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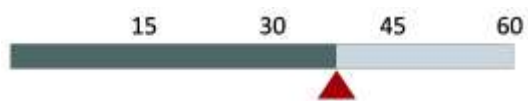
## Halfway Graham Rodeo Grounds

Location: Upper Halfway

Ownership: owned by PRRD; operated by Halfway Graham Community Club

**Rating: 2.5** (scale of 1-10)

Remaining service life: indefinite



Strategic value: Low. Local, infrequent use.

Description: Rodeo grounds consists of fenced arena, dilapidated bleachers and officials booth and open space for animal holding and spectator movement.



*Rodeo grounds*

Year built: Estimated 1980's

Year renovated/expanded: Unknown

Square footage: Aprox 2.0 acres

Utilization: Once a year, plus sporadic individual use.

Functionality: Low.

Occupant load: 50 spectators plus participants.



*Spectator area*

Building type: Wood-frame shed.  
Foundation: Wood on concrete pads.  
Poor.

Envelope: Un-insulated plywood. Poor.  
Roof: Plywood. Poor.  
Mechanical: None  
Kitchen: n/a  
Washrooms: Outhouses

Code compliance: n/a  
Handicapped access: No. Poor.

Appearance: In disrepair. Poor.  
Site amenities: Hall across road.

Parking: Gravel and grass.  
Site secured: No.

Capital interventions anticipated:  
Replace bleachers.

Additional observations:  
Function can be perpetuated as long as community needs, no upgrades necessary.

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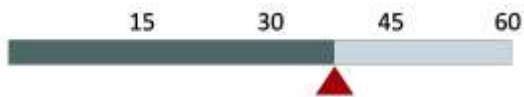
## North Peace Fall Fairgrounds

Location: Rose Prairie, unincorporated

Ownership: owned by the PRRD, operated by the North Peace Fair Society

**Rating: 4.5** (scale of 1-10)

Remaining service life: Most buildings will last at least 15 more years. Site indefinitely.



Strategic value: Nostalgic value to community. Asset under-utilized.

Description: The annual North Peace Fall Fair began in 1948. Some minor outbuildings may be original dating to the 1950's, 60's and 70's. Some historic buildings were moved to the site. Buildings are a mix of concession booths, animal barns, historic buildings and exhibit halls. There is an outdoor amphitheatre, rodeo arena bleachers and outdoor holding pens.



Entry gate



New barn structure

Year built: 1951

Year renovated/expanded: Buildings added incrementally each decade. Newest structure (pictured above) completed in 2014.

Square footage: Site 50.0 acres, building total area unknown.

Utilization: Once a year.

Functionality: Suited for the purpose. Good.

Occupant load: n/a

Building type: Most wood-frame structures on concrete pads and crawlspace.



Outdoor stage and seating bleachers



*Typical buildings*

Additional observations:

The fair is a regional institution that will continue to exist as long as the volunteer leadership and volunteer labour continues. The scale of the fairgrounds is massive, with buildings numbering in the dozens.

Foundation: Post on pads. Fair.

Envelope: Wood, uninsulated. Fair.

Roof: Wood, uninsulated. Poor.

Interior: Unfinished. Poor.

Mechanical: n/a

Kitchen: Mostly off-site preparation or BBQ on site.

Washrooms: Outhouses dispersed over site. Fair.

Code compliance: n/a

Handicapped access: None. Poor.

Appearance: Maintained. Good.

Site amenities: Spectator seating, spectator circulation space, displays, barns, rodeo arena.

Parking: On site, gravel and grass.

Site secured: Perimeter fencing.

Capital interventions anticipated:

Eventual systematic and incremental replacement of failed barns, booths and sheds. Electrical required, but no plumbing.

Asset:

## North Peace Light Horse Gymkhana

Location: Fort St. John

Ownership: North Peace Light Horse Asso.

**Rating: 2.5** (scale of 1-10)

Remaining service life: 10-15 years



Strategic value: Low, but only society-operated facility of its kind in the city. Increasingly unable to compete with private facilities.

Description: Equestrian arena, stables, barns and outbuildings as well as fenced outdoor arena and paddock areas. Club has seen declining membership, volunteerism and revenues.



*Exterior*

Year built: 1965

Year renovated/expanded: Various building additions.

Square footage: Main arena 20,000 SF, other buildings combined 20,000 SF, overall site estimated quarter-section.

Utilization: Low and decreasing.

Functionality: Operable but obsolete. Fair.



*Interior*

Occupant load: Spectator capacity 300 indoors, approximately same outdoors.

Building type: Metal cladding on wood frame. Poor.

Foundation: Wood, concrete. Poor.

Envelope: Metal clad, no insulation.

Roof: Leaking, very bad condition. Poor.

Interior: Barns need new flooring. Poor.

Mechanical: n/a

Code compliance: None of the buildings comply. Poor.

Handicapped access: None. Poor.

Appearance: Worn and not maintained. Poor.

Site amenities: Event infrastructure.

Parking: Gravel. Adequate.

Site secured: Gate, fenced but compromises have occurred. Poor.

Capital interventions anticipated: All buildings in need of repairs.

Additional observations: Site security an issue. Site has gradually been surrounded by industrial development impacting ambience and habitat.

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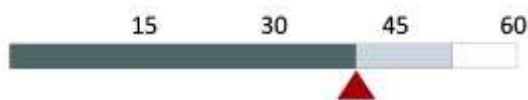
## Wonowon Horse Club Gymkhana / Rodeo Grounds

Location: Wonowon, unincorporated.

Ownership: Wonowon Horse Club.

**Rating: 3.5** (scale of 1-10)

Remaining service life: 10-15 years



Strategic value: Low overall, but of significance to the local community.

Description: Wonowon facility is essentially outdoor with two small buildings (officials and sales booth) and four outhouses. Site includes outdoor arena surrounded by dirt track, bleachers, paddock areas and a picnic and playground area.



Entry gate

Year built: 1978

Year renovated/expanded: Minor improvements over time.

Square footage: Estimated 10 acre site. Building 1,000 SF combined.

Utilization: Low. Seasonal.



Official's building

Functionality: Operable but obsolete. Poor.

Occupant load: 3-400 spectators

Building type: Wood, wood and metal.

Foundation: Wood on concrete pads.

Poor.

Envelope: Uninsulated. Poor.

Roof: Shingled. Poor.

Mechanical: None.

Washrooms: Outhouses (4).

Code compliance: No.

Handicapped access: No.

Appearance: Worn but maintained. Fair.

Site amenities: Playground, picnic area.

Parking: Gravel and grass.

Site secured: Gated and fenced, no valuables left on site.

Capital interventions anticipated: Minor repairs to fencing.

Additional observations: Maintenance depends on volunteer labour and declining participation in recent years has impacted work on the site.