the agenda be adopted as amended. – CARRIED

Minutes: MOVED by DB, SECONDED by SH That the minutes of the December 01, 2020 regular board meeting be adopted. – CARRIED

Correspondence: Nil

Treasurer Report

Reviewed the December 2020 Income Statement. Recognition to West Fraser and PRRD for their donations towards the Senior/Elder Christmas Pen Pal gift cards.

MOVED by DR, SECONDED by SK That the treasurer report be received for information. – CARRIED

Chair – Would like to thank the library staff for the Christmas card. Recognition gifts for past board members. GM is finalizing something for LJ. DB will get something for MG & SS.

Library Director – Report as submitted including recap on the Christmas activities: the 5th Annual Gingerbread House Competition with Crazy Beanz Bistro, Senior/Elder Christmas Pen Pals, Family Fun Christmas Kits, Christmas Sensory Kits, Miss Angels Christmas Zooms, Virtual Christmas Story Times, and Sunday Morning Christmas Crafts with Shania. Thank you to all those who helped and to our funders for making our programming possible. For Family Literacy Week – let's be active, and Baby Welcoming we are taking photo submissions to win a prize. We are in the process of; registering families for Flashlight Fridays, planning for a Virtual Community Kitchen, and launching our seed library monthly grow kits. Working on yearend procedures. Facility miss haps of a power outage and fax line down. The fax is the direct line for our alarm security. Reviewed meetings, grants and funding, and staff notes.

(NELF) North East Library Federation Representative – Nil

SK left the meeting at 6:46pm

District of Chetwynd – Alex Adams, Director of Engineering & Public Works resigned on November 30th. They are restructuring the Public Works department and will not be filling this position. Northern Health, Health Service Administrator, Peter Martins has resigned and Melany Maracle has filled the position and will be residing in Dawson Creek. Northern Health has started to vaccinate for COVID-19 in Chetwynd. The high gusty winds have caused some miscellaneous damage to some of the DOC's equipment. The DOC is

trying to secure funding to provide fiber optic connection for increased internet speed and speed test kits have gone out to residents.

Peace River Regional District – Working through budgets and working with the broadband group on funding to improve our internet.

Library Project Committee – Nil

Children's Area Upgrade Planning Committee – Nil

Fundraising Committee – Nil

Friends of the Library – Nil

MOVED by DB, SECONDED by SH That the reports be accepted as presented. – CARRIED

New Items:

Due to the lack of space and the large number of French books in the collection that have minimally been checked out, the staff would like the boards consideration in rehoming the books, or putting the books in storage until we have more space for them.

MOVED by DR, SECONDED by DB That SH evaluate the French book collection and bring a recommendation back to the board. – CARRIED

Update on the Chetwynd Public Library Draft 2021 Budget by DR. The CPL Board submitted a budget request for \$460,150. They anticipate having a surplus from 2020 as a result of reduced expenditures due to shutting down in response to COVID-19 and a substantial financial reserve. Electoral Area Director has decided to provide them with \$435,000 in 2021. This will allow for funds to be allocated to the PRRD budget for additional design work and costs estimates for a new library and costs associated with holding a referendum to obtain approval for borrowing.

Discussion on Board recruitment. With DB and SH timing out soon SH would like to put a recruitment and succession plan in place in order to find leaders who will be a good fit to fill the Chair and Vice Chair roles and make them feel well prepared and supported. Potentially add a short video of what being a board member means to me. SH would like her and DB to do the recruitment and orientation.

MOVED by DR, SECONDED by JW That we create a subcommittee for board recruitment and that SH and DB sit on that committee. – CARRIED

Old Items:

Discussion on the Capital Asset Policy.

MOVED by DR, SECONDED by SH That the Computer Equipment Threshold be \$750 with Amortization at 30% Straight Line, Furniture & Fixtures Threshold be \$1,000 with Amortization at 25% Straight Line, and Leasehold Improvement Threshold be \$2,000 with Amortization at 10% Straight Line to be implemented in the 2020 financial statements. – CARRIED

DR, MM, Kevin Franson, District of Chetwynd Director of Financial Administration, and Carol Newson, District of Chetwynd Chief Administrative Officer, met via zoom on December 15, 2020 to review the lease agreement the Chetwynd Public Library has with the DOC.

Library board reviewed the changes made to the lease agreement by DOC CAO, CN and CPL LD, MM.

MOVED by SH, SECONDED by DB That we approve the 5-year lease agreement with the District of Chetwynd as amended. – CARRIED

Diary Items:

Bylaws – tabled

Library hours of operation received for information.

