

PEACE RIVER REGIONAL DISTRICT ELECTORAL AREA DIRECTORS COMMITTEE MEETING A G E N D A

for the meeting to be held on Thursday, August 13 2015 in the
Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC
immediately following Regional Budgets Administration Committee

1. Call to Order: Director Goodings to Chair the meeting
2. Director's Notice of New Business:
3. Adoption of Agenda:
4. Adoption of Minutes:
M-1 Electoral Area Directors' Committee Minutes of July 16, 2015.
5. Business Arising from the Minutes:
6. Delegations:
1 p.m. D-1 Ken and Arlene Boon - Site C Concerns (via telephone)
2 p.m. D-2 Dave Heiberg and Gwen Johansson, District of Hudson's Hope - Site C Concerns (via telephone)
7. Correspondence:
C-1 August 3, 2015 - Bill Klassen - Health Care Aide.
Handout: C-2 August 3, 2015 - Mary Galus - Noise Firearms Bylaw
8. Reports:
R-1 July 9, 2015, Bruce Simard, General Manager of Development Services - Development Application Notification Signs.
R-2 July 24, 2015, Trish Morgan, General Manager of Community and Electoral Area Services - Follow-up Item from November 20, 2014 EADC - Discontinuation of a Service.
R-3 July 28, 2015, Chris Cvik, Chief Administrative Officer - 2015 UBCM - Electoral Area Directors' Forum.
R-4 August 4, 2015, Barb Coburn, Secretary - Referrals from the July 23 and August 6, 2015 Regional Board Meetings:
a) BC Hydro Presentation - Peace Region Electricity Supply Project;
b) July 31, 2015 - Ministry of Energy and Mines - Regulatory Exemption Proposal
c) Effects of the Proposed Site C on Water Aquifers in the Region.
Handout: d) August 5, 2015 - Ken and Arlene Boon - Comments on Site C License Application
R-5 Jodi MacLean, Assistant Manager of Development Services - West Peace Fringe Area Official Community Plan Boundary (referred from the Regional Board).
R-6 August 7, 2015 - Fran Haughian, Communications Manager / Commission Liaison - Communications and Public Engagement Plans for Referendum(s)
9. New Business:
Handout: NB-1 July 29, 2015 - Jacqueline Burton, Development Services Coordinator - ALR/OGC Non-farm Use Applications
10. Communications:
11. Diary:
12. Adjournment:



**PEACE RIVER REGIONAL DISTRICT
ELECTORAL AREA DIRECTORS' COMMITTEE
MEETING MINUTES**

M-1

DATE: July 16, 2015

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

Directors: Karen Goodings, Director, Electoral Area 'B' and Meeting Chair
Brad Sperling, Director, Electoral Area 'C'
Leonard Hiebert, Director, Electoral Area 'D'
Dan Rose, Director, Electoral Area 'E'

Staff: Chris Cvik, Chief Administrative Officer
Shannon Anderson, Deputy Chief Administrative Officer
Bruce Simard, General Manager of Development Services
Fran Haughian, Communications Manager / Commission Liaison
Trish Morgan, General Manager of Community Services and Electoral Areas
Kim Frech, Chief Financial Officer
Jo-Anne Frank, Corporate Officer
Barb Coburn, Recording Secretary

Call to Order Chair Goodings called the meeting to order at 10 a.m.

ADOPTION OF AGENDA:

June 18, 2015 Agenda

MOVED by Director Sperling SECONDED by Director Rose,
That the Electoral Area Directors' Committee agenda for the June 18, 2015 meeting, including items of New Business, be adopted:
Call to Order: Director Goodings to Chair the meeting
Director's Notice of New Business:
Adoption of Agenda:
Adoption of Minutes:
M-1 Electoral Area Directors' Committee Meeting Minutes of June 18, 2015.
Business Arising from the Minutes:
BA-1 Terms of Reference for the Agriculture Advisory Committee (to be provided at the meeting)
Delegations:
Correspondence:
C-1 June 2, 2015 - C3 Alliance Corp. - 2nd Annual Resource Breakfast Series at UBCM September 22 to 24, 2015
Reports:
R-1 July 6, 2015, Chris Cvik, Chief Administrative Officer - Romedo Spring update, for discussion
R-2 July 6, 2015, Chris Cvik, Chief Administrative Officer - Water Function possible locations of potable water sites, for discussion
R-3 July 6, 2015, Chris Cvik, Chief Administrative Officer - Septage Function - possible timing of a referendum in electoral areas B and C or in C only, for discussion (see attached calendar).
R-4 July 6, 2015, Chris Cvik, Chief Administrative Officer - Building Inspection - review of Board resolution and general discussion on timing and next steps.
R-5 July 10, 2015, Jodi MacLean, Assistant Manager of Development Services - West Peace Fringe Area Official Community Plan
R-6 July 9, 2015, Erin Price, Bylaw Enforcement Officer - Enforcement File Update.
New Business:
NB-1 Agricultural Land Commission procedure update
Communications:
Diary:
Adjournment:

CARRIED.

August 13, 2015

ADOPTION OF MINUTES:

M-1
EADC meeting minutes of
June 18, 2015

MOVED by Director Rose, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee Meeting minutes of June 18, 2015 be adopted.

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

BA-1
Agriculture Advisory
Committee
Recommendations

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that the Terms of Reference for the Agriculture Advisory Committee be approved as presented by Bruce Simard, General Manager of Development Services.

CARRIED.

MOVED by Director Sperling, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommends to the Regional Board that a letter be forwarded to The Honourable Norm Letnick, Minister of Agriculture, with copies of the letter sent to MLA Peace River North Pat Pimm and MLA Peace River South Mike Bernier, requesting clarification regarding the recently announced BC Hydro \$20 million fund for the agricultural industry and further request that the fund be administered through the Peace River Regional District.

CARRIED.

CORRESPONDENCE:

C-1
2nd Annual Resource
Breakfast Series

Two people, either two directors or one director and one staff member will attend. Director Sperling expressed an interest in attending; also, Chris Cvik, Chief Administrative Officer and/or Trish Morgan, General Manager of Community and Electoral Area Services may be able to attend.

Recess

The meeting recessed at 12:10 noon for lunch

Reconvene

The meeting reconvened at 1:12 p.m.

REPORTS:

R-1
Romero Spring

The Directors were advised that Northern Health has revoked the Health Permit for Romero Spring; therefore, the Regional District is unable to provide potable or non-potable water from that facility. As a result, to comply with the *Health Act*, staff recommended that the facility be closed indefinitely. Should the water function referendum pass it is anticipated that, as part of the water infrastructure master plan, a new location would be investigated to replace this facility.

R-2 and R-3
Water and Septage
Referendums

Possible locations for potable water sites, possible timing of a referendum for septage and water functions, etc. Staff were requested to put together scenarios of costs, timing, locations and expectations for a septage function referendum in Electoral Areas B and C and bring the information back to a future Electoral Area Directors' Committee meeting for further discussion.

R-4
Building Permit
Referendum

The Directors also discussed the proposed building bylaw referendum. Staff are to put together a possible referendum question and a communication plan to bring back to a future Electoral Area Directors' Committee meeting for further discussion.

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REPORTS (CONTINUED):

R-5
West Peace Fringe Area
Official Community Plan

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that Larry Houley, Charlie Lasser, Stu Garland and Danita Drouin be appointed to the West Peace Fringe Area Official Community Plan Community Advisory Committee and that Ian Campbell be appointed as an alternate for Stu Garland.

CARRIED.

R-5 - continued
West Peace Fringe Area
Official Community Plan

It was suggested that the application period remain open until twelve members have been selected; but that no further advertising is to take place. The information will be on the PRRD website and promoted through Facebook, but there will be no more paid advertising.

NEW BUSINESS:

NB-1
Agricultural Land
Commission
Announcement

Bruce Simard, General Manager of Development Services advised the committee that he had received word that the Agricultural Land Commission is going completely paperless. This means that all applications and responses will be processed through a website. A computer with an email address is a necessity as each client; applicant and government agency will be required to register with BCeID to obtain a specific log-on identification in order to access information regarding any application.

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that a letter be forwarded to the Agricultural Land Commission objecting to its paperless environment as there are several residents within BC that still do not have access to the internet and therefore do not have email addresses.

CARRIED.

ADJOURNMENT

MOVED by Director Hiebert, SECONDED by Director Sperling,
That the meeting adjourn.

CARRIED

The meeting adjourned at 2:35 p.m.

Karen Goodings, Chair

Barb Coburn, Recording Secretary

From: Bill Klassen [<mailto:s.side@telus.net>]
Sent: August-03-15 9:22 p.m.
To: kgooding@pris.bc.ca
Subject: Health Care Aide

Hi Karen,

I am the secretary of the Prespatou Independent Housing Society here in Prespatou, and we are looking into the option of maybe providing some level of health care to the local seniors. We were just wondering if there is any funding that might be available to send some local ladies to the college to complete the training needed to provide that care.

We are looking into some options ourselves, when the question came up if Regional District might have some funding for that. Looking forward to hearing from you about this matter.

Thanks,

Bill Klassen

s.side@telus.net
250-261-8315

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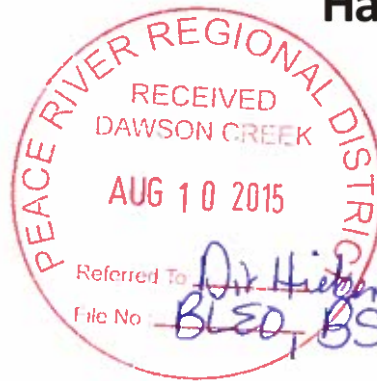
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Handout C-2

August 3, 2015

Leonard Hiebert

Director for Peace River Regional District
Box 810
1981 Alaska Avenue
Dawson Creek, B.C.
V1G 4H8



Director Goodings

Dear Mr. Hiebert:

I, Mary Galus, have owned our property since 1973 and it is being farmed since that time. When I retired from my job as a Medical Technologist at the Fort St. John Hospital in 1997 we built a small house at the farm. I sold my house in the city and moved to the farm and have lived there since. Our property is laid against the Peace hills to the south and partially to the east. The Peace River is approximately one kilometer to the north a level below us. Several landowners have acreages between us and the river but do not live there. Rick Miller also has a strip of land .8 kilometer below us but does not live on that particular land.

Approximately 2008 Rick Miller set up what he called a gun range for target shooting on this property. He allowed his relatives, friends and relative's friends to shoot on the property. He did not obtain a license to do this. For two summers the shooting continued most days from dawn to dusk. He was away at jobs as this was going on and when he came home he joined in the fiasco. They were using high-powered firearms and when these firearms were fired off, each shot echoed off the hills 3 times. We could not work outside on our property when this was going on. We spoke to him about the noise and some other neighbors did as well—John Curtis for one. The shooting decreased but did not stop and it continues to this day. We were building a chicken house one morning 2 years ago and couldn't work on the building because of the echoes from the hills. My husband phoned Rick on his cell phone and told him that if he was the one that was shooting he should come and listen to it. Apparently he wasn't by himself because he came up on his quad in a huff swearing and saying that he was allowed to shoot anytime he wants to because it was on his land. Someone fired off some shots and he heard the echoes. Then he wanted to know when we would be away so that he could shoot. I told him that because he was away at work a lot, I doubted that our away times would match as others were going on his property and shooting as well. He got angry and tore off with his quad.

His daughter who is in her mid twenties but does not live with him also target shoots with firearms on his property. Last year she was firing off for 3 ½ hours one evening. A neighbor lady was visiting us and was afraid to walk home on her own. We walked her home and on the way back my husband yelled out to Rick's daughter "That's already enough Lindsay." When we got home we immediately got a phone call from Rick saying "3 strikes and you're out" whatever that meant in his mind.

Rick claims he doesn't shoot often but the problem is that he is allowing others to, so to us living here, it becomes too much to listen to. He bought his property long after I owned mine.

On October of 2014 Rick came to our place demanding to go through our property to get to the lands beyond. We told him that the neighbors beyond were having problems with vandalism which he already knew about. There are 5 landowners beyond our place and we all got together including us to do a thorough research on the area and retain a lawyer. We were not allowing anyone on our lands. We surveyed and fenced our property and to this day are not allowing anyone. All the evidence is in the

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lawyer's hands. Some of Rick's relatives are linked to some of this vandalism and we did not allow him on our land. He does not have property there. The entitlement issue is huge.

Wednesday April 8, 2015—Final blowout on phone between Rick Miller and me over shooting. He phoned and said something about shooting off a few rounds. I couldn't understand exactly what he said because he was slurring his words. I didn't know who he meant was going to shoot but because he sounded like he had been drinking liquor, I said "Oh" and hung up the phone. This was at 6:00 P.M. He has never phoned about shooting before. I was watching TV at 6:30 P.M. when the shooting began. A few shots were fired off and then stopped. Then they continued on in the same sequence. Every time they were fired off I jumped so I couldn't concentrate on my TV program. Finally at 7:10 P.M. I phoned Rick's cell phone and he answered. I told him if he wanted to shoot with his high powered guns he should shoot by his own house and listen to them himself. He tried giving me excuses and I repeated myself saying I should not have to listen to his high-powered guns. He then told me to "Go f---myself. I thanked him for using such language and he hung up.

Fifteen minutes later he phoned back and said he hasn't shot in a long time (which I interpreted as 'over the winter') and asked why I wasn't complaining about Lou Bates shooting down there and tried to get me to engage in an argument. Lou Bates is a retired ex- R.C.M.P. officer who fixes firearms and sights them in for other people and Rick is allowing him to shoot on the property. I did not want to engage in a long conversation with Rick so I just repeated what I had said before -- about shooting by his own house and listening to it himself but he continued on. He told me that if I wanted war he would show me what war was. I told him he was a drunk (I acknowledge that I should have refrained from saying that even though he does have an extensive history of drinking and I have observed it myself over the years). By then I was angry. He asked me what that had to do with things and that if I didn't like his shooting I should move. Then he called me a F---in' old senile cunt and hung up.

Because Rick continues to carry on with the shooting, others hear the gunshots so relatives and friends of relatives of other property owners are following the same example and we are left to listen to these goings on.

I must state that there is a Rod and Gun Club in the Fort St. John area as well as a shooting range. Why are these people not making use of these facilities for their play. Is it because alcohol may not be allowed on those premises? This shooting is not a matter of sighting in the guns. It is mostly a matter of "drinking alcohol and let's go see if we can hit the target". I have contacted the R.C.M.P. in the past but they have told me that the Regional District has no laws in place about shooting being a nuisance, so they are unable to do anything about it.

