



ELECTORAL AREA DIRECTORS COMMITTEE MEETING

A G E N D A

Thursday, February 15, 2018

in the Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC
Commencing at 10:30 a.m.

1. CALL TO ORDER: The Electoral Area Manager
2. ELECTION OF CHAIR (Elected Director will assume the Chair)
3. DIRECTOR'S NOTICE OF NEW BUSINESS:
4. ADOPTION OF AGENDA:
5. ADOPTION OF MINUTES:
M-1 Electoral Area Directors' Committee Minutes of January 24, 2018
6. BUSINESS ARISING FROM THE MINUTES:
BA-1 Grant Writer Proposal
7. DELEGATIONS
8. CORRESPONDENCE:
C-1 January, 29, 2018 – Ministry of Forests, Lands, Natural Resource Operations and Rural Development– BC Rural Development Strategy – Online Engagement (Regional Board referral)
C-2 February 9, 2018 - Grimes Well Services Ltd. - Summary of Thefts/Vandalism 2017
9. REPORTS:
R-1 January 9, 2018 - Deborah Jones-Middleton, Protective Services Manager - Expansion of the Dawson Creek Rural Fire Protection Area Feasibility (referred from January EADC Meeting)
R-2 November 29, 2017 - Chris Cvik, Chief Administrative Officer - Policy and Procedure for Electoral Area Specific Issues (referred from January EADC Meeting)
R-3 January 10, 2018 - Paulo Eichelberger, General Manager of Environmental Services - North Pine Tower - Next Steps for Usage
10. DISCUSSION ITEMS:
DI-1 Electoral Area Forum
DI-2 PNG - Areas to Investigate for Providing Natural Gas to Residents
DI-3 Possible Water Referenda in Area D
DI-4 Community Roundtables - Spring Dates
DI-5 Rural Roads - Update
DI-6 Farmers Advocacy Funding
DI-7 Kordyban Lodge
DI-8 Electoral Area Forum update
DI-9 Economic Development Projects – Staff Resourcing (Horticulture Study, Gotta Go, and Rural Roads)

11. NEW BUSINESS:
 - NB-1 Agricultural Land Commission
 - NB-2 Fortis
 - NB-3 Electoral Area Directors' Committee Meeting Date
 - NB-4 Agricultural Advisory Committee
12. COMMUNICATIONS:
12. DIARY:
13. ADJOURNMENT:



PEACE RIVER REGIONAL DISTRICT

ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

M-1

DATE: January 24, 2018

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

DIRECTORS:

- Karen Goodings, Electoral Area 'B' (Chair)
- Brad Sperling, Electoral Area 'C'
- Leonard Hiebert, Electoral Area 'D'
- Dan Rose, Electoral Area 'E'
- Gwen Johansson, Hudson's Hope (via telephone)

STAFF:

- Chris Cvik, Chief Administrative Officer
- Shawn Dahlen, Deputy Chief Administrative Officer
- Tyra Henderson, Corporate Officer
- Crystal Brown, Electoral Area Manager
- Trish Morgan, General Manager of Community Services
- Erin Price, Bylaw Enforcement Officer
- Deborah Jones-Middleton, Protective Services Manager
- Paulo Eichelberger, General Manager of Environmental Services
- Barb Coburn, Recording Secretary

GUESTS:

- Angela London, Farmington, BC

DELEGATION:

- Pat Strasky, Farmington, BC
- James Strasky, Farmington, BC
- Rod Strasky, Farmington, BC

CALL TO ORDER Chair Goodings called the meeting to order at 10:25 a.m.

ADOPTION OF AGENDA:

January 24, 2018 Agenda MOVED by Director Hiebert, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee agenda for the January 24, 2018 meeting
be adopted:

CALL TO ORDER: Director Goodings to Chair meeting

DIRECTOR'S NOTICE OF NEW BUSINESS:

ADOPTION OF AGENDA:

ADOPTION OF MINUTES:

M-1 Electoral Area Directors' Committee Minutes of December 14, 2017

BUSINESS ARISING FROM THE MINUTES:

BA-1 Manfred Stief, Farrrell Creek - Ownership of BC Hydro Equipment

BA-2 Agriculture Support Program

BA-3 Interprovincial Meeting

DELEGATIONS

D-1 11 a.m. - Jim Strasky, Farmington, BC - Encana Concerns in Farmington

CORRESPONDENCE:

C-1 January 5, 2018 - A. Watson - Telephone Outage

REPORTS:

R-1 January 9, 2018 - Barb Coburn, Secretary - December's Directors Information Package
(referred from December 2017 EADC)

R-2 January 9, 2018 - Deborah Jones-Middleton, Protective Services Manager and Aden
Fulford, GIS Coordinator - Locality Boundaries - Digital Road Atlas of BC

February 15, 2018

ADOPTION OF AGENDA (CONTINUED):

REPORTS (CONTINUED):