Adjournment: MOVED by DB, SECONDED by JW to adjourn the meeting at 7:41pm. – CARRIED

Next Meeting: Tuesday February 23, 2021 @ 5:30pm

Board Chair

Library Director

MINUTES OF CIVIC PROPERTIES COMMISSION MEETING

DATE January 26, 2021
TIME: 4:00 pm
PLACE: Rec Centre – Aspen Room

PRESENT: Dan Rose, Area E Director PRRD, Chair
Comm. Allen Courtoreille
Comm. Larry Houley, Alternate Chair
Comm. Janet Wark (via polycom)
Comm. Walter MacFarlane (via polycom)
Comm. Clay Bassendowski (via polycom)
Carol Newsom, Chief Administrative Officer (via polycom)
Steve McLain, Director of Recreation
Elaine Webb, Recreation Programs Manager
Kristina Phillips, Manager of Leisure Services
Trish Morgan, General Manager of Leisure and Facility Services (via polycom)
Teri Vetter, CFO, PRRD (via polycom)

ABSENT: Bryna Casey, Parks and Rural Recreation Coordinator, PRRD (via polycom)

1. CALL THE MEETING TO ORDER:

Comm. Rose called the meeting to order at 4:00pm.

2. DIRECTOR'S NOTICE OF BUSINESS: NIL

3. ADOPTION OF THE AGENDA:

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

THAT the Agenda for January 26, 2021 be accepted.

CARRIED

4. MINUTES FROM THE PREVIOUS MEETING:

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

THAT the minutes from December 1, 2020 be accepted.

CARRIED

5. DELEGATIONS/PRESENTATIONS: NIL

6. CORRESPONDANCE: NIL

7. OLD BUSINESS:

OB-1

Policy manuals were handed out to Commissioners for review. Staff noted that Commissioners can schedule a tour of the facility at their convenience.

8. REPORTS

R-1 – R-3

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

THAT reports R-1 through R-3 are received for approval.

CARRIED

Commissioner Courtoreille gave his condolences to a BC Hydro employee who lost his life to COVID-19. Commissioner Courtoreille reminded commission that we all need to stay vigilant with measures like wearing masks, physical distancing, and washing hands as COVID-19 is in our community.

2021 Chetwynd Leisure Centre (pool) Draft Budget & Scenarios

R - 4

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #1

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$37,500, to be paid for through requisition, to conduct a facility condition assessment and include it in the 2021 Chetwynd Leisure Centre Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Wark

Recommendation #2

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$25,000, to be paid for through requisition, to retille the showers and include it in the Chetwynd Leisure Centre Budget.

CARRIED

MOVED by Comm. Houley, SECONDED by Comm. Courtoreille

Recommendation #3

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$15,000, to be paid for through requisition, to install a multi-stack heat recovery system and include it in the 2021 Chetwynd Leisure Centre Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #4

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$45,000, to be paid for through surplus, to upgrade the chlorine room venting and include it in the 2021 Chetwynd Leisure Centre Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #5

THAT the Civic Properties Commission recommend to the Regional Board to include Option 1 (as originally presented December 1, 2020 to the Commission) in the draft 2021 Chetwynd Leisure Centre budget in the 2021 Annual Financial Plan.

CARRIED

2021 Chetwynd Arena (Rec Centre) Draft Budget & Scenarios

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #1

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$37,500, to be paid for through requisition, to conduct a facility condition assessment and include it in the 2021 Chetwynd Arena Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Wark

Recommendation #2

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$20,000, to be paid for through requisition, to replace the boiler for the arena change room and include it in the Chetwynd Arena Budget.

CARRIED

MOVED by Comm. Houley, SECONDED by Comm. Courtoreille

Recommendation #3

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$15,000, to be paid for through requisition, to purchase an auto-scrubber and include it in the 2021 Chetwynd Arena.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #4

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$6,000, to be paid for through requisition, to purchase a carpet cleaner and include it in the 2021 Chetwynd Arena Budget

CARRIED

MOVED by Comm. Houley, SECONDED by Comm. Courtoreille

Recommendation #5

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$10,000, to be paid for through requisition, to convert to LED lighting in the meeting rooms and include it in the 2021 Chetwynd Arena Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #6

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$26,000, to be paid for through requisition, to purchase booking software and include it in the 2021 Chetwynd Arena Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #7

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$5,000, to be paid for through requisition, to install additional security cameras and include it in the 2021 Chetwynd Arena Budget.