I believe it is time that the Regional District put together some sort of enforceable by-law in place to deal with these firearm noise issues in the communities as it seems to be going on in different areas as well. Would this be possible?

Your truly,

Mary Galus



Box 237

Taylor, B.C.

VOC2K0

cc: Karen Goodings

August 13, 2015



Peace River Regional District REPORT

R-1

To: Electoral Area Directors Committee Date: July 9, 2015
From: Bruce Simard, General Manager of development Services
Subject: **Development Application Notification Signs**

RECOMMENDATION(S):

That the Electoral Area Directors Committee recommend to the Regional Board that the development procedures requirements for Development Application Notification Signs be amended so that applicants provide their own sign pursuant to PRRD specifications, rather than the PRRD supplying the sign.

BACKGROUND/RATIONALE:

In 2010, upon the recommendation of EADC, the Board amended their development procedures to require that a Development Application Notification Sign (DANS) be installed by the applicant to advertise that an application has been made. (see attached policy)

The PRRD provides the sign for a cost of \$150.00 and a \$100.00 refund is available upon return of the sign in useable condition. While the signs have been effective for improving public awareness of development applications, the administrative burden to the PRRD for supplying the signs has become onerous and costly.

Signs purchased 2010-2014: 45 (avg. \$198.00 each; latest purchase in 2014 was \$275 per sign)
Total Expense: \$8,914.00

Cost recover: \$5,650.00
Surplus/**Deficit** **-\$3,264.00 (36.6%)**

There are currently about 36 signs in circulation with 4 in inventory in FSJ. About a half dozen have been lost or never returned. Getting the signs returned on a timely basis from the applicants is difficult and often requires staff to expend time tracking people down. The \$100 refund is not always sufficient incentive to return the sign.

A problem arises if signs are not returned in a timely way so they can be re-used. The PRRD must continually purchase more signs or allow applications to proceed anyway because the PRRD does not have any signs available. As development pressures and application volumes increase the logistical problems, and costs to the PRRD will also grow. It seems unfair to hold up new applications because people don't return their signs in a timely way, which then results in inconsistency for display of the signs in some cases.

Staff Initials:

Dept. Head: *Bruce Simard*

CAO: *Chris G. Kirk*

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The practice of requiring the DANS is supported and recommended to continue as it provides another valuable avenue to make people aware of proposed developments.

However, it is recommended that the PRRD no longer supply the signs. As an alternative it is recommended that applicants supply their own sign which meets specifications set by the PRRD. (This is a common practice for local gov't around the Prov.)

The current design of the sign is sufficient, however the specified material (di-bond) that the PRRD uses is costly, because it is a durable material, we had hoped to re-use the signs multiple times. Applicants supplying their own signs could use a wider range of materials since durability is not quite as important. (ie. the sign need last only about two weeks rather than being used over and over). We could develop a sign standard that can be provided to the local sign shops which would allow applicants to shop for the best price.

STRATEGIC PLAN RELEVANCE:

It is a stated goal of the PRRD to be fiscally responsible.

FINANCIAL CONSIDERATION(S):

The current DANS policy results in a net cost to the PRRD and additional administrative burden, while providing a subsidy to applicants. Shifting the cost to applicants provides more choice, eliminates the subsidy and reduces costs to the PRRD.

COMMUNICATIONS:

Development Application Notification Signs provide another means to inform the public about requests for development and increase PRRD transparency and opportunity for public input.



Peace River Regional District

Development Application

Sign Information

R-1

Sign Information Requirements as per By-law No. 1898, 2010, required for development applications as follows:

- i) **Official community plan and/or Zoning by-law amendment applications;**
- ii) **Temporary Use Permit applications.**

A sign required under Section 7b) of "Development Application, Fee and Amendment Procedure By-law No. 1898, 2010", must be posted on the subject property. **The owner must use signage provided by the Regional District.** Signage can be obtained from the Regional District offices at 1981 Alaska Ave, Dawson Creek or from the Branch office at 9505 - 100th Street, Fort St. John, BC.

The sign shall be erected on the property a minimum of fourteen (14) days, prior to the Regional Board considering the application, and the applicant must submit, to the Regional District, a photograph clearly showing the sign posted on the property. If you have any questions, please contact the Development Service Department at **(250) 784-3200 or 1-800-670-7773.**

CONTENT

A detailed description of the application as per Appendix I (attached), of Amendment By-law No. 1898, 2010, must be attached to the sign board.

SIGN LOCATION AND INSTALLATION

The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passer-by from the road. The sign shall be placed so as not to interfere with pedestrian or vehicle traffic flow, or obstruct visibility from a highway or lane so as to create a hazard. The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions.

The applicant must submit, to the Regional District, a photograph clearly showing the sign posted on the property.

REMOVAL OF SIGNS

All signs will remain in place continuously until the conclusion of the Public Hearing or permit issuance, and shall be removed within fourteen (14) days after the decision of the Regional Board on the said application.

Where a sign required by By-law No. 1898, 2010 is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any by-law that is subject to the relevant application and public hearing shall not be impacted.

FEE SCHEDULE

\$150.00 is charged for utilizing the Regional District sign and a **\$100.00 refund** will be issued upon return of the sign to the Regional District.

COMMENTS REGARDING APPLICATION

For any reason that the land owner receives any written comments regarding the land use application, these comments must be delivered to the Regional District office as soon as they are received so that this information may be considered with the subject application.

Failure to post and keep the sign in accordance with By-law No. 1898 may result in a delay or postponement of the review process or decision;

Any additional notification costs incurred by the Regional District, resulting in the failure to post this sign, shall be paid by the applicant prior to advertising of the public hearing/notification.

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If you have any questions regarding the signage requirement, please contact the Development Services Department at (250) 784-3200 or 1-800-670-7773.



**THIS SITE IS SUBJECT OF
AN APPLICATION TO CHANGE
LAND USE OR DENSITY.**

**For Further Information
Please Contact The
Peace River Regional District
at 1-800-670-7773**

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Peace River Regional District REPORT

R-2

To: Electoral Area Directors Committee

Date: July 24, 2015

From: Trish Morgan, GM Community & Electoral Area Services

Subject: Follow-up Item from November 20 EADC – discontinuation of a service

FOR DIRECTORS' INFORMATION

At the November 20, 2014 meeting of the Electoral Area Directors Committee, the following motion was passed:

That Administration investigates Section 18 of the Community Charter as it pertains to cancellation of service agreements between the district and bordering municipalities

Under section 18 of the *Community Charter* (CC), the intent is to provide a municipality with the authority to cut off a specific service to a specific property for:

- Unpaid fees or
- Non-compliance with the rules of the service

In the case of a municipality considering discontinuing the provision of an established service to an entire service area, neither condition noted above would apply if the service area has paid the fees and there has been compliance with the rules of the service.

Section 13 of the CC allows a municipality to provide services outside of its boundaries. Section 13 also gives the authority to establish a process for terminating the services. If the process to terminate the service is followed per the agreement, then a municipality may discontinue the provision of services.

STRATEGIC PLAN RELEVANCE: none

FINANCIAL CONSIDERATION(S): none

COMMUNICATIONS CONSIDERATION(S): none

OTHER CONSIDERATION(S): none

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Staff Initials:

Dept. Head:

T. Morgan

CAO:

Ch. Birk

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Peace River Regional District REPORT

R-3

To: EADC

Date: July 28, 2015

From: Chris Cvik, CAO

Subject: 2015 UBCM - Electoral Area Directors Forum

RECOMMENDATIONS:

1. That the Electoral Area Directors provide feedback on the attached draft.

BACKGROUND/RATIONALE:

The Electoral Area Directors will be participating in the Electoral Area Directors Forum on September 22, 2015, at the upcoming UBCM Conference. As part of this, a request for discussion topics was sent out by UBCM personnel. The forum organizers are seeking ideas for policy topics for discussion. The Electoral Area Directors put forward the following two items as discussion topics:

1. Planting of Trees on Farm Land
2. Dam Safety

If either of the topics is selected by UBCM for the Electoral Area Directors Forum, UBCM will organize speakers for the forum discussion. If the topics are not selected, the Electoral Area Directors can use the 'open-mic' portion of the meeting to discuss the topics. During the open microphone portion of the meeting, speakers are given 3 minutes to share their concerns or issues. This ensures that all speakers who wish to speak during the open microphone session are able to have this opportunity. This approach is new for the Electoral Area Directors Forum this year and is similar to how our resolutions are currently managed.

If the topics are not selected, the Electoral Area Directors can use the draft information as briefing notes for the open microphone section of the meeting or as a document to email out if there are any requests. The material for both topics was taken from existing communication and information. The issue of Planting of Trees on Farm Land is on the UBCM Resolutions already from the Bulkley-Nechako Regional District and is being presented at the Electoral Area Directors Form to gather support for the resolution. The issue of Dam Safety was put forward by the PRRD Board in 2013 and endorsed by the UBCM membership at Convention.

STRATEGIC PLAN RELEVANCE: N/A

FINANCIAL CONSIDERATION(S): N/A

COMMUNICATIONS: N/A

OTHER CONSIDERATION(S): N/A

Staff Initials:

Dept. Head:

CAO:

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THE PEACE RIVER REGIONAL DISTRICT

UBCM - Electoral Areas Directors Forum

Tuesday, September 22, 2015

9:00 a.m. – 12:00 p.m. (noon)

Vancouver Convention Centre, Vancouver BC

ISSUES TO BE DISCUSSED:

- Planting of Trees on Farm Land
- Dam Safety

PRRD Attendees:

Karen Goodings – Electoral Area B Director
Brad Sperling – Electoral Area C Director
Leonard Hiebert – Electoral Area D Director
Dan Rose – Electoral Area E Director
Trish Morgan - General Manager of Community and Electoral Area Services
Chris Cvik, Chief Administrative Officer

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(Background)

Planting of Trees on Farm Land

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Planting of Trees on Farm Land

ISSUE:

Agricultural land is being purchased by companies for tree planting to remove carbon dioxide from the air. Much of the land being purchased is in the Agricultural Land Reserve. The result is that potential farmland is unavailable for agricultural farming long term.

BACKGROUND:

In 2010, a multi-national company purchased and planted trees on approximately 1460 hectares of farm land in the rural area surrounding the District of Vanderhoof. In 2013, the same company purchased an additional 500 hectares of land with the intent to plant trees. Taking productive agricultural land out of production in the long term creates issues for regional districts including:

- Centrally located farm land is taken out of production.
- Reduction in an area's ability to produce locally grown agricultural products.
- Additional costs to prepare new land for agriculture to replace land used to plant trees.
- Agricultural products necessary to support local agricultural needs will have to be provided from further away or outside of the region – adding in included costs and lower efficiency.

SOLUTION:

For UBCM Members to support the following motion put forward by the Bulkley-Nechako Regional District that was passed at NCLGA and will be discussed at UBCM.

WHEREAS the maintenance of a sustainable and vibrant agricultural sector is critically important to the province's economic, social, and sustainable future;

AND WHEREAS the loss of productive agricultural lands to tree planting by companies seeking to offset their corporate carbon emissions is an unsustainable practice which threatens the long term health and viability of the agricultural sector in the province:

THEREFORE BE IT RESOLVED that the Province of British Columbia take action to stop the reforestation of productive agricultural land for carbon offset purposes.

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ATTACHMENT:

Mark Hume

Vancouver - The Globe and Mail

Published Friday, May 22, 2015 3:00AM EDT

Source: <http://www.theglobeandmail.com/news/british-columbia/bc-government-warns-of-limits-on-tree-planting/article24560070/>

After saying for weeks that the amount of farmland being lost to carbon sequestration projects in B.C. is not a significant problem, the provincial government has written to the head of a foreign company suggesting that it indeed is an issue of concern.

British-based multinational Reckitt Benckiser has been buying farmland and replanting trees to sequester carbon, thereby taking the land out of agricultural production. But in a letter, the government has told the company it must get approval from the Agricultural Land Commission if it wants to register a covenant in B.C. that would allow it to trade carbon credits.

The covenant would force the land to be protected from future logging for 100 years. Farmers and ranchers in the Cariboo suggest that means the land would be out of agricultural production for that long.

But a company representative said in an e-mail Thursday that it is not trading in carbon credits, and has not registered any covenants on land in B.C.

“As of May 10, 2015, we currently own 10,519 hectares. To date we have planted about 7 million trees and have planned to plant approximately 10 million by 2016,” stated Lynn Kenney.

“RB has not registered a covenant on title to the lands it acquired in British Columbia that would restrict the use of such lands.”

She said the company is planting trees to offset emissions from its own global operations. “I want to be clear that RB does not buy, sell or trade credits through any established programs. Instead, Trees for Change is a program we have developed to meet our own internal targets for environmental sustainability,” Ms. Kenney wrote.

Last month, the government dismissed the concerns of Cariboo farmers, saying an inconsequential amount of land – only about 1,500 hectares – had been reforested for carbon sequestration. But last week the government adjusted that estimate, saying perhaps 8,500 hectares of arable land had been reforested.

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Derek Sturko, deputy minister of agriculture for B.C., wrote on Wednesday to Rakesh Kapoor, the chief executive officer of Reckitt Benckiser, to advise him of B.C.'s concerns. He advised Mr. Kapoor that only 5 per cent of the provincial land base is suitable for agricultural production, and that the government established the agricultural land reserve (ALR) in the 1970s specifically to protect that land.

“The public concern which has been raised about RB’s Trees for Change Programme is due to the perception that your company wishes to permanently remove land in the ALR from agricultural production,” Mr. Sturko wrote. He referred to the Reckitt Benckiser website, on which the company explains it is reforesting land previously cleared for cultivation and that it is “committed to ensuring our trees remain in situ for 100 years.”

Mr. Sturko said that while planting and growing trees is allowed on ALR land, “it is our understanding that if someone wants to restrict the agricultural use of land, such as purposely planting trees and then preventing trees from being removed for one hundred years, this would require a covenant.” He cautioned the company that any such covenant would need to be approved by the ALC.

Lana Popham, agriculture critic for the NDP, said farmers in the Cariboo are alarmed so much arable land is being replanted to forest, and the practice needs to be stopped.

“There are many concerns. A major one of course is losing food-growing lands,” she said. “[Local farmers] also feel this company is gutting their community. They are taking away economic opportunities. They are taking over properties. They are tearing down houses so they don’t have to pay property tax. They are contributing nothing to this community at all and somehow they are benefiting from it through a carbon offset program.”