CARRIED

MOVED by Comm. Wark, SECONDED by Comm. Courtoreille

Recommendation #8

THAT the Civic Properties Commission recommend to the Regional Board to approve the supplemental request for \$350,000, to be paid for through grants, to construct a spray park and carry it forward to the 2021 Chetwynd Arena Budget.

CARRIED

MOVED by Comm. Courtoreille, SECONDED by Comm. Houley

Recommendation #9

THAT the Civic Properties Commission recommend to the Regional Board to include Option 1 (as originally presented December 1, 2020 to the Commission) in the draft 2021 Chetwynd Arena Budget in the 2021 Annual Financial Plan.

CARRIED

9. NEW BUSINESS: NIL

10. ADJOURNMENT: Comm. Rose adjourned the meeting at 5:02pm

Next Meeting February 23, 2021

Dan Rose,
Chairperson

Elaine Webb
Secretary



<u>Item #</u>	<u>Agenda Item</u>	<u>Minutes</u>
1.0	Roll Call	<p>North Peace Airport Society President Jim McKnight, Electoral Area C Vice-President Brent Taillefer, District of Taylor Director Lori Ackerman, City of Fort St. John Director Arlene Boon, Electoral Area B Director Rob Fraser, District of Taylor Director Mattias Gibbs, District of Hudson's Hope Director Karen Goodings, Electoral Area B Director Dave Heiberg, District of Hudson's Hope Director Brad Sperling, Electoral Area C Miranda V. Flury, Director of Strategy, Capital & Planning (D.SCP)</p> <p>North Peace Airport Services Mike Karsseboom, Managing Director Stacy Smith, Manager of Operations and Emergency Services</p> <p>Vantage Airport Group Zachary Berglund, Manager Facilities, Projects, and Capital Planning</p> <p>Absent Director Byron Stewart, City of Fort St. John</p>
1.1	Call to Order	9:34 am
1.2	Amendments to Agenda	None.
2.0	Meeting Minutes	



2.1	Meeting Minutes	JAN/8/2021- 1 MOVED: Rob Fraser SECONDED: Dave Heiberg THAT the regular meeting minutes from December 2, 2020 are approved as presented. CARRIED
3.0	Consent Agenda	No consent agenda.
4.0	Society's Financial Statements	JAN/8/2021- 3 MOVED: Dave Heiberg SECONDED: Brent Taillefer THAT the Society's financial statements dated November 30, 2020 are accepted as presented. CARRIED
5.0	North Peace Airport Services Reports	
5.1	NPAServices' Operational Report	<ul style="list-style-type: none">• Received.
5.2	NPAServices' Financial Statements	<ul style="list-style-type: none">• Received.• The wage subsidy is applied as a negative expense and will not be subject to the gross revenue fee outlined in the lease agreement.
5.3	Project Status Updates	



5.3.1	Project Update- Runway Rehabilitation 03/21 ACAP	<ul style="list-style-type: none"> Not received, a smaller update was provided on MD report.
5.3.2	Project Update- FEC Generator	<ul style="list-style-type: none"> Not received, a smaller update was provided on MD report.
5.3.3	Project Update- FEC Generator	<ul style="list-style-type: none"> Not received, a smaller update was provided on MD report.
5.3.4	Project Update- ATB Boilers/Heating System	<ul style="list-style-type: none"> Not received, a smaller update was provided on MD report.
5.3.5	IT Infrastructure Project	<ul style="list-style-type: none"> Not received, a smaller update was provided on MD report.
6.0	Unfinished Business	
6.1	Asset Management → Questions and Answers	<ul style="list-style-type: none"> To be discussed in the February 2021 board package.
7.0	New Business	
7.1	NPAServices 2021 Business Plan	<ul style="list-style-type: none"> Received.
7.2	FEC Generator Project- Proposed Increase Scope and Cost	<p>JAN/8/2021- 4</p> <p>MOVED: Rob Fraser</p> <p>SECONDED: Lori Ackerman</p> <p>THAT the FEC Generator Project capital cost is increased by \$312,000 to a total cost of</p>



		<p>\$696,000 to include the addition of the terminal building on back-up power; AND THAT the Society approves this project pending a minimum of 50% of the total cost is provided through grant money.</p> <p>CARRIED</p>
8.0	Adjournment	<p>JAN/8/2021- 3 MOVED: Lori Ackerman THAT the meeting is adjourned at 10:10 am.</p> <p>CARRIED</p>
9.0	Closed Meeting	<p>See closed meeting minutes.</p>

February 4, 2021

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

Re: 2021 CRI FireSmart Community Funding & Supports – CONFIDENTIAL
Approval Agreement & Terms of Conditions of Funding

Dear Mr. Dahlen,

Thank you for submitting an application under the Community Resiliency Investment program for 2021 FireSmart Community Funding & Supports funding.

I am pleased to inform you **in confidence** that the Evaluation Committee and the BC FireSmart Committee recommended your project, *PRRD FireSmart Program - EA B, C, D and E*, for funding. A grant in the amount of \$150,000.00 has now been approved.

As outlined in the Program & Application Guide, grant payments will be issued when the approved project is complete and UBCM has received and approved the required final report and financial summary.

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development has provided funding for this program and the general Terms & Conditions are attached. In addition, and in order to satisfy the terms of the contribution agreement, the following requirements must be met in order to be eligible for grant payment:

- (1) This approval agreement is required to be signed by the CAO or designate and returned to UBCM within 30 days;
- (2) To provide the Province of BC with the opportunity to make announcements of funding approvals under this program, please keep information regarding this funding approval in confidence until February 26, 2021;
- (3) A post-grant approval meeting with the local BCWS Wildfire Prevention Officer or FNESS Fuel Management Liaison/Specialist must be completed prior to commencing work. Please contact Bruce Raby at the Prince George Fire Centre to schedule this meeting.
- (4) The funding is to be used solely for the purpose of the above named project and for the expenses itemized in your approved application;
- (5) All expenditures must meet eligibility and funding requirements as defined in the Program & Application Guide (refer to Sections 6);

The Community Resiliency Investment program is funded by the Province of BC

- (6) All project activities must be completed within one year and no later than February 4, 2022;
- (7) The Final Report Form is required to be submitted to UBCM within 30 days of project end date and no later than March 4, 2022;
- (8) Any unused funds must be returned to UBCM within 30 days following the project end date;
- (9) Projects that include the development of a Community Wildfire Resiliency Plan must use the 2020 CWRP Template and follow the 2020 CWRP Supplemental Instruction Guide, including the guidance for establishing an area of interest and determining the wildland-urban interface;
- (10) Projects that include the development of a fuel management prescription must be consistent with BC Wildfire Service 2020 Fuel Management Prescription Guidance document;
- (11) Projects that include the development of a burn plan must use the template identified in the Program & Application Guide;
- (12) For projects that include a FireSmart rebate program, the requirements identified in Appendix 2 of the Program & Application Guide must be met;
- (13) For phased projects (which include prescription/burn plan development and fuel management treatment for the same treatment units), the completed prescription must be reviewed and supported by a BCWS Wildfire Prevention Officer or FNESS Fuel Management Liaison/Specialist, and the interim reporting requirements identified in Appendix 3 of the Program & Application Guide must be met, prior to initiation of the treatment;
- (14) As both the FireSmart BC Symposium and the Local FireSmart Representative training workshops are virtual this year, no costs will be considered for these activities with the exception of the symposium registration fee and travel due to access to Internet or required technology;
- (15) FireSmart™ and FireSmart logos are registered trademarks of Partners in Protection Association, and FireSmart BC is governed by the BC FireSmart Committee. Use of the word FireSmart and associated logos is administered through licensing agreements. Any products/materials that are created using FireSmart brands must be reviewed and approved by the BC FireSmart Committee as the provincial agency representing FireSmart Canada. To request permission to use FireSmart brands, please email info@firesmartbc.ca.

If you ordered FireSmart materials as part of your application, please note that all orders are being processed and will be shipped to the staff contact identified on the application form as soon as they are ready.

Please review the attached FireSmart BC Information Sheet. It is expected that applicants will make use of available and free FireSmart resources and, for all in-school education activities, use education kits that are available from local Fire Centres.

Please note that descriptive information regarding successful applicants will be posted on the UBCM and/or provincial government websites, and all interim, progress and/or final report materials will be made available to the provincial government.

On behalf of the Evaluation Committee and BC FireSmart Committee, I would like to congratulate you for responding to this opportunity to reduce the risk and impact of wildfires in your community.

If you have any questions, please contact Local Government Program Services at 250 356-2947 or cri@ubcm.ca.

Sincerely,

Peter Ronald
Program Officer

cc: *David Sturgeon, Protective Services Manager, Peace River Regional District*
Bruce Raby, Wildfire Prevention Officer, Prince George Fire Centre

Encls.

Approval Agreement (to be signed by the CAO, Band Manager, or designate)

I, _____, have read and agree to the general Terms & Conditions and the requirements for funding under the 2021 FireSmart Community Funding & Supports program.