(Background)

Dam Safety

August 13, 2015

Dam Safety**ISSUE:**

Current policy, legislation, and regulations impose obligations on municipalities and regional districts to Prepare for and deal with dam-related emergencies without proper assistance from BC Hydro, the owner of the dam.

BACKGROUND:

BC Hydro intends to construct and operate the Site C Clean Energy Project (Site C) consisting of a dam and hydroelectric generating station on the Peace River, a reservoir, and other components. Dam safety is a major concern for the Peace River Regional District (PRRD) and residents who could be impacted by a dam failure or dam safety incident. As noted in a May 8, 2013 BC Hydro Technical Memo on Dam Safety, "To exclude risk altogether is impossible, for this or for any other significant hazard." Local governments do not have the required financial and non-financial resources or technical knowledge to effectively and efficiently address dam safety issues, especially for a dam such as Site C.

SOLUTION:

That BC Hydro prepares all-encompassing emergency management plans that include requirements to conduct public education, develop comprehensive public notification procedures and provide significant assistance in the coordination of emergency response and recovery efforts to ensure the safety of the public. The plans would include:

1. BC Hydro delivering a public education and communication program at least every three years including the identification of hazards, risks and potential impacts associated with Site C along with emergency preparedness and response procedures that BC Hydro will undertake both on and off the site of the dam;
2. BC Hydro developing and maintaining for the life of the dam comprehensive emergency public notification warning systems and procedures;
3. BC Hydro assisting with the coordination of emergency response and recovery efforts on and off the site of the dam;
4. BC Hydro working cooperatively with the PRRD and provincial agencies to integrate emergency response plans; and

August 13, 2015

5. BC Hydro conducting table top exercises every year and full scale emergency preparedness exercises at least every 5 years.

ATTACHMENTS:

Draft – Roles and Responsibilities for Dam Permit Holders and Local Authorities in Emergency Planning, Response, and Recovery for Dam Related Emergencies.

2013 UBCM Resolution – Emergency Management Plans for Dams in BC.

Dam Permit Holder		Local Authority	
EMERGENCY PLANNING STAGE			
Before an Event		Before an Event	
<ul style="list-style-type: none">• Contact residents in the inundation zones in person to: 1) collect and maintain a current database of resident information * to be updated every 3 years; 2) provided continued education to residents on the hazard, risks and potential impacts of a dam breach, and; 3) provide continued education to residents on emergency response planning in relation to dam failures• Work with the local governments to develop an emergency response plan that addresses the safety of residents and the travelling public including identifying emergency reception centres• Share full Emergency Response Plans with local governments• Provide and maintain community warning systems where appropriate• Identify on map where residents live and local government boundaries		<ul style="list-style-type: none">• Conduct integrated planning with the permit holder• Share local government emergency response plans to support integrated planning• Provide training to emergency operations centre staff• Take part in permit holder’s emergency exercises• Provide GIS information as required	
EMERGENCY RESPONSE STAGE			
During an Event		During an Event	
<ul style="list-style-type: none">• Provide a representative to work in all affected local government EOC’s as a technical expert• Work in cooperation with local governments to issue notifications of an evacuation alert or evacuation order (this may come in the way of providing local government and the RCMP with maps and resident contact information)• Coordinate the provision of emergency social services to evacuated residents		<ul style="list-style-type: none">• Establish an EOC to support emergency response efforts• If required, declare a local state of emergency and issue an evacuation alert, order and rescind and utilize other wide sweeping powers available under the <u>Emergency Program Act</u>• Work with the RCMP to ensure the notification of residents and the public requiring evacuation• Work with permit holder, as the technical experts, to issue public information releases• Provide support to the permit holder to coordinate the provision of emergency social services to evacuated residents at reception centers	
EMERGENCY RECOVERY STAGE			
After an Event		After an Event	
<ul style="list-style-type: none">• Work with local authorities to determine priorities for repair and restoration of electrical service• Coordinate power restoration service• Assist in the coordination of community disaster recovery		<ul style="list-style-type: none">• Coordinate community disaster recovery measures (i.e., disaster financial assistance applications, insurance providers, relocation services)	

*** Resident information includes the following:**

- Street and mailing address, email address
- Names and ages of all residents in the household
- Phone numbers of all residents in the household – home, work, cell, school
- Places of work and/or school for each household member
- Health and/or mobility concerns
- Evacuation requirements (i.e., transportation issues, pets, livestock, etc.)

August 13, 2015



Union of BC Municipalities
Suite 60 10551 Shellbridge Way
Richmond, BC, Canada V6X 2W9

Phone: 604.270.8226
Email: ubcm@ubcm.ca

R-3

February 6, 2014

Chair Karen Goodings
Peace River Regional District
Box 810
Dawson Creek BC V1G 4H8



Dear Chair Goodings:

Re: 2013 Resolutions

Please find attached the provincial response to the 2013 resolution(s) put forward by your Board and endorsed by the UBCM membership at Convention.

I trust this information will be of assistance to you. Please feel free to contact Reiko Tagami, UBCM Information & Resolutions Coordinator with any questions.

Tel: 604.270.8226 ext. 115 Email: rtagami@ubcm.ca

Sincerely,

Director Rhona Martin
President

Enclosure

August 13, 2015

WHEREAS British Columbia has many man-made dams on its rivers and streams throughout the province and this infrastructure creates man-made hazards that the general public needs to be informed of as well as of the potential risks and impacts they create;

AND WHEREAS while the current Dam Safety Regulation (BC Reg 163/2011) requires dam permit holders to prepare and maintain emergency plans, there are no provisions to require dam permit holders to inform and educate the general public on the hazards, risks and impacts associated with the dams before or during an emergency event:

THEREFORE BE IT RESOLVED that UBCM request the Province of British Columbia to enact changes to legislation/regulation that would require dam permit holders to prepare all-encompassing emergency management plans that include requirements for dam permit holders to conduct public education, develop comprehensive public notification procedures and assist in the coordination of emergency response and recovery efforts to ensure the safety of the public.

CONVENTION DECISION: **ENDORSED**

PROVINCIAL RESPONSE

Ministry of Forests, Lands & Natural Resource Operations

The provincial government remains committed to improving dam safety and is actively working with dam owners to ensure compliance with the Dam Safety Regulation. When dam audits and inspections identify deficiencies that compromise public safety, dam owners have the option of mitigating the risk or decommissioning the dam.

Under the Dam Safety Regulation, all owners of significant, high, very high and extreme consequence dams are required to develop emergency preparedness plans defining the hazards posed by the dam, as well as required notifications. Dam owners routinely share their emergency plans with local authorities; however, the vast majority of dams are relatively small structures owned by individuals who lack the resources and expertise to prepare emergency plans for the surrounding region.

Under the Emergency Program Act, local governments have the authority to provide emergency training and conduct emergency exercises with local residents. They also lead the initial response to emergencies and disasters in their communities. As required by law, they have prepared emergency plans and maintain an emergency management organization. This is to ensure the safety of citizens when a situation escalates beyond the first-responder level.



Peace River Regional District REPORT

To: Electoral Area Directors' Committee

Date: August 4, 2015

From: Barb Coburn, Secretary

Subject: Peace Region Electricity Supply Project - BC Hydro

RECOMMENDATION:

At its July 23, 2015 meeting the Regional Board resolved the following:

"That the July 23, 2015 presentation by BC Hydro on the Peace Region Electricity Supply Project be forwarded to the Electoral Area Directors' Committee for review, that clarification be sought on how the project is being funded by industrial and residential users, and further, that this information be reviewed by the Board at a future meeting."; and

At its August 6, 2015 meeting the Regional Board resolved the following:

"That the issue of the effect of the proposed Site C project on water aquifers in the region be referred to the Electoral Area Directors' Committee."

BACKGROUND/RATIONALE: Attached for your reference are the presentation to the Board at its July 23rd meeting; an email from the Ministry of Energy and Mines regarding Regulatory Exemption Proposal and a report from Chris Cvik, Chief Administrative Officer regarding Site C Mitigation and Monitoring Plan from the August 6th meeting.

STRATEGIC PLAN RELEVANCE: None.

FINANCIAL CONSIDERATION(S): None.

COMMUNICATIONS CONSIDERATION(S): None.

OTHER CONSIDERATION(S): None.

August 13, 2015

Staff Initials:

A handwritten signature in black ink, appearing to be 'Barb Coburn'.

Dept. Head:

A handwritten signature in black ink, appearing to be 'Chris Cvik'.

CAO:

PEACE REGION ELECTRICITY SUPPLY

CHARLES YOUNG
PRES PROJECT MANAGER

LESLEY WOOD
PRES STAKEHOLDER ENGAGEMENT

July 2015

CONTENTS

R-4a

INTRODUCTION

ALTERNATIVES

SCHEDULE



FOR GENERATIONS

August 13, 2015

PROJECT PURPOSE

To reliably meet the large growth in electricity demand in the Dawson/Groundbirch area

- Growth is mainly due to the boom in unconventional gas production, and companies wishing to power their facilities from the BC Hydro grid
- This has resulted in some of the most dramatic single-industry regional load growth BC Hydro has seen in the last 50 years
- Dawson Creek/Chetwynd Area Transmission (DCAT) project (under construction) will double capacity in the area (provides new large transmission lines to resolve “downstream” constraint)
- The planned PRES transmission lines will bring more electricity to the DCAT line (resolves “upstream” constraint)

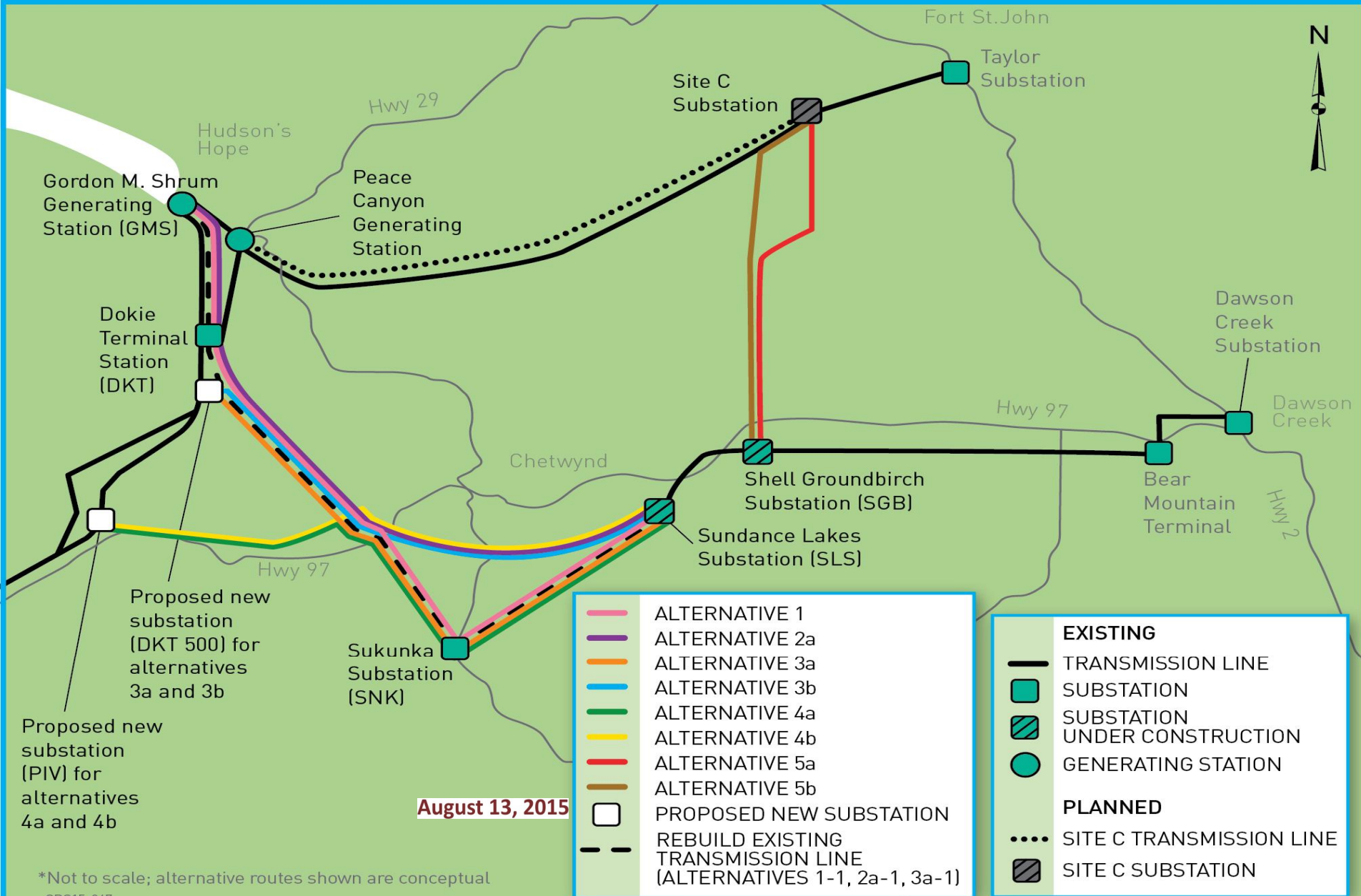
PRES PROJECT STATUS

BC Hydro is still evaluating PRES Project alternatives

- There are now five main alternatives, each with route and/or design configuration options
- We are continuing desktop technical, environmental, archaeological and cost estimating studies on alternatives we've presented to you previously
- Through consultation with First Nations and further feasibility research, BC Hydro recently identified *two new alternatives*, which are now being studied
- We expect to identify a leading alternative in Fall 2015