Signature

Date

Please return a scanned copy of the signed Approval Agreement to cri@ubcm.ca

The **FireSmart BC Information Sheet** was developed to provide an overview of resources, training and materials available to support communities that have been approved for funding through the [Community Resiliency Investment](#) program. [FireSmart BC's website](#), is a centralized resource dedicated solely to wildfire prevention through FireSmart activities for community members, local governments and First Nations throughout BC.

FireSmart BC Resources

All **FireSmart BC resources** are listed under the [Resources](#) section on the [FireSmart BC](#) website. You can find resource documents and information filed under the categories listed below. *Please note that new resource materials are added on an ongoing basis.*

- Assessments
- Community Resiliency Investment (CRI)
- Education Materials
- Factsheets
- FireSmart Canada Neighbourhood Recognition Program (FCNRP)
- FireSmart Research
- Guides and Manuals
- Photography
- Posters & Graphics
- Promotional Items
- Videos

The new [Local FireSmart Representative \(LFR\) Den](#) is dedicated to supporting LFRs. It contains a list of resource materials which support LFRs when working with local FireSmart Committees as they move towards becoming recognized as FireSmart neighbourhoods.

Printed resource materials (listed below) are available for local governments, First Nations and FireSmart Committees. For more information and to place your online order, visit [FireSmart BC](#).

[FireSmart Begins at Home Manual](#) - This manual outlines the FireSmart program and how each homeowner can make their property and neighbourhood FireSmart

[FireSmart Guide to Landscaping](#) - This manual includes an extensive list of fire-resistant plants and tips for landscaping material

[FireSmart Bookmark](#) - This bookmark provides QR codes for several online resources and is a quick handout for FireSmart information

[FireSmart Structure Ignition Zone Poster](#) - Learn the four priority structure ignition zones around a property

[FireSmart Critical Infrastructure Ignition Zone Poster](#) - Learn the four priority structure zones around Critical Infrastructure

[Blazing the Trail: Celebrating Indigenous Fire Stewardship](#) - Blazing the Trail: Celebrating Indigenous Fire Stewardship, is a beautiful, bound publication that recognizes the contributions to wildfire prevention of Indigenous communities in Canada

[FireSmart BC Approved Promotional Items](#) - Promotional items approved by the BC FireSmart Committee available for purchase through Queen's Printers.

Partner Initiatives Page

The [Partner Initiatives Page](#) features success stories about local communities and neighbourhoods that have taken key steps to FireSmarting the places that they call home. Learn what other communities are doing to promote FireSmart in their area.

FireSmart BC Education Kits

The goal of the [FireSmart BC Education Kit](#) is to provide BC Wildfire Service staff, educators and other members of the FireSmart community the tools they need to present a unified FireSmart message throughout British Columbia.

The education kit is designed to be an all-in-one teaching resource for Grades K-12 and can also be used at public events. This kit consists of the "hard copy" pieces in a tote and "soft copy" pieces on a USB drive. FireSmart BC Education Kits can be borrowed from the local provincial fire centre. Contact them directly to make arrangements to use the education kit in your community. FireSmart BC Education Kits are also available for purchase through [Queen's Printers](#).

FireSmart BC Training and Workshops

FireSmart 101

[FireSmart 101](#) is an online self-directed training course developed by the Partners in Protection Association to assist the general public, local government and First Nations community members to learn about becoming FireSmart in their homes and communities. The workshop targets the general public - anyone who is interested in learning about FireSmart, the seven disciplines and how to help mitigate wildfire threats around the home and in the community.

Virtual Local FireSmart Representative Workshops

The newly updated [virtual Local FireSmart Representative \(LFR\) workshop](#) was developed by the Partners in Protection Association to assist participants in becoming familiar with and implement all components of the FireSmart Canada Neighbourhood Recognition Program (FCNRP).

The training provided in this virtual one-day (*please note - delivered virtually in two half-day consecutive sessions*) equips LFRs with an understanding of current Wildland Urban Interface concepts and wildfire hazard assessments. It provides them with the tools and skills necessary to recruit and motivate volunteer community leaders and mentoring abilities to work with self-organized groups of citizens as they plan and implement wildfire mitigations in their own neighbourhoods. Participants will be required to have completed the FireSmart 101 Online Training Course prior to being accepted into the LFR workshops.

The workshops target those individuals that are willing to serve as an LFR in their communities. They are open to local governments and First Nations, but are specifically suited for:

- Structural Firefighters
- First Nations and local government staff who are implementing FireSmart initiatives within their communities using CRI funding
- Wildfire Management staff
- Emergency management personnel
- Rural or urban planners or managers
- Office of the Fire Commissioner / Fire Marshall personnel
- Wildland Urban Interface specialists (e.g. RPF's, RFT's, other land specialists with wildland fire responsibilities)

To learn more about upcoming LFR workshops and/or other training available in your area, visit the [Courses Section](#) on the FireSmart BC website. For a list of workshops delivered by a certified LFR in support of the FireSmart Canada Neighbourhood Recognition Program, please visit the new [FireSmart Canada Neighbourhood Recognition Program](#) page.

How to Find Your Local FireSmart Representative

[Local FireSmart Representatives](#) (LFR) perform a variety of essential duties and are vital catalysts in assisting residents to establish and maintain FireSmart Community recognition status and reduce the potential for wildfire losses in rural and forest communities across Canada. To connect with an LFR in your area, visit [FireSmart BC](#).

Community FireSmart and Resiliency Committees (CFRC)

Community FireSmart and Resiliency Committees (CFRC) fill a key level of collaboration and organization on a scalable level that is currently missing across BC. It takes the collaborative efforts of multiple stakeholders working together to achieve wildfire resilient communities. This may include local fire departments, First Nations and/or local government staff and elected officials, provincial government organizations such as Emergency Management BC and BCWS, industry representatives and other community stakeholders. The [CFRC Guidance document](#) and the suggested [CFRC Terms of Reference](#) document will assist your community in forming a CFRC.

FireSmart BC Social Media Tools

Social Media is a primary community building resource that FireSmart BC uses to spread the FireSmart message across British Columbia. FireSmart BC social media tools include; Facebook (@FireSmartBC), Twitter (@BCFireSmart) and Instagram (@FireSmartBC). These social media platforms act as a primary community building resource used to spread the #FireSmart message. The engaging content is highly shareable and can be used to inform and engage the public in your community. For more information on FireSmart BC's social media tools, see the FireSmart BC Social Media Handbook available at www.firesmartbc.ca

Contact Information

Visit [FireSmart BC](#) to learn more about how to increase awareness about FireSmart BC, its disciplines and how FireSmart can contribute to increasing property, neighbourhood and community resiliency to wildfire.

For more information, contact FireSmart BC by email at info@firesmartbc.ca.



Introducing Ember, the official mascot of FireSmart Canada – Ember's primary job is to educate the public about how to apply FireSmart principles to their homes, properties and neighbourhoods to increase wildfire resiliency!

The **Local FireSmart Representative Information Sheet** was developed to inform FireSmart Neighbourhood Committees, local governments, First Nations, BCWS and FNESS staff of the updated requirements for Local FireSmart Representatives (LFRs) across British Columbia.

FireSmart BC Local FireSmart Representative Update

FireSmart BC is excited to announce that [FireSmart Canada](#) has now completed updates to the Local FireSmart Representative (LFR) workshop and program.

The new, eight-hour workshop includes revisions to the Neighbourhood Champion Workshop and introduces the new FireSmart Awareness Workshop as well as the FireSmart Program Information presentation.

To increase efficiency, all Neighbourhood Recognition Program documents have been simplified and are provided as fillable pdfs. In addition, a web portal to facilitate online submission of documents has also been developed by FireSmart Canada. The portal is being tested and will be ready for use later in 2021.

The LFR revision process also provided an opportunity to refresh the Community Recognition Program. Based on stakeholder feedback and for consistency, the newly named [FireSmart Canada Neighbourhood Recognition Program](#) (FCNRP) more accurately and appropriately reflects the mandates of FireSmart Neighbourhood Champions and Committees.

Given these significant developments and the importance of maintaining the integrity of the FireSmart brand and programs, FireSmart Canada has implemented a new national qualification standard for LFRs. The qualification standard will ensure a level of consistency and understanding among LFRs across Canada.

The new standard requires all LFRs to complete the following before April 30th, 2021:

1. [Online FireSmart 101](#)
2. Attend the updated [Virtual LFR Workshop](#)
3. Sign FireSmart BC Expectations Document

LFRs who do not complete online training and submit an expectations document by April 30, 2021 will not appear on the FireSmart BC and FireSmart Canada National Qualified LFR list and will no longer be able to act as a Local FireSmart Representative.

We recommend that you request a copy of the LFR's certificate of completion and FireSmart BC expectations document to ensure that your FireSmart work is being done by an LFR who has been trained or recertified as required by FireSmart Canada's national qualification standards.