PEACE REGION ELECTRICITY SUPPLY PROJECT ALTERNATIVES MAP

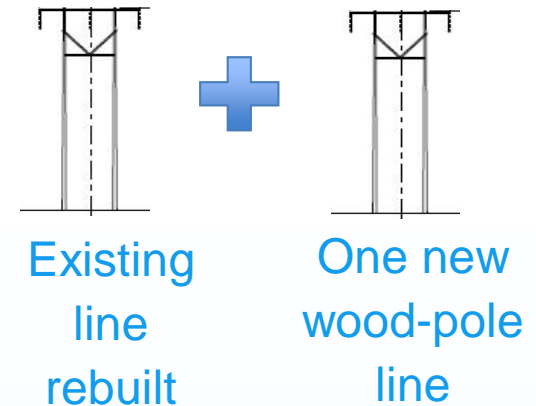
R-4a



DESIGN DEPENDS ON LOAD

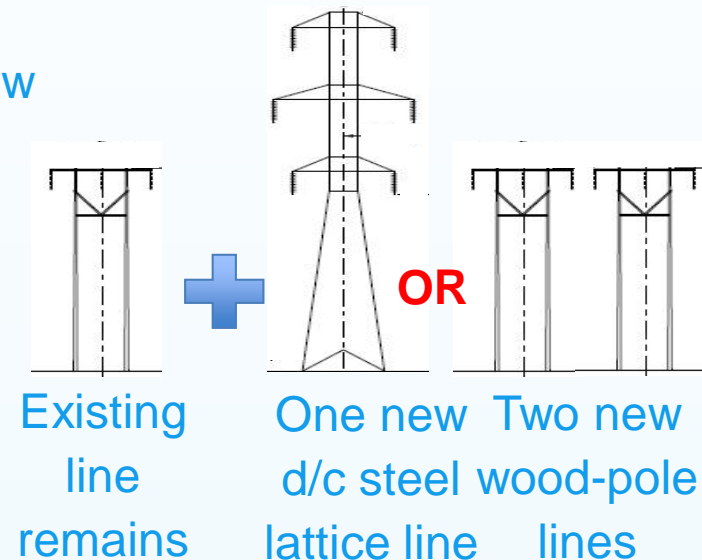
To provide up to 650 MW to the area requires **one** new transmission line:

- Install one new single circuit 230 kV transmission line on wood-pole H frame
- Rebuild existing line from GMS to SLS via SNK with heavier conductor on new, taller structures



To provide up to 850 MW to the area requires **two** new transmission lines:

- Install new double circuit 230 kV on steel lattice or two new single circuit 230 kV lines on wood-pole H frames; no change to existing line



ALTERNATIVE 1

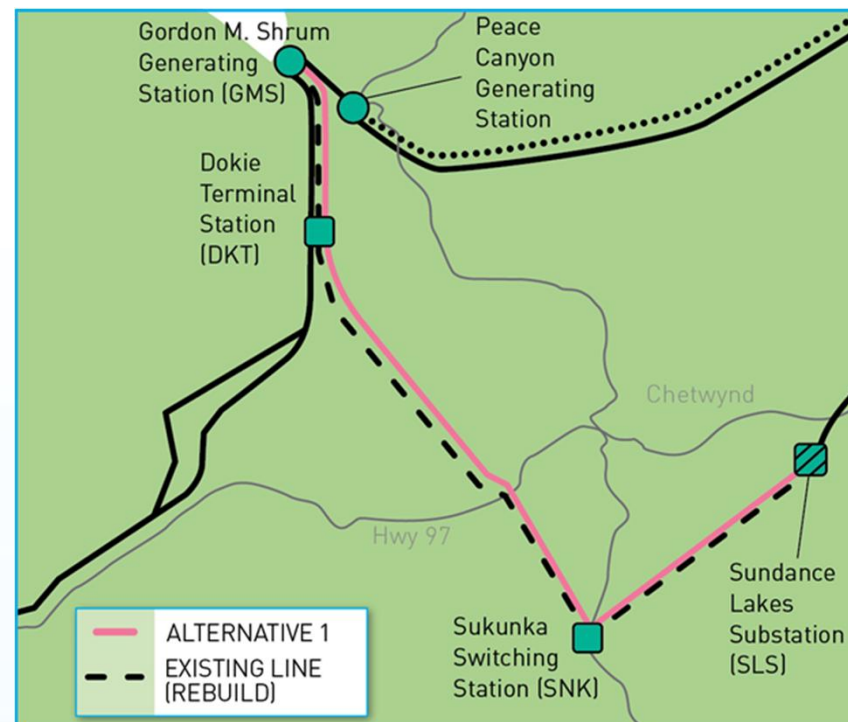
230 KV TRANSMISSION LINE(S) FROM GMS TO SLS VIA SNK

Alternative 1-1

- One 230 kV wood pole circuit, 105 km, parallel existing circuit as much as possible
- Rebuild existing line; some substation upgrades

Alternative 1-2

- Double circuit 230 kV line or two wood pole 230 kV lines; same length, route
- No change to existing line; some substation upgrades



ALTERNATIVE 2A

R-4a

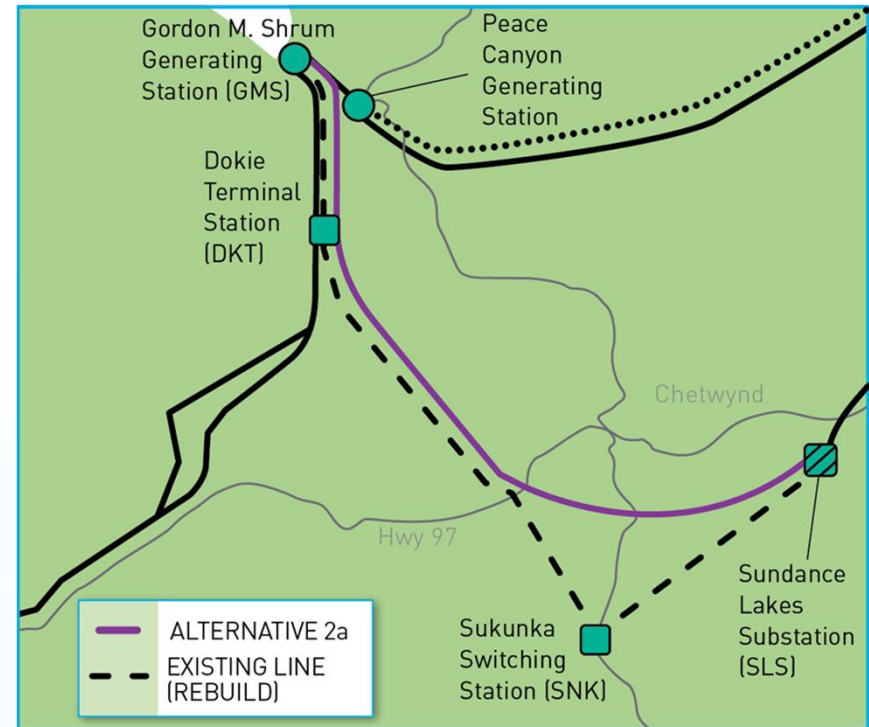
230 KV TRANSMISSION LINE(S) FROM GMS TO SLS, VIA DKT

Alternative 2a-1

- One 230 kV wood pole circuit, 85 km; 15 km would not parallel existing circuit; rest would parallel as much as possible
- Rebuild existing line; some substation upgrades

Alternative 2a-2

- Double circuit 230 kV line or two wood pole 230 kV lines; same length, route
- No change to existing line; some substation upgrades



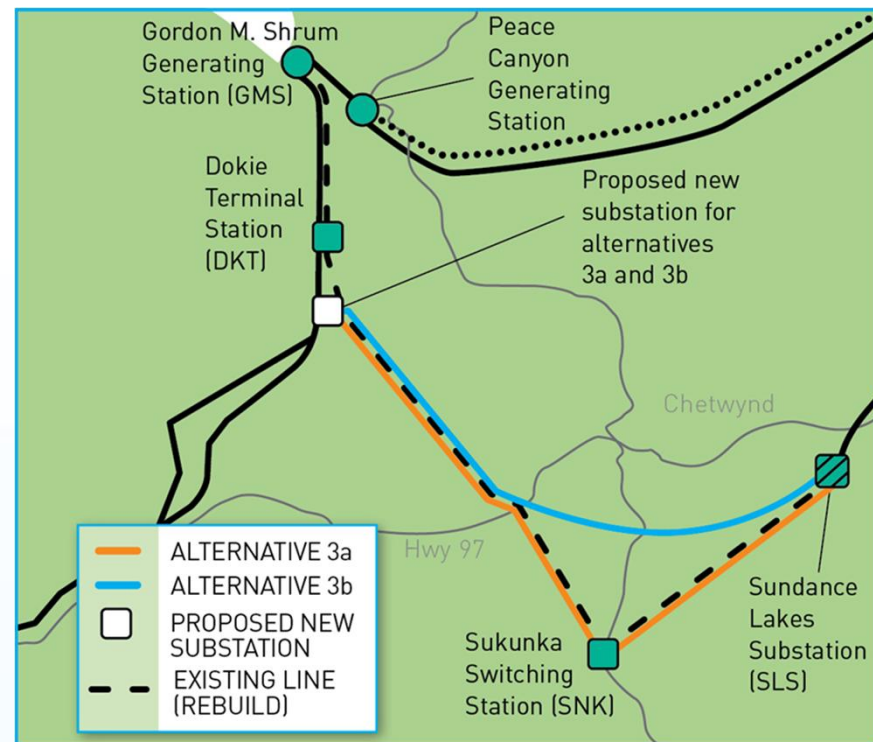
ALTERNATIVE 3A: 230 KV LINE(S) FROM DKT500 TO SLS, VIA SNK

Alternative 3a-1 -- orange

- New 500/230 kV DKT500 Substation, connected to existing 500 kV line south of GMS
- One 230 kV line, approx. 84 km long; most would parallel existing lines
- Rebuild existing line; some substation upgrades

Alternative 3a-2 – orange

- New DKT500 Substation, with double circuit 230 kV line or two wood pole 230 kV lines; same length, route
- No change to existing line; some substation upgrades

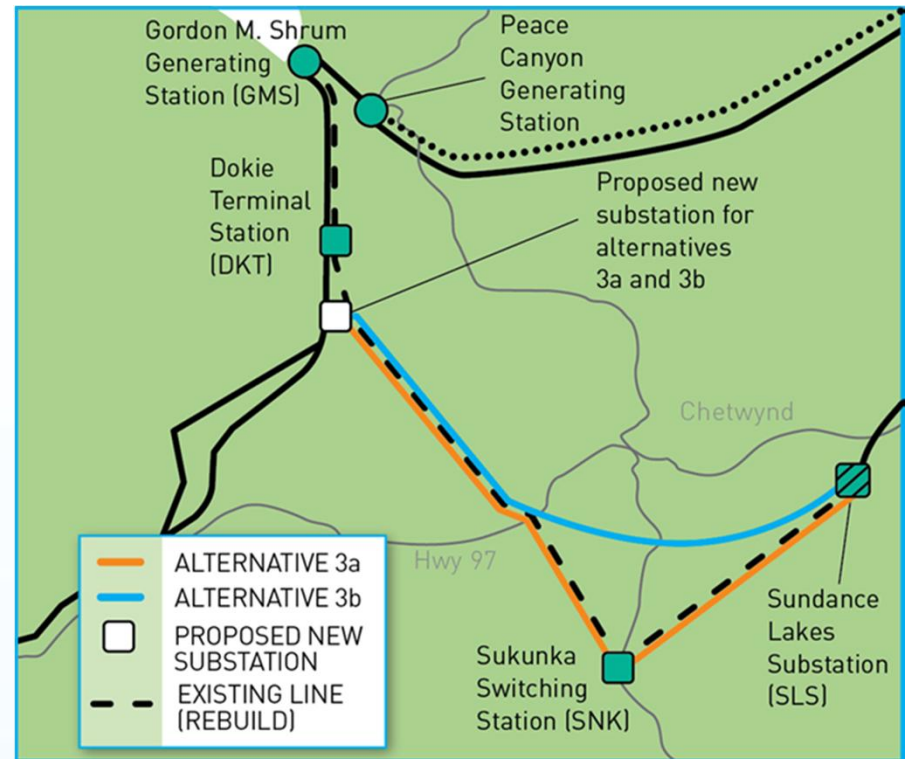


ALTERNATIVE 3B:

230 KV TRANSMISSION LINES FROM DKT500 TO SLS, NORTH OF SNK

Alternative 3b-2 -- blue

- New DKT500 Substation
- Double circuit lattice or two new wood pole single circuit 230 kV transmission lines; approx. 64 km long, paralleling existing line where possible
- No changes to existing line; SLS upgrades required

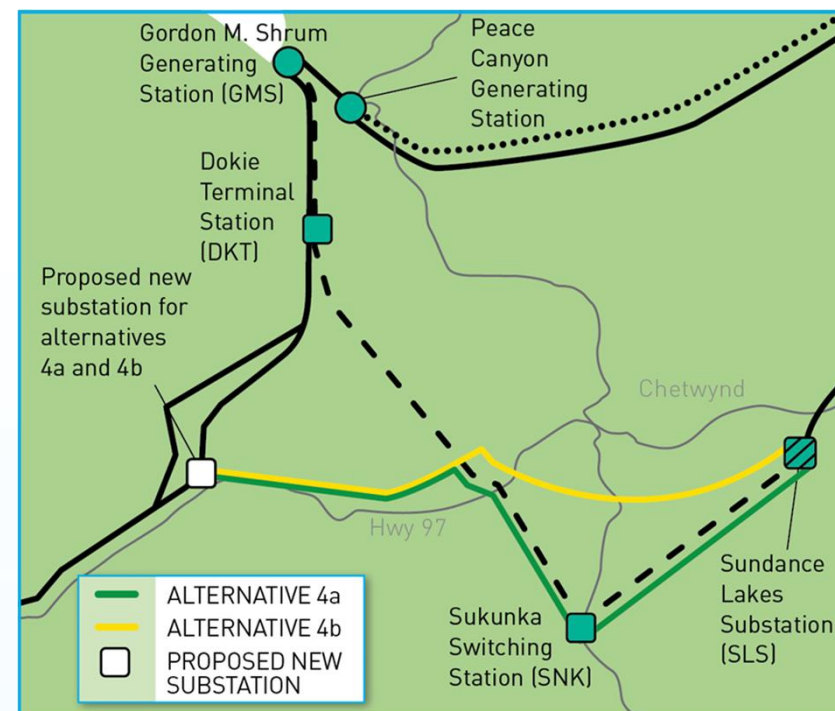


ALTERNATIVE 4

230 KV TRANSMISSION LINES FROM PIV TO SLS

Alternative 4a-2 -- green

- New 500/230 kV Pine Valley (PIV) Substation, connected to existing 500 kV transmission line
- Double circuit 230 kV or two new wood-pole single circuit 230 kV transmission lines, approx. 84 km (PIV to SLS via SNK), paralleling existing where possible
- Upgrade SLS; no change to existing line



Alternative 4b-2 -- yellow

- Similar, except route north of SNK; shorter (approx. 48 km long); all new right-of-way needed

ALTERNATIVE 5

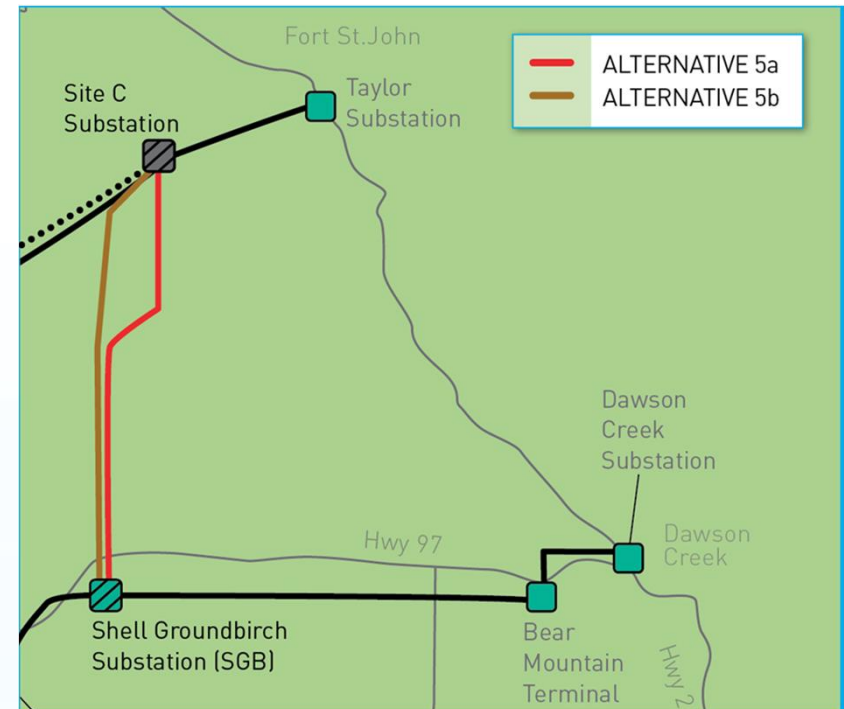
230 KV TRANSMISSION LINES FROM FUTURE SITE C SUBSTATION TO SGB

Alternative 5a-2 -- red

- Double circuit lattice or two new wood pole single circuit 230 kV transmission lines; approx. 55 km long
- Upgrades to SGB

Alternative 5b-2 -- brown

- Similar, but parallels an existing line for 2.5 km and crosses Pine River at a different location



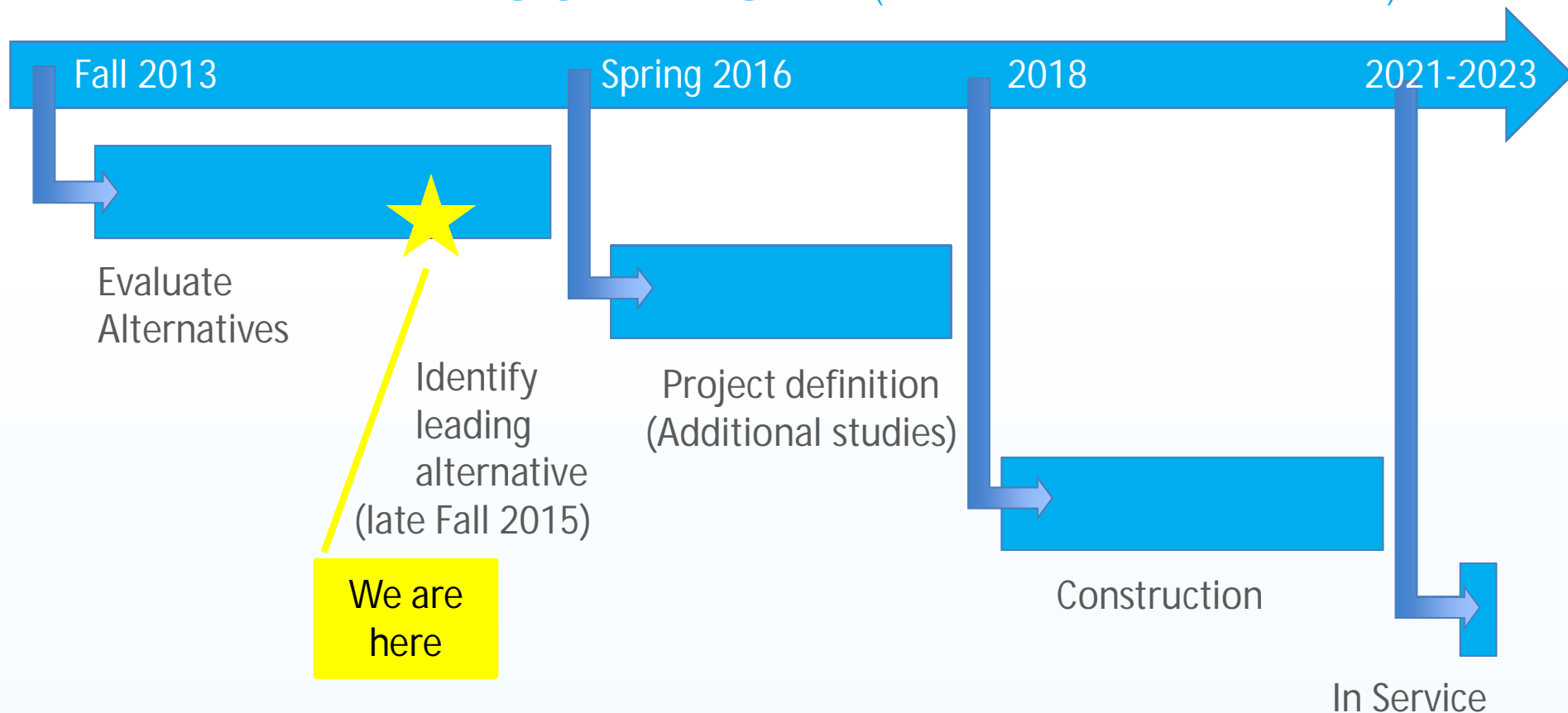
August 13, 2015

EVALUATING ALTERNATIVES

To identify the leading alternative, BC Hydro will consider the following:

- Technical issues (capacity, reliability, constructability)
- Potential environmental impacts
- Potential archaeological impacts
- First Nations input
- Stakeholder input
- Cost
- Schedule
- Safety

TENTATIVE SCHEDULE (ALL DATES SUBJECT TO CHANGE)



FOR MORE INFORMATION

LESLEY WOOD

604 623 4128

lesley.wood@bchydro.com

OR VISIT: www.bchydro.com/pres

From: "MEM Correspondence MEM:EX" <MEM.Correspondence@gov.bc.ca>

R-4b

Subject: Regulatory Exemption Proposal – Ministry of Energy and Mines requests response by August 31, 2015

Date: July 31, 2015 at 10:23:35 AM MST

To: "lackerman@fortstjohn.ca" <lackerman@fortstjohn.ca>

Cc: "Chace, Julie MEM:EX" <Julie.Chace@gov.bc.ca>

Ref: 91100

Dear Mayor Ackerman:

I am writing to advise you, as the Mayor of Fort St John and the Chair of the Peace River Regional District, that the Ministry of Energy and Mines (Ministry) is considering a regulatory initiative that would encourage electricity use in the upstream oil and gas sector in northeastern British Columbia. This initiative involves two proposed transmission projects, the North Montney Power Supply (NMPS) project and the Peace Region Electricity Supply (PRES) project.

These projects are important opportunities to avoid decades of greenhouse gas emissions. If built, they would enable gas processing facilities in the northeast to connect to the BC Hydro grid, thereby increasing economic development opportunities in the region.

The NMPS project involves the development of transmission and distribution facilities to support future gas development. It will support the connection of approximately 100 megawatts of Progress Energy's load to the BC Hydro system and consists of approximately 140 kilometres (km) of transmission line and approximately 65 km of distribution line connecting eight Progress Energy sites. The transmission line will originate at Gordon M. Shrum Generating Station (GM Shrum) and go north toward Pink Mountain. A substation will be constructed at the termination point of the transmission line and another substation about 100 km north of GM Shrum to step down the transmission voltage for the remainder of the line.

The PRES project involves increasing the capacity to supply electricity in the area of the Dawson Creek/Chetwynd Area Transmission Line Project from northern British Columbia generation facilities. Supply will be enhanced by building transmission infrastructure to either the Sundance Lakes Substation or the Shell Groundbirch Substation. The Ministry understands that BC Hydro continues to consider both the location and design of this proposed project. Project specific information regarding the various routes under consideration is available at <https://www.bchydro.com/content/dam/BCHydro/customer-portal/documents/projects/peace-region-electricity-supply/pres-project-overview-and-alternatives.pdf>. (See Attached)

The Ministry is considering a request from ATCO to exempt it from Part 3 of the *Utilities Commission Act* (UC Act) with respect to the NMPS project and extensions in the North Montney area, including the requirement to obtain a Certificate of Public Convenience and Necessity (CPCN).

August 13, 2015

With respect to the PRES project, under Sub-section 45(2) of the UC Act, BC Hydro would be deemed to have received a CPCN, as the project would be an extension of BC Hydro's public utility system. The Ministry is considering a request by BC Hydro to exempt it from the operation of Sub-section 45(5) of the UC Act. This Sub-section enables the British Columbia Utilities Commission to require a public utility that is deemed to have received a CPCN with respect of an extension to its system to obtain a separate CPCN before constructing or operating such an extension to its utility system.

It is anticipated that any exemptions from the provisions of Part 3 of the UC Act would be granted under Sub-section 22(2) of this Act.

I would like to note that any application for a provincial authorization related to either of these projects, such as a permit under the *Land Act*, would still be required to undergo the regulatory review process normally undertaken by the Government.

Within 30 days of the date of this email, I ask that you advise Ms. Julie Chace, Director, Transmission and Inter-jurisdiction, Electricity and Alternative Energy Division, by email at Julie.Chace@gov.bc.ca, of any comments you may have on granting the proponents these exemptions from the provisions of Part 3 of the UC Act. Please do not hesitate to contact Ms. Chace at 250-952-0267 or by email if you have further questions.

Thank you very much for your time.

Sincerely,

David Morel
for Dave Nikolejsin
Deputy Minister
Ministry of Energy and Mines

August 13, 2015



Peace River Regional District REPORT

R-4c

To: Chair and Directors

Date: July 19, 2015

From: Chris Cvik, CAO

Subject: Incorporation of PRRD Feedback – Site C Mitigation and Monitoring Plans

RECOMMENDATION(S):

1. That the report be received as information.

BACKGROUND/RATIONALE:

As the Board is aware, in 2014 and 2015, the Regional District reviewed the Site C Draft Mitigation and Monitoring Plans and provided feedback to BC Hydro on those plans. In June 2015, BC Hydro provided a formal response to our feedback. A review of BC Hydro's feedback was completed to assess the type and level of response provided on our comments. A copy of this assessment is attached. The two columns on the right side of the tables - "Changes Acknowledged and Commentary June 2015" is our assessment on BC Hydro's level of consideration of our comments.

All comments submitted by the PRRD were acknowledged and in general, our consultant feels the quality of responses from BC Hydro is satisfactory. However, there are still areas of concern such as Dam Safety Plans and Emergency Response where BC Hydro's responses to our comments are non-satisfactory. These issues will continue to be discussed with BC Hydro through the Community Measures Agreement that is currently being negotiated.

STRATEGIC PLAN RELEVANCE: The Environmental Assessment Monitoring of Site C was identified as a corporate priority on the Strategic Priorities Chart of the previous Strategic Plan.

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

August 13, 2015

Staff Initials:

Dept. Head:

CAO: *Chris Cvik*

Page 1 of 1

July 3, 2015

Chris Cvik
Chief Administrative Officer
Peace River Regional District
Box 810
Dawson Creek, BC, V1G 4H8
Chris.cvik@prrd.bc.ca

Dear Mr. Cvik:

RE: Review of PRRD Comments as per the BC Hydro Site C Clean Energy Project Consideration Tracking Tables

June 2015, BC Hydro formally responded to comments provided by the Peace River Regional District (PRRD) on the Draft Mitigation and Management Plans released on October 17, 2014 and April 7, 2015. The document is organized by Plan from October 2014 including: *Construction Environmental Management Plan, Health Care Services Plan, Vegetation Clearing and Debris Management Plan, Construction Safety Management Plan, Business Participation Plan, Labour and Training Plan and the Vegetation and Wildlife Mitigation and Monitoring Plan*. From April 2015, the reports include: *Revised Vegetation and Wildlife Mitigation and Monitoring Plan, Del Rio Pit Development Plan, West Pine Quarry Development Plan, and Wuthrich Quarry Development Plan*. The response is in tabular form featuring the columns "Source," "Plan Section #," "PRRD Comment" and "BC Hydro Consideration of Comment."

The review of this document lead to the addition of two additional columns "Changes Acknowledged" and "Commentary June 2015." The purpose of "Changes Acknowledged" was to evaluate the type of response provided by BC Hydro. The outcome was eight categories of response including:

1. **Clarification** – proponent adequately responded with clarifying details or rephrasing
2. **Amendment** – proponent edited or added information to the Plans as per the PRRD's recommendation
3. **Reference Given** – proponent directed the PRRD to sections within the Plans with the appropriate details and information
4. **Amendment "typo" or "edit"** – text edited as per the PRRD comment
5. **Agreed / Considering Comment** – PRRD raised a valid point, however no immediate amendment drafted
6. **Comments Noted** – no action
7. **Incomplete** – response unsatisfactory
8. **Other Agency** – PRRD comment to be directed to a different agency or comment requires further consideration by PRRD board of directors and staff

Many of the detailed issues raised by the PRRD are addressed in the document as outlined in the attached document. **Changes Acknowledged** (column 5) speak to these matters as the majority of comments have been clarified or amended. Comments provided under **Commentary June 2015** (column 6) elaborate on outstanding questions or concerns pertaining to BC Hydro's response or highlights important or new information or next steps relevant to the PRRD comments.

August 13, 2015

Handout Re: R-4d

From: Ken & Arlene [<mailto:chinookloghomes@explornet.com>]
Sent: August-05-15 9:08 PM
To: Karen Goodings
Cc: Gwen Johansson; botterell@lidstone.info
Subject: FW: Comments on Site C Water License Application

Hello Karen

Below is copy of letter we sent earlier this spring with comments regarding the Site C water license application. You will notice we went to great length pointing out the value of the water well/irrigation for horticulture production. We also called for a hearing on the matter. Very much appreciate your concern on this matter, and agree with Rob that it would be very helpful for you to send in a letter on this.