FireSmart BC has communicated this new qualification standard to all LFRs in BC in December 2020 and January 2021.

Contact Information

Visit [FireSmart BC](#) to learn more about how to increase awareness about FireSmart BC, its disciplines and how FireSmart can contribute to increasing property, neighbourhood and community resiliency to wildfire.

For more information, contact FireSmart BC by email at info@firesmartbc.ca.



Introducing Ember, the official mascot of FireSmart Canada – Ember's primary job is to educate the public about how to apply FireSmart principles to their homes, properties and neighbourhoods to increase wildfire resiliency!



March 1, 2021

File:6750-01

Sectoral Initiatives Program
Coordination Unit Mailstop 402
National Grants & Contributions Delivery Centre (ESDC)
140 Promenade du Portage Phase IV 4th Floor
Gatineau QC, K1A 0J9

To Whom it May Concern:

RE: Obair Economic Society - Sectoral Initiatives Program Grant Application

Please accept this letter of support for Obair Economic Society's grant application for the Sectoral Initiatives Program on behalf of the Peace River Regional District Board.

The Peace River Regional District is comprised of a large area located in Northern British Columbia that has a diverse workforce that drives the economy. It is a challenge to keep skilled people in the Region; therefore, a successful application would enable the Obair Economic Society to create an opportunity in the North for economic areas of demand such as Construction, Oil and Gas, Health Care, and Social Assistance.

The Obair Economic Society is a valuable resource for education and training in our region. We look forward to a successful application to ensure workers' needs of skill development continue for many years to come.

Yours truly,

Brad Sperling
Brad Sperling
Chair

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) 785-1127 Email: prrd.fsj@prrd.bc.ca



OFFICE OF THE MAYOR
CITY OF WILLIAMS LAKE

450 MART STREET, WILLIAMS LAKE, BRITISH COLUMBIA V2G 1N3
TELEPHONE 250-392-2311 FAX 250-392-4408

February 18, 2021

File No. 0530-01

Premier John Horgan
PO Box 9041 Stn Prov Govt
Victoria, BC
V8W 9E1

Hon. Adrian Dix
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria, BC V8W 9E2

Dr. Bonnie Henry
Provincial Health Officer
PO Box 9648 Stn Prov Govt
Victoria, BC V8W 9P4

Dear Premier Horgan, Minister Dix and Dr. Henry:

Re: Vaccine Distribution

As local leaders, we feel that more communication should be provided to communities about timelines, goals, and expectations regarding vaccine distribution. As far as we are aware, this massive responsibility has been designated to local health authorities. This becomes an issue for hospitals and health units already working at capacity and trying to cope with the additional complexities and challenges brought on by the COVID-19 pandemic.

We would suggest that perhaps a separate task force could be started to alleviate the burden placed on health authorities for vaccine administration. There are additional resources that could be called upon in these unprecedented times, such as using our military personnel, local health programs such as nursing and medical schools, pharmacists, or paramedics.

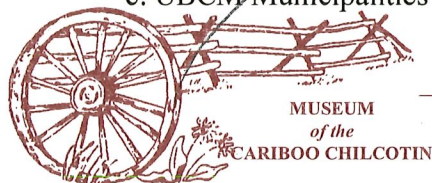
A task force of health professionals could help determine the best use of our limited resources. Using a convoy of medical personnel from city to city may be advantageous once the vaccine supply is more available. It is clear that allowing the same personnel to administer the COVID-19 vaccine as the flu vaccine is not that simple due to complex storage and administration. We are already hearing of doses having to be disposed of due to improper storage. Although the current vaccine supply is limited, we need to be prepared for a general public roll-out – and for the public to be informed.

Our understanding is that the high-risk population is currently being vaccinated through to the end of March (Phases 1 and 2), which will transition to Phase 3 and 4 for the general population. Following this projection, everyone who wishes to receive the vaccine will have had an opportunity by the end of September 2021. Please know you have our full support and recognition that these are extremely challenging times. We hope to be part of the solution and look forward to opportunities to support vaccine distribution, including assistance with establishing community vaccination sites.