Cheers, Ken

Ken & Arlene Boon
Site 12, Comp. 19
SS#2, Stn Main
Fort St John, BC V1J 4M7
(250)262-3205

P

Please consider the environment before flooding the Peace River Valley, printing this e-mail or its attachment.

From: Ken & Arlene [<mailto:chinookloghomes@explornet.com>]
Sent: Monday, May 18, 2015 8:06 PM
To: KT.Shum@gov.bc.ca
Subject: Comments on Site C Water License Application

To:
KT Shum
Section Head, Licensing & Allocation Section
Water Management Branch
Ministry of Forests, Lands and NRO
PO Box 9340 Stn Prov Govt
Victoria BC V8W 9M1
KT.Shum@gov.bc.ca

May 17, 2015

As noted, this is in response to the request by Glen Davidson (Comptroller of Water Rights) for "Written comments regarding the construction and operation of the dam, generating station and reservoir, must be received no later than May 20, 2015". Our input was sought because we were identified as "may be affected by the proposed project". That is an understatement. The flooding of this valley as a result of the granting of a water license will have many impacts on us, including but not limited to:

- Loss of our home and all farm buildings, granaries etc due to flooding or resulting road realignment.
- Our source of water is a spring that has been used for 100 years by the first settlers, then Arlene's grandfather, and now by us, and would be inundated. Judging by the amount of arrowheads and artifacts we find in our yard, it looks like natives camped here likely due to that same spring.

August 13, 2015

- Our best farmland would be lost. That includes all of our 140 acre river bottom cultivated land. Part of that is now leased to a market garden operation that grows a wide range of vegetables. They even grow watermelon and cantaloupe which cannot grow outside of the river valley in the Peace River country. As part of our investment/infrastructure on the river flat farmland, we have a fairly shallow 10" water well with three phase power to a water pump with variable speed controller for irrigation. That whole river bottom flat sits on a giant shallow aquifer (basically just an extension of the river) with virtually unlimited irrigation capability. The people who put in our water well and tested it said that just two water wells down there could supply all of the needed water for Fort St. John. They had never drilled such a productive well in their career. This is a priceless asset, especially when the droughts to the south are considered. While that river bottom farmland is actually Class 2, it bumps up to Class 1 capability with irrigation, so this increases the productivity greatly for those soil types.
- We also have Class 1 farmland north of the highway that would be flooded or lost to new road. This project would flood the only Class 1 land north of Quesnel in BC. It would also involve the largest extraction of farmland from the ALR in BC.
- Loss of our personal garden. It is nicely fenced to keep wildlife out, and we grow most anything in there, including cantaloupe, watermelon, grapes and various fruit trees. We also have several families from town (FSJ) who put their personal gardens in there as well.
- Much of our property sits on very significant gravel resources; this would all be lost.
- Loss of about 140 acres of land we lease from BC Hydro that we would be able to purchase back if Site C does not go ahead.
- Loss of the Bear Flat Campground and facilities that we lease from Arlene's mother (Caroline Bentley).
- Loss of at least one known First Nation burial site on our property, and an active Sweat Lodge on the campground property.
- Loss of several historic buildings in our yard. They can be moved, but to where? and what value do they hold then? That includes the original 1920 one room Bear Flat School house that is restored as a house for Caroline Bentley to live in. The old Jim Watson house in our yard serves as an unofficial Bear Flat Museum, and has had visitors literally from around the world.
- Loss of wildlife habitat. I can give many examples, but here is one: For almost two weeks earlier this spring, a sow black bear and her two new cubs lived just west of our house on the east facing steep bank above Cache Creek. We could keep constant tabs on them as they stayed in about a 75 yard square area. We could see their den, they had a spring that flows about 20 gallons a minute for water, and the sow foraged the hillside and climbed poplar trees for the new buds. Everything they needed to survive was right there in broad view from our kitchen window, and this would all be inundated should Site C proceed.
- OK, one more example of habitat loss: The giant water sucking cottonwood trees (many locals refer to as Bam trees) almost exclusively exist in the river/creek bottoms that Site C would flood. As the Site C studies found, these are critical dwelling sites for many species of wildlife, including bats and fishers. Totally lost.
- We do our home heating with firewood from our property and campground property that would mostly be lost.
- One of our sources of income is through our partnership in Chinook Log Homes LTD. Our log yard is just below the house, and would all be inundated.
- Much of our personal recreation takes place in the valley.

August 13, 2015

In summary, we are able to lead a fairly self-sufficient and sustainable livelihood here at Bear Flat. Not only would it all be lost, but much of it is irreplaceable. How does one put a price on this? We feel strongly that the Comptroller of Water Rights process and required approval is distinct and separate from the joint review panel process. Any appearance of the water licence review being just a rubberstamp is not acceptable. Since the JRP process, we have learned much more about the impact of Site C on our lands and the impact of other factors on our water supply. This information was not before the JRP. For example, the drought in California is much more extreme than previously thought. This has significant implications regarding the best use of water resources. I refer you to the mapping of the recent ALR exclusion (see attached link: www.cbc.ca/radiowest/2015/05/06/what-would-the-flooding-at-site-c-look-like-somewhere-else-2/ or map link: <http://arcg.is/1DliyVs>) which has a map showing the extent of the drought in California and articles discussing the possible benefits of expanded agriculture in the Peace Valley.

Therefore, we are asking for a truly independent, transparent and legitimate separate public hearing for any pending decisions under the *Water Act* in relation to Site C. I request a response to my request for a public hearing together with the rationale for your decision.

Please confirm receipt of this letter and do not hesitate to contact me if you have any questions.

Regards, Ken and Arlene Boon

Ken & Arlene Boon
Site 12, Comp. 19
SS#2, Stn Main
Fort St John, BC V1J 4M7
(250)262-3205

P Please consider the environment before flooding the Peace River Valley, printing this e-mail or its attachment.

August 13, 2015

From: Ken & Arlene [<mailto:chinookloghomes@xplornet.com>]
Sent: August-05-15 10:04 PM
To: 'kgooding'
Subject: RE: FW: Comments on Site C Water License Application

Handout Re: R-4d

Just a response that they received our comments, and that our request for a hearing would be dealt with separately (or something to that effect).

Quantity and quality: There are twin wells about 50' apart there. These were put in by an oil company for piping to a flood project 10 km away about 15 years ago. They put one in for a spare. It is a very long story, but we now own one of those wells, and the oil company only used theirs for a couple years, and have not since then. The oil companies have done a couple flow test over the years, but I don't think we have that info. However, with our pump, we can do over 350 gallon a minute flow.

Charles Steiner did a simple water test to test PH and a couple other things I believe.

We tried to take out a water license, but were told not needed at time.

I believe the well is 40' deep, and the water is around the 25' depth.

Cheers, Ken

Ken & Arlene Boon
Site 12, Comp. 19
SS#2, Stn Main
Fort St John, BC V1J 4M7
(250)262-3205

 Please consider the environment before flooding the Peace River Valley, printing this e-mail or its attachment.

From: kgooding [<mailto:kgooding@pris.ca>]
Sent: Wednesday, August 05, 2015 9:40 PM
To: Ken & Arlene
Subject: Re: FW: Comments on Site C Water License Application

Was there a response to your request? Is there any documentation on quantity/quality? was there ever a water license taken out? What is the depth of the water well?

----- Original message -----

From: Ken & Arlene <chinookloghomes@xplornet.com>
Date: 08-05-2015 9:08 PM (GMT-07:00)
To: Karen Goodings <kgooding@pris.bc.ca>
Cc: Gwen Johansson <gjohan@pris.ca>, botterell@lidstone.info
Subject: FW: Comments on Site C Water License Application

Hello Karen

Below is copy of letter we sent earlier this spring with comments regarding the Site C water license application.


You will notice we went to great length pointing out the value of the water well/irrigation for horticulture production. We also called for a hearing on the matter.

Very much appreciate your concern on this matter, and agree with Rob that it would be very helpful for you to send in a letter on this.

Cheers, Ken

Ken & Arlene Boon
Site 12, Comp. 19
SS#2, Stn Main
Fort St John, BC V1J 4M7
(250)262-3205

August 13, 2015

 Please consider the environment before flooding the Peace River Valley, printing this e-mail or its attachment.



Peace River Regional District REPORT

R-6

To: Electoral Area Directors

Date: August 7, 2015

From: Fran Haughian, Manager of Communications

Subject: Communications and Public Engagement Plans for Referendum(s)

RECOMMENDATION(S):

#1 THAT the Communications and Engagement Plan for the proposed Electoral Area B, C, D Water Function Referendum be approved.

#2 THAT the Communications and Engagement Plan for the proposed Electoral Area's B & C Sewer Function Referendum be approved.

BACKGROUND/RATIONALE:

Each plan ensures that the PRRD is reaching out to stakeholders and constituencies effectively by:

1. Identifying staff, budget and time requirements
2. Clarifying staff members', stakeholders' and others' roles in the process
3. Identifying a variety of communications and engagement activities
4. Supporting strategic messaging
5. Managing reputation

STRATEGIC PLAN RELEVANCE:

3.2 Rural Servicing

Strategic Objective #14

3.2.2 Secure water and sewer servicing for the rural areas.

3.1 Marketing

Strategic Objective #13

The PRRD will increase awareness of the Peace River Regional District through a comprehensive marketing and communications plan.

FINANCIAL CONSIDERATION(S): Budgeted for in the 2015- \$50,000.

Admin/Feasibility funds budget- Statutory advertising, hall rentals, election official's wages- \$20,000.

Communications budget- Media and communications for the public meetings and the "Get out and Vote" campaign \$30,000.

August 13, 2015

Staff Initials: FH

Dept. Head:

CAO:

Page 1 of 2

COMMUNICATIONS CONSIDERATION(S): the communications plan is all medium encompassing; radio, print, social media and posters will be utilized to get the messaging about the referendum and the meetings out to the people.

ENGAGEMENT / PUBLIC PARTICIPATION SPECTRUM CONSIDERATIONS(S):
INFORM – to provide the public with balanced and objective information to assist them in understanding the problem, alternatives and or solutions through the public meeting process.
EMPOWER- to place final decision making in the hands of the public through a referendum process.

OTHER CONSIDERATION(S):

Communications Plan: Questions:

1. The fall PRRD newspaper North East News insert will include all the information about the referendum and goes to all the rural residents for free is a mail out also necessary?
2. What other questions would you like addressed in the FAQ's Section.
3. Do you want to address the ongoing misunderstanding of reading a bylaw three times does not mean that a decision has been made in the messaging or the FAQ section?

Public Engagement plan- Questions:

1. What role are the Electoral Area Directors wanting to play in the Community Information Meetings?
2. Do meetings need to be held in both Doe River and Rolla?
3. The Hudsons Hope meetings were not well attended by rural folks during the Building bylaw or the Water and Sewer meetings by rural folks as the municipal boundary encompasses the lion's share of the rural folks. Basically while the event was well attended, there was no effect to the participants. It was also a chance for Moberly residents to come out and they aren't affected this time round.
4. Are there other locations that would be better suited to hold the meetings?
See attachment # 3
5. Do the Electoral Area Directors want to present information to community meetings/events?

ATTACHMENTS:

1. Communications and Engagement Plan Electoral Area B,C and D Water Referendum
2. Communications and Engagement Plan Electoral Area's B &C Water & Sewer Referendum.
3. Draft Community Meeting Schedule

Communications and Engagement Plan

Electoral Area B, C, D Water Referendum- November 7, 2015

WHAT WE LEARNED FROM MEETINGS in 2014:

- People prefer the referendum process over the AAP process.
- Some people did not want to pay for a service they may never need.
- Some people did not want to pay for other people to receive the service.
- The people who attended the meetings would have liked more advanced notice of the meetings.
- The presentations did not clearly explain where the services would be implemented.

OBJECTIVE: Creation of a sub-regional water function for Electoral Areas B, C and D.

STRATEGY: The use of a referendum to determine support for the proposed sub-regional water function.

TACTICS:

1 Consistent Messaging

Referendum date- November 17th, 2013

What is being proposed? Creation of a sub-regional water function

How will it help now? It will enable the PRRD to improve existing water sites, build new water sites and maintain these sites in the future.

Access- Provide a secure accessible potable water services in the rural areas. It will provide a safe alternative should the private water regulations as set by the Province of BC change.

Availability- The water services will be available to all rural residents in Electoral Areas B, C, & D.

Essential- The Peace River Regional District considers the provision of safe, clean drinking water to be a sub-regional function that would serve the rural residents. Rural residents may not need it today but they may need it tomorrow.

August 13, 2015

Certainty- Once the function is established and the facilities are built the rural residents will be assured of access to clean safe water services in the rural areas of the Peace River Regional District.

Efficiency- Creates efficiencies and possible economies of scale. Enhances the delivery of services and avoids duplication of effort/expenditure.

Economic Growth- Enhanced opportunity to attract economic growth and development in the area.

Drinking Water Quality

Water is one of our most important natural resources for helping us maintain our health and well-being. People cannot stay alive for more than a week without water. Unfortunately, drinking water can be a source of pathogens (e.g., bacteria, fungi and viruses) and chemicals, which can cause illness and even death.

What is 'potable water'?-

Potable water must meet the Drinking Water Protection Regulation to be deemed safe to drink and fit for domestic purposes. The health of the environment is tied directly to drinking water quality and is therefore also directly linked to public health.

The PRRD has been investigating securing a water function since 2008- The PRRD recognized that there could be a physical lack of water availability to satisfy demand of rural residents; the level of infrastructure that controls storage may in jeopardy as regulations change, distribution and access may be limited in the future; and the PRRD may not have the capacity to provide the necessary water services. The Investigation of water sites, partnerships and proposed services has been on going.

Water Act requirements- On June 12, 2015 the Peace River Regional District received a written notice from Northern Health that the water permit for Romedo Spring does not meet the requirements to be permitted as a water system and the permit was revoked as of June 30, 2015. The Fey Springs, Blackfoot Park and Boundary water systems are untreated water sources at this time.

2. **FAQ's**

Will my taxes go up to pay for this or will user fees cover the cost?

Where will the water stations be located?

How will site prioritizations be made?

If the referendum passes how will the PRRD keep the community informed about decisions being made and the prioritization of sites?

Why is this not a regional referendum?

Why is B, C and D having a water referendum?

Why has E opted out of both referendums?