Yours truly,

Mayor Walt Cobb

c: UBCM Municipalities and Regional Districts



**NORTH PEACE RURAL ROADS COALITION
MEMORANDUM OF UNDERSTANDING**

BETWEEN:

THE DISTRICT OF TAYLOR

located at 10007 – 100th A Street, Taylor, BC V0C 2K0
and having as its mailing address PO Box 300, Taylor, BC V0C 2K0
(the “District”)

AND:

THE PEACE RIVER REGIONAL DISTRICT – AREA B

located at 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8
and having as its mailing address PO Box 810, Dawson Creek, BC V1G 4H8
(the “PRRD”)

AND:

THE DISTRICT OF HUDSON’S HOPE

located at 9904 Dudley Drive, Hudson’s Hope, BC V0C 1V0
and having as its mailing address PO Box 330, Hudson’s Hope, BC V0C 1V0
(“Hudson’s Hope”)

(collectively, the “Parties” or the “Coalition”)

PURPOSE:

The purpose of this memorandum of understanding is to outline the parameters of the contract and procurement administration for the North Peace Rural Roads Coalition, (the Coalition) commencing in 2021.

The **DISTRICT OF TAYLOR** agrees to provide contract and procurement administration for the coalition as follows:

- Coalition Management:
 - Initiate and manage the Request for Quotation (RFQ) procurement process for the Coalition’s review and consideration by the Coalition.
 - Provide a contact to the Coalition to finalize details and support the administration of this Memorandum of Understanding.
 - Collect resolutions of support from participating local governments for the financial commitment to the Coalition for the duration of the contract term.
 - Issue quarterly invoices to each participating local government, which includes a year-to-date summary of financial transactions.
- Contract Management:
 - Award the contract based on direction from the Coalition.
 - Manage the fully executed contract for the Coalition and issue contract payments as outlined within the contract, as amended from time to time.
 - Pay any invoices provided and approved for the contractor.
 - Maintain a general ledger of all financial transactions related to the contract, in accordance with the Public Sector Accounting Board standards.

All Parties, agree to:

- Coalition Management:
 - Follow the Project Charter and Task Force Terms of Reference for the North Peace Rural Roads initiative effective May 22, 2018, as amended from time to time.
 - Agree upon each participating local government's financial commitment to the Coalition contract. (Estimated contract value ~~up to~~ ~~between \$50,000-~~ \$150,000 per year.)
 - Area B's financial commitment may be approved through the Peace River Regional District's Rural Budgets Committee.
 - Provide a resolution of support to the District of Taylor for each local government's commitment of funds, as agreed upon by the Coalition, for the term of the contract.
 - Review and amend (when required) the terms and financial contributions of this Memorandum of Understanding annually or sooner if required.
 - Reach consensus on all decisions and amendments related to this Memorandum of Understanding.
 - Review the contract and procurement administration for the Coalition at any time. (This administration may be re-designated to another participating local government at the discretion of the Coalition.)
 - Indemnify and hold harmless the District of Taylor for all North Peace Rural Roads Coalition & Task Force activities provided by or take place in the District of Taylor.
- Contract Management:
 - Review and evaluate responses to the Coalition RFQ and agree upon a desired proponent.
 - All decisions and amendments to the issuance, extension or termination of any contracts be determined by simple majority with all Coalition representatives present.
 - All contract delivery and day-to-day business decisions may be made by simple majority.
 - Provide a contact to the District of Taylor in order for staff to distribute invoices and any other necessary information to Coalition representatives.
 - Review the contract at least three months prior to its expiration to determine next steps which could include contract extension/renewal, contract termination, or tender of a new contract.
 - Review quarterly invoices and year-to-date financial transactions relating to the contract.
 - Discuss any questions or concerns regarding the financial transactions with the Contractor.

EXECUTION AND DELIVERY OF MEMORANDUM OF UNDERSTANDING

- This memorandum of understanding may be entered into by a separate copy of this memorandum of understanding being executed by, or on behalf of, each party and that executed copy being delivered to the other party by a method agreed to by the parties.
- The parties have executed this memorandum of understanding as follows:

<p>SIGNED on the _____ day of _____ 2021 by the District of Taylor (or, if not an individual, on its behalf by its authorized signatory or signatories):</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Print Name</p> <p>_____</p> <p>Print Title</p>	<p>SIGNED on the _____ day of _____ 2021 on behalf of the Peace River Regional District – Area B by its duly authorized representative:</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Print Name</p> <p>_____</p> <p>Print Title</p>
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SIGNED on the _____ day of _____ 2021
by the **District of Hudson's Hope** (or, if not an individual, on its behalf by its authorized signatory or signatories):

Signature

Print Name

Print Title

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MEMORANDUM OF UNDERSTANDING**

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AND:

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SIGNED on the _____ day of _____ 2021
by the **District of Hudson's Hope** (or, if not an individual, on its behalf by its authorized signatory or signatories):

Signature

Print Name

Print Title