3. Media Plans

Statutory Advertising Plan
Information/Promotion Advertising Plan

3.1 Media Plans- will include radio ads, print media, posters, social media, newspaper flyers, and inclusion of two pages dedicated to the referendum in the regular October insert in the North East News.

3.2 Press Releases will focus on the question, the process and messaging.

3.3 Speaking notes for Elected Officials will include the FAQ developed and approved messaging.

4. Engagement Activities – Inform & Empower

INFORM – to provide the public with balanced and objective information to assist them in understanding the problem, alternatives and or solutions through the public meeting process.

EMPOWER- to place final decision making in the hands of the public through a referendum process.

4.1 Community Meeting Presentations- Power points to be developed from the approved messaging.

4.2 Interviews- Elected officials may do interviews with radio, TV and in the print media to inform the public of what the referendum is about and to encourage people to get out and vote.

4.3 Elected Officials attending community meetings and /or community events- Staff will prepare a listing of community meetings and events that are happening in September and October. Staff at the request of the elected Official will ask for the Elected Official to attend the meeting to inform the community group of what the referendum is about and to encourage people to get out and vote.

Communications and Engagement Plan

Electoral Area's B & C Sewer Referendum- November 7, 2015

WHAT WE LEARNED FROM MEETINGS in 2014:

- People prefer the referendum process over the AAP process.
- Some people did not want to pay for a service they may never need.
- Some people did not want to pay for other people to receive the service.
- The people who attended the meetings would have liked more advanced notice of the meetings.
- The presentations did not clearly explain where the services would be implemented

OBJECTIVE: Creation of a sub-regional sewage function that includes Electoral Areas B & C

STRATEGY: The use of a referendum to determine support for the proposed sub-regional sewer function.

TACTICS:

1 Consistent Messaging

Referendum date- November 17th, 2013

What is being proposed? Creation of a sub-regional Sewage function for electoral Areas B & C.

Why is it being proposed? The PRRD is constructing a replacement sewage receiving facility at Charlie Lake treatment plant. The proposed sewage function will legitimize this facilities operations as well as provide revenue for replacements and maintenance reserves.

How will it help now? It will able the PRRD to establish operational and replacement reserves for the truck waste facility and treatment system.

Access- It will provide a secure accessible sewage receiving services in the rural areas. It will provide an alternative should the private sewage regulations as set by the Province of BC change.

Availability- The sewer disposal and treatment services will be available to all rural residents in Electoral area's B & C.

Essential- The Peace River Regional District considers the provision of safe and environmental way to dispose of sewage to be a sub-regional function that would serve

the rural residents who require this service. Rural residents may not need it today but they may need it tomorrow.

Certainty- Once the function is established and the facilities are built, the rural residents of electoral Areas B and C will be assured of access to sewage disposal and treatment services in the rural areas of the Peace River Regional District.

Economic Growth- Enhanced opportunity to attract economic growth and development in the area.

Municipal Partners Capacity- Fort St John notified the Regional District in 2013 that rural residents will no longer have access to the waste transfer station in Fort St John.

DRAFT

August 13, 2015

2. FAQ's

What will be different?

Will my taxes go up to pay for this or will user fees cover the cost?

What will the sewer services be?

How you can learn more?

If the referendum passes how the PRRD will keep the community informed about decisions being made?

Why is this not a regional referendum?

Why is only B&C having a sewer referendum?

Why is D not having a sewer referendum?

Why has E opted out of both referendums?

August 13, 2015

3. Media Plans -

Statutory Advertising Plan
Information/Promotion Advertising Plan

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August 13, 2015

**Water & Sewer Referendum
Public Information Meetings - Facilitator Schedule**

R-6

When	Community Hall	Civic Address	Hall contact & number	They will supply coffee & treats	Notes	Facilitator	Note Taker
September 25 7 - 9	Prespatou School	22113 Triad Road				Chris	Joanne
September 28 7 - 9	Tomslake Community Cultural Association Hall	15392 Old Edmonton Highway				Shannon	Fran
September 29 7 - 9	Farmington Community Hall	4794 Parkland Road				Jeff	Kim
September 30 7 - 9	Buick Creek Community Hall	15288 Rodeo Road				Chris	Joanne
October 1 7 - 9	Rose Prairie Curling Club	7077 260 Road				Shannon	Fran
October 5 7 - 9	Calvin Kruk Centre for the Arts (KPAC)	10401 10 Street				Jeff	Kim
October 6 7 - 9	Clearview School [250] 781-3550	13786 223 Road				Shannon	Fran
October 13 7-9	Rolla	407 St, Rolla				Chris	Joanne
October 13 7 - 9	Wonowon School/Hall	19211 Petrocan Subdivision				Jeff	Kim
October 20 7 - 9	Charlie Lake Community Hall	12717 Charlie Lake Hall Avenue				Shannon	Fran
October 20 7 - 9	Baldonnel Elementary School	5836 Baldonnel Road				Chris	Joanne
October 21 7 - 9	Hudson's Hope Community Hall	10310 Kylo Street				Shannon	Fran
October 22 7 - 9	Doe River Community Hall	3816 Rolla Road				Jeff	Kim

August 13, 2015

Received August 12, 2015

Handout NB-1

Peace River Regional District Memorandum

TO: Karen Goodings, Director of Electoral Area 'B'
FROM: Jacqueline Burton
DATE: July 29, 2015
RE: ALR/OGC non-farm use application

At the Regional Board meeting of March 8, 2007, the Regional Board passed the following Resolution 07/03/09 & 10

THAT the Regional Board adopt a standing resolution to authorize all non-farm use applications for oil and gas activities to proceed to the Agricultural Land Commission and the Oil and Gas Commission, including a comment that non-farm use and alienation of agricultural land be kept to a minimum, except for applications that would require a zoning bylaw amendment.

AND

THAT prior to submission to the ALC and the OGC, that all non-farm use applications for oil and gas activities be reviewed pursuant to the following procedure:

1. Be immediately referred to the respective Electoral Area Director for comment to be returned within 14 days;
2. If there is no comment, then submit to the ALC and OGC pursuant to the standing resolution;
3. If there are comments, then a planning report including the Director's comments is to be prepared for review at the next available Electoral Area Directors Committee meeting;
4. The Electoral Area Directors Committee (EADC) shall make a recommendation to the Regional Board;
5. The Regional Board will then consider the application in conjunction with advice received from the EADC;
6. Disposition of the application will occur according to Board resolution.

Please find attached a copy of an ALR non-farm use application (PRRD File No. 167/2015) concerning: **Units 50 & 60, Block H, Group 94-B-8**
Landowner: **Crown Land**

COMMENTS

Response requested by August 19, 2015

No comment

Held in abeyance until the SEEMP process is complete

Karen Goodings
Director

Aug 6/15
Date

August 13, 2015

Hand Delivered to Director:

Date Received by PRRD Front Counter from Director:

ALBERTA

Box 847 10912 - 100 Ave.
Fairview, AB T0H 1L0
Phone 780.835.2682 Fax 780.835.2140
Toll Free 888.835.6682



ROY NORTHERN
Land and Environmental

BRITISH COLUMBIA

207, 10139 - 100 St.
Fort St. John, BC V1J 3Y6
Phone 250.261.6634 Fax 250.260.6915

NB-1

July 24, 2015

Roy Northern File # C150997

Peace River Regional District
9912 106th Avenue
Fort St. John, BC V1J 2N9

Attn: **To Whom It May Concern, North Peace Land Use Planner**

Re: Canbriam Energy Inc. Application for Campsite within Units 49, 50, 59 & 60, Block H, Group 94-B-8

In accordance with Article 7 of the June 2013 Delegation Agreement between the Provincial Agricultural Land Commission (ALC) and the BC Oil and Gas Commission (OGC), please find enclosed a complete referral package for the Peace River Regional District's review of the non-farm use associated with the proposed oil and gas development noted above.

Canbriam Energy Inc. is proposing to extend an existing 120 m x 140 m campsite (1.68 ha) within Units 50 & 60, Block H, 94-B-8. The proposed project will consist of an extension to the north and east boundaries, to achieve a total size of 240 x 320 m (7.68 ha). Of the total 7.68 ha required for the proposed campsite, only 5.6 ha will be new cut. The proposed campsite will be accessed via a proposed 20 x 550 m permanent road, which is located along an existing low-grade road and has already been issued a road permit (Permit No. R2158). No new cut is required for the road. A 50 x 70 m (0.35 ha) temporary decking site is also proposed. In total, the proposed activity area will require 5.95 ha of non-farm disturbance, totaling 11.02 ha of non-farm disturbance within Units 49, 50, 59, & 60, Block H, Group 94-B-8.

The combined total area occupied by existing and proposed oil and gas activities within the Agricultural Land Reserve (ALR) is less than 20 hectares within the affected units of land. However, as the proposed campsite requires greater than 3 hectares of new land, an ALC Non-farm Use Application to the BC OGC is required under Appendix I of the ALC-OGC Delegation Agreement.

Please provide any comments or concerns relating to the proposed non-farm land use within the ALR through a written response to Canbriam Energy Inc. (address provided in enclosed documents) no later than 21 days from the receipt of this letter. If you would like to discuss the details of the proposed non-farm use, please contact the undersigned agent at (780) 722-6635.

If at any time you feel we have not adequately addressed your concerns, you may send a letter to the BC Oil and Gas Commission outlining your concerns over the proposed non-farm land use within the ALR. Letters to the BC Oil and Gas Commission can be submitted via email to ALR.Referrals@bcogc.ca.

Sincerely,

Jaime Lucas
Project Coordinator
Roy Northern Land and Environmental

Enclosures:

- ALC Non-farm Use Application to OGC
- Schedule 'A' Report
- Appendix II Rationale Statement

August 13, 2015



ALBERTA

Box 847 10912 - 100 Ave.
Fairview, AB T0H 1L0
Phone 780.835.2682 Fax 780.835.2140
Toll Free 888.835.6682



ROYNORTHERN
Land and Environmental

BRITISH COLUMBIA

NB-1

207, 10139 - 100 St.
Fort St. John, BC V1J 3Y6
Phone 250.261.6644 Fax 250.261.6915

June 30, 2015

Oil and Gas Commission
#100, 10003-110th Avenue
Fort St John, BC V1J 6M7

Attn: Project and Assessment Branch

Re: Canbriam Energy Inc.
Canbriam campsite extension within Units 50 and 60, Block H, 94-B-8
OGC# 9636064
RN# 150997
Amendment to Increase Campsite

On behalf of our client, **Canbriam Energy Inc.**, we are requesting an amendment to the above noted project.

Canbriam proposes to increase the campsite from 120m x 140m to 240m x 320m to be used as a primary campsite for the Altares field. As a result of the additional area a 50m x 70m decking site has been added.

Please note that the access to the campsite is already existing.

Project total increased from 1.68ha to 8.03ha, increase of 5.95ha new cut, 2.08ha existing clearing.

Please note that Canbriam has already consulted with HRFN and have received non objections, a copy of the letter is included in the application. Canbriam remains in constant communication with the Right Holder's in this area due to the amount of activity they have, this project being included and no concerns have been raised.

If you have any questions or require any additional information, please contact Jaime Lucas at 780-722-6635 or jaime@roynorthernbc.com,

Thank you for your assistance in this matter.

Yours truly,
ROY NORTHERN LAND SERVICE LTD.

Jaime Lucas, Project Coordinator

August 13, 2015

WWW.ROYNORTHERN.COM





ALC ACT APPLICATION FOR NON-FARM USE FORM

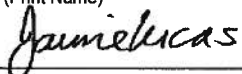
Physical Address: 6534 Airport Road,
Fort St. John, B.C. V1J 4M6
Mailing Address: OGC, Bag 2, Fort St. John,
B.C. V1J 2B0
Phone: (250) 794-5200

NB-1

Date Received

FOR DETAILED INSTRUCTIONS REFER TO APPENDIX A OF THE APPLICATION REQUIREMENTS FOR ACTIVITIES PLANNED IN THE
AGRICULTURAL LAND RESERVE MANUAL
THIS IS AN AUDITABLE DOCUMENT

COMMISSION USE ONLY						A	
Commission File No.:							
ADMINISTRATION						B	
Applicant Name: Canbriam Energy Inc.							
Address: 3500, 450-1st Street SW							
City, Province, Postal Code: Calgary, AB, T2P 5H1							
Company Contact: Chris King			Email: cking@canbriam.com		Phone: (403) 817-9055		
Referral Company: Roy Northern Land & Environmental			Email: Jaime@roynorthernbc.com		Phone: (780) 722-6635		
Agent Name: Jaime Lucas			Internal File No.: C150997				
APPLICATION INFORMATION						C	
Application Type:	<input type="checkbox"/> New Oil and Gas Non-Farm Use Permission			ePASS No.: 10050046			
	<input checked="" type="checkbox"/> Amend Permission for Oil and Gas Non-farm Use			<input type="checkbox"/> Existing ALC Act permission attached			
	<input type="checkbox"/> Revision			If a revision, provide existing Commission File No. to be revised:			
LAND STATUS						D	
Area of Activity: <input type="checkbox"/> North <input checked="" type="checkbox"/> Central <input type="checkbox"/> South / East							
Local Government Jurisdiction: (Indicate name of Regional District or Municipality)			<input checked="" type="checkbox"/> Peace River Regional District				
			<input type="checkbox"/> Northern Rockies Regional Municipality				
ACTIVITY INFORMATION						E	
<i>This section identifies the type of oil and gas non-farm use and Crown or private land status.</i>							
OIL AND GAS ACTIVITY DETAILS	Legal Section (or section equivalent)	Land Status P – Private C – Crown	Disturbed Area Specific to Proposal (ha.)	Total Disturbed Area on Section (or section equivalent)	<input type="checkbox"/> N/A		
1. Campsite	Within Units 50 & 60, Block H, 94-B-8	C	7.68 ha	11.02 ha			
2.				ha			
3.			ha	ha			
4.			ha	ha			
5.			ha	ha			
ANCILLARY SITE DETAILS	Legal Section (or section equivalent)	Land Status P – Private C – Crown	Disturbed Area Specific to Proposal (ha.)	Total Disturbed Area on Section (or section equivalent)	<input type="checkbox"/> N/A		
6. Decking Site	Within Units 50 & 60, Block H, 94-B-8	C	0.35 ha	11.02 ha			
7.			ha	ha			
8.			ha	ha			
9.			ha	ha			
10.			ha	ha			
SURFACE LAND SCENARIOS:							
<input type="checkbox"/> Applicant is surface landowner		<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Surface lease agreement in place for private land		<input checked="" type="checkbox"/> N/A	
Indicate #(s) from above:		Indicate #(s) from above:		Indicate #(s) from above:		Indicate #(s) from above:	
If any of the above activities are a water storage site, provide a rationale for water storage site location chosen and storage the volume requested.							

Registered Surface Landowner (if private land) #1:			
Address:		City, Province, Postal Code:	
Legal Description of Property:			
Phone:		Email:	Fax:
Registered Surface Landowner (if applicable) #2:			
Address:		City, Province, Postal Code:	
Legal Description of Property:			
Phone:		Email:	Fax:
SCHEDULE A REPORT AND APPENDIX II RATIONALE DETAILS			F
Schedule A Report	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Reason:	
Area Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Reason:	
Site Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Reason:	
Soil Conservation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Reason:	
Preliminary Reclamation Plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Reason:	
Appendix II Rationale Statement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Reason:	
APPLICATION DELIVERABLES			G
<input checked="" type="checkbox"/> ALC Act Application for Non-Farm Use Form (1 copy)	<input checked="" type="checkbox"/> Appendix II Rationale Statement Form	<input type="checkbox"/> N/A	
<input type="checkbox"/> Ancillary Activity on Private Land Application Form (1 copy)	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Surface Landowner Consent	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Schedule A Report	<input type="checkbox"/> N/A	<input type="checkbox"/> Surface Rights Board Order	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Amendment / Revision Explanation	N/A	<input checked="" type="checkbox"/> Letter from Operator Accepting Schedule A Recommendations and Reclamation	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> Archaeology Assessment Information Form (If not attached to related OGAA or ancillary site application)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Local Government Referral	<input type="checkbox"/> N/A
		<input checked="" type="checkbox"/> Ministry of Agriculture Referral	<input type="checkbox"/> N/A
<input type="checkbox"/> Other (please describe):			<input checked="" type="checkbox"/> N/A
APPLICANT AUTHORIZATION			H
I/we consent to the use of the information provided in the application and all supporting documents to process and decide the application in accordance with the <i>Agricultural Land Commission Act</i> and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Oil and Gas Commission may take the steps necessary to confirm the accuracy of the information and documents provided.			
I <u>Jaime Lucas</u> hereby attest that the information contained herein is true and correct: (Print Name) 			
AUTHORIZED SIGNATORY OF APPLICANT COMPANY		2015/07/24 DATE (YYYY/MM/DD)	
I/we have consented to a surface lease with the applicant to carry-out the proposed oil and gas activity and / or ancillary activity.			
I _____ hereby attest that the information contained herein is true and correct: (Print Name)			
SIGNATORY OF SURFACE LAND OWNER (if private)		DATE (YYYY/MM/DD)	
I _____ hereby attest that the information contained herein is true and correct: (Print Name)			
SIGNATORY OF SURFACE LAND OWNER (if private)		DATE (YYYY/MM/DD)	


**ARCHAEOLOGICAL ASSESSMENT
INFORMATION FORM**
Non-Geophysical Programs

Physical Address: 6534 Airport Road,
Fort St. John, B.C. V1J 4M6
Mailing Address: OGC, Bag 2, Fort St. John, B.C.
V1J 2B0
Phone: (250) 794-5200

Date Received

FOR INSTRUCTIONS REFER TO THE COMMISSION GUIDELINES FOR ARCHAEOLOGY
THIS IS AN AUDITABLE DOCUMENT

This form is to be submitted under the authority of the <i>Heritage Conservation Act</i> by oil and gas applicants or their agents as part of their application to carry out exploration, development, construction or production activities		
APPLICANT INFORMATION		A
Application Type: <input type="checkbox"/> New Application <input type="checkbox"/> Revision Amendment: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> NEB Related Authorization		Commission File No.: 9636064
Applicant Name: Canbriam Energy Inc.		
Contact Name: Chris King	Title: Senior Surface Landman	
Address: 3500, 450 – 1 st Street SW, Calgary, AB T2P 5H1	Phone: 403-817-9055	Fax: 403-269-7637
Email: cking@canbriam.com	Applicant Project Tracking Number:	
Project Name: Proposed Campsite within Units 50 & 60, Block H, Group 94-B-8	Well Permit No.:	
NTS Map Sheets: 94 B/8		
Construction Plan Map Job No.: FS20284	Revision No.: 1	Revision Date: July 15, 2015
LIST COMPONENTS APPLIED FOR For application revisions and amendments, list revised/amended components only. If no new area is being taken up, please describe activity being applied for and/or purpose of application. Amended Components: Increased dimensions of Campsite from 120 m x 140 m to 240 m x 320 m, Added 50 m x 70 m Decking Site		
NO NEW LAND REQUIRED – Check appropriate box(es) in list below:		
<input type="checkbox"/> Administrative change only – Describe (Clients proceed to Block D. Archaeologists proceed to Block C):		
<input type="checkbox"/> Other activity with no ground disturbance – (Clients proceed to Block D. Archaeologists proceed to Block C):		
ARCHAEOLOGICAL POTENTIAL - (Archaeologist completes this section)		B
Must be completed by an archaeologist experienced in the application area.		
1) Are there known archaeological sites within 500 m of the proposed development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 26 previously recorded archaeological sites are located between ~595 m and ~4843 m from the proposed development.		
2) List other sources of information used to identify archaeological potential: (plan maps with revision number and date, RAAD, orthophotos, field visit, Millennia Model, etc.) RAAD, HRIA, Orthophotos, Peace District Model, Sketch Plan (1:5,000, revision 1, July 15, 2015), B.C.G.S. Sketch (1:20,000, revision 1, July 16, 2015), Project Map (1:50,000, revision 1, July 16, 2015), Access Map (1:250,000, revision 1, July 16, 2015), Familiarity with the development area, Review of previous work		
3) Are there areas/components in the project that contain archaeological potential? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (In the event of discrepancy between field observations and map overview for potential assessment, field observations shall prevail)		
4) Describe factors used to assess potential: (describe specific terrestrial, hydraulic, cultural attributes, historic features, etc.) Current revision 1 plans have increased the dimensions of the proposed campsite from 120 m x 140 m to 240 m x 320 m and added a 50 m x 70 m Decking Site. The previously proposed and approved 120 m x 140 m campsite (OGC File #9636064) was not assessed as it was located within Canbriam Wellsite b-60-H, 94-B-8 which was assessed on December 8, 2008 by Heritage North Consulting Limited and determined to be located within areas of low archaeological potential (see AAIF for Camp Site within Unit 60, Block H, 94-B-8 dated January 9, 2012). The		

additional 120 m x 180 m campsite area and added 50 m x 70 m decking site being applied for were subject to a desktop review by Landsong Heritage Consulting in July 2015 and are located within level, featureless terrain deemed to exhibit low archaeological potential. The Peace District Model and AOA Potential Model in RAAD confirm the findings of low archaeological potential. No archaeological assessment is required.

ASSESSMENT INFORMATION - (Archaeologist completes this section)

C

Complete only one Part: 1, 2 or 3.

Must be completed by an archaeologist experienced in the application area. Recommendations in this section apply to components applied for in section A of this form.

1) ☒ No field work is required

2) ☐ Field work is required for the components listed in Block A (specify type):

☐ AIA

☐ PFR

☐ Other (describe): _____

3) ☐ All field work has been completed for the components listed in Block A (specify type):

☐ AIA

☐ PFR

☐ Other (describe): _____

a. Was an archaeological site identified? ☐ Yes ☐ No

b. If Yes, indicate Borden number(s) and/or temporary site number(s) and describe mitigation strategy:

Borden Number: _____

Site Mitigation – brief description: _____

Has Commission archaeology staff approved the mitigation strategy for site(s) identified? ☐ Yes ☐ No

Archaeology Company: Landsong Heritage Consulting Ltd.

Archaeology Company Tracking No.: 159588

HCA Permit Holder Name: Beth I. Hrychuk, M.A., RCPA

HCA Permit No.: 2014-0173

I declare that I have read and agree with the information contained in sections B and C of this form and to the best of my knowledge the application area is consistent with this assessment.

This is a legal document. Signatory, please print and sign name:

Beth I. Hrychuk

HCA PERMIT HOLDER – PRINT NAME

Beth Hrychuk
HCA PERMIT HOLDER – SIGN NAME

July 23, 2015

DATE

APPLICANT AUTHORIZATION

D

To be completed by a signing authority for the oil and gas applicant.

- I declare that I have read and understand the information contained on this form.
- I declare that the form is complete and accurate.
- I declare that the archaeologist completing any portion of this form is an authorized agent for the purposes of conducting archaeological assessment work.
- I declare that I will abide by the recommendations of this AAIF as approved by the Commission.

This is a legal document. Signatory, please print and sign name:

Jaime Lucas for Chris King

SIGNATORY – PRINT NAME

Jaime Lucas

SIGNATORY – SIGN NAME

July 27, 2015

DATE

Applicant contact for AAIF: Chris King

Email: cking@canbriam.com

Phone: 403-817-9055

Updated: May 22, 2015

ELECTORAL AREA DIRECTORS' COMMITTEE

DIARY ITEMS

<u>Item</u>	<u>Status</u>	<u>Notes</u>	<u>Diarized</u>
1. Farmer's Advocacy Office	on-going	provide the agenda and meeting notes of the Farmer's Advocacy meetings on a quarterly basis	May 21, 2015

Re: R-4d EADC
August 13, 2015

The following was requested from Arlene Boon during the telephone call at the August 13, 2015 EADC meeting.

From: Ken & Arlene [<mailto:chinookloghomes@xplornet.com>]
Sent: Thursday, August 13, 2015 2:26 PM
To: Karen Goodings; Jo-Anne Frank
Subject: FW: Comments on Site C Water License Application

Below is the response

Ken & Arlene Boon
Site 12, Comp. 19
SS#2, Stn Main
Fort St John, BC V1J 4M7
(250)262-3205



Please consider the environment before flooding the Peace River Valley, printing this e-mail or its attachment.

From: Ken & Arlene [<mailto:chinookloghomes@xplornet.com>]
Sent: Tuesday, August 11, 2015 12:39 PM
To: 'Shum, KT FLNR:EX'
Subject: RE: Comments on Site C Water License Application

Hello KT Shum,
To date we have not received a response to our request for a public hearing on the water license application.
Regards, Ken

Ken & Arlene Boon
Site 12, Comp. 19
SS#2, Stn Main
Fort St John, BC V1J 4M7
(250)262-3205



Please consider the environment before flooding the Peace River Valley, printing this e-mail or its attachment.

From: Shum, KT FLNR:EX [<mailto:KT.Shum@gov.bc.ca>]
Sent: Tuesday, May 19, 2015 4:08 PM
To: 'Ken & Arlene'
Subject: RE: Comments on Site C Water License Application

Mr. & Mrs. Boon,
Thanks for providing input to the water licence application process. We'll respond to your request for a public hearing at a later time.
KT Shum

April 15, 2015

File: 7001837

BOON, ARLEEN & KENNETH
SS#2 SITE 12 COMP 19
FORT ST. JOHN BC V1J 4M7

Dear Landowner, Tenure Holder, Water Licensee or Water Licence Applicant:

**Re: Request for Comments on Application for Water Licence and Permit over Crown
Land for Site C Clean Energy Project on Peace River**

The Office of the Comptroller of Water Rights ("Comptroller's Office") has received applications for a water licence and a permit authorizing the occupation of crown land by flooding for the Site C project on the Peace River. The application is for diverting up to 2700 cubic-meters-per-second for power generation at a proposed dam site just below the confluence with the Moberly River. At full storage, the reservoir behind the proposed dam would extend 83 kilometers upstream and cover 9330 hectares, with a capacity of 2.31 cubic-kilometers of water. The location and components of the proposed project are shown in Reference 1.

You have been identified as a landowner, tenure holder, water licensee or water licence applicant who may be affected by the proposed project. The Comptroller's Office seeks your input to the adjudication of the water licence and permit over crown land applications.

Details of the project and its potential impacts are provided in the Environment Impact Statement (January 2013, amended August 2013); a Joint Review Panel report (May 2014); BC Hydro & Power Authority's project information and a Development Plan (June 2014). These documents are available at the following websites:

BC Environmental Assessment Office:

http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_project_home_371.html

Canadian Environmental Assessment Agency:

<http://www.ceaa-acee.gc.ca/050/details-eng.cfm?evaluation=63919>

BC Hydro & Power Authority: <https://www.sitecproject.com/>

BC Ministry of Forests, Lands, and Natural Resource Operations:

ftp://ftp.geobc.gov.bc.ca/publish/Regional/FortSt.John/Site_C_Referral/

.../2



In October 2014, Environment Assessment Certificate E14-02 was issued for the project by the BC Environmental Assessment Office and a Decision Statement was issued by the Canadian Environmental Assessment Agency. The conditions set forth in these decisions are provided in References 2 and 3. The applicant also prepared an analysis of issues pertinent to the water licence application (Reference 4) with supporting information (Reference 5).

The project includes two 77-kilometre transmission lines, realignment of four sections of Highway 29, and other ancillary components. However, these developments are not within the scope of this water licence application.

Written comments regarding the construction and operation of the dam, generating station and reservoir, must be received no later than **May 20, 2015**. Please include a subject line **"Comments on Site C Water Licence Application"**.

Forward comments by mail or email to: KT Shum
Section Head, Licensing & Allocation Section
Water Management Branch
Ministry of Forests, Lands and NRO
PO Box 9340 Stn Prov Govt
Victoria BC V8W 9M1
KT.Shum@gov.bc.ca

If no response is received, the Comptroller's Office will continue with the adjudication process without the benefit of your input.

Sincerely,



Glen Davidson, P. Eng
Comptroller of Water Rights.

References are available at http://ftp.geobc.gov.bc.ca/publish/Regional/FortSt.John/Site_C_Referral/

1. Map – file "Project Footprint.pdf"
2. EAC, Schedule B Table of Conditions – file "EAC_ScheduleB_TableOfConditions.pdf"
3. CEAA Decision Statement, Conditions – file "CEAA_DecisionStatement.pdf"
4. Apr 16, 2014 memorandum re: Water Licence Application Supporting Information – Issue and Concerns Related to Water, BC Hydro & Power Authority to BC Comptroller of Water Rights – file "Narrative of Water Issues 20140416.pdf"
5. Feb 3, 2014 Environmental Assessment – Closing Submission of BC Hydro & Power Authority (CEAR 2747) – file "BCHydro_ClosingSubmission_3Feb2014.pdf"