- R-3 November 29, 2017 - Chris Cvik, Chief Administrative Officer - Policy and Procedure for Electoral Area Specific Issues.
- R-4 January 17, 2018 - Erin Price, Bylaw Enforcement Officer - Bylaw Enforcement Quarterly Update
- R-5 January 10, 2018 - Paulo Eichelberger, General Manager of Environmental Services - North Pine Tower - Next Steps for Usage
- R-6 January 18, 2018 - Bruce Simard, General Manager of Development Services - Municipal Participation in Planning
- R-7 January 23, 2017 - Crystal Brown, Electoral Area Manager - Contract Award - PRRD Grant Writer
- R-8 January 8, 2018 - Deborah Jones-Middleton, Protective Services Manager - Feasibility Study to determine expansion of the Charlie Lake Rural Fire Protection Area
- R-9 January 9, 2018 - Deborah Jones-Middleton, Protective Services Manager - Charlie Lake Fire Road Rescue and First Medical Responder Service Provision Feasibility
- R-10 January 9, 2018 - Deborah Jones-Middleton, Protective Services Manager - Expansion of the Dawson Creek Rural Fire Protection Area Feasibility

DISCUSSION ITEMS:

- DI-1 PNG - Areas to Investigate Providing Natural Gas to Residents
- DI-2 Telus
- DI-3 Updates on Water and Sewer
- DI-4 Possible Water Referenda in Areas C and D
- DI-5 Grimes Theft
- DI-6 Community Roundtables Update - 2018 Budget Implications, Frequency, Spring Dates
- DI-7 2018 Budget - Economic Development - Gotta Go, Rural Roads, Horticulture, Communication

NEW BUSINESS:

COMMUNICATIONS:

DIARY:

ADJOURNMENT:

CARRIED.

ADOPTION OF MINUTES:

M-1 MOVED by Director Sperling, SECONDED by Director Rose
EADC meeting minutes of That the Electoral Area Directors' Committee Meeting minutes of December 14, 2017 be adopted.

CARRIED.

BUSINESS ARISING:

BA-1 MOVED by Director Sperling, SECONDED by Director Hiebert,
BC Hydro Equipment That the Electoral Area Directors' Committee recommend to the Regional Board that a meeting be arranged with Mr. Manfred Stief of Farrell Creek, Director Goodings, and a BC Hydro representative to discuss issues regarding ownership and moving of hydro equipment on private property; and that any other director who wishes to attend be authorized to do so.

CARRIED.

BUSINESS ARISING (CONTINUED):

BA-2
Agriculture Support Program

MOVED by Director Rose, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee recommend to the Regional Board that a link to the Central Okanagan Agriculture Support Guide be published on the Peace River Regional District website.

CARRIED.

BA-3
Interprovincial Meeting

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that 'Rural Policing' be proposed as an agenda topic for the up-coming Interprovincial Meeting.

CARRIED.

Vary the Agenda

MOVED by Director Rose, SECONDED by Director Hiebert,
That the agenda be varied to hear from the Delegation after others arrive.

CARRIED.

CORRESPONDENCE:

C-1
A. Watson - Telephone Outage

MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommend to the Regional Board that the January 5, 2018 letter from A. Watson regarding Telephone Outages be received by the Regional Board for information.

CARRIED.

REPORTS:

R-1
Directors' Information Package

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that a letter be written to the Ministry of Health to request its support to have a provincial registry of all industrial worker camps, especially for emergency evacuation purposes.

CARRIED.

R-2
Locality Boundaries - Digital Road Atlas of BC

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that it adopt the Digital Road Atlas Locality Boundaries as defined boundaries within the Peace River Regional District.

CARRIED.

R-3
Policy and Procedure for Electoral Area Specific Issues

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the November 29, 2017 Report from Chris Cvik, Chief Administrative Officer regarding Policy and Procedure for Electoral Area Specific Issues be referred to the March Electoral Area Directors' Committee meeting.

CARRIED.

R-4
Bylaw Enforcement Quarterly Update

MOVED by Director Rose, SECONDED by Director Hiebert,
That the January 17, 2018 from Erin Price, Bylaw Enforcement Officer regarding the Bylaw Enforcement Quarterly Update be received.

CARRIED.

February 15, 2018

REPORTS (CONTINUED):

R-5
North Pine Tower - Next Steps for Usage

MOVED by Director Rose, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee recommend to the Regional Board that funds from the North Pine TV Tower Function be used to obtain an engineered wind-load study to determine the amount the tower can carry.

CARRIED.

MOVED by Director Sperling, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommend to the Regional Board that a maintenance check be done on the North Pine TV Tower, to a maximum of \$5,400, funded through the North Pine TV Tower Function.

CARRIED.

R-6
Municipal Participation in Planning

The Directors discussed the Municipal Participation in Planning presentation prepared by Bruce Simard, General Manager of Development Services to present to the municipalities within the Regional District. It was suggested that the attached maps be improved and the final version be presented back to the Board for its approval.

Vary the Agenda

MOVED by Director Hiebert, SECONDED by Director Sperling,
That the agenda be varied to hear from the Delegation at this time.

CARRIED.

DELEGATIONS:

D-1
Oil and Gas Company Concerns in Farmington

The Delegates reviewed their PowerPoint presentation with the Directors. It was suggested that the delegates bring the presentation to the February 8, 2018 Regional Board meeting.

Adjourn

The meeting was adjourned to the call of the Chair at 12:10 p.m.

Reconvene:

The meeting reconvened at 1:33 p.m.

REPORTS (CONTINUED):

R-7
Grant Writer Proposal Review

The Directors discussed the January 23, 2017 report from Crystal Brown, Electoral Area Manager regrading Contract Award for a PRRD Grant Writer. They requested that the applicants be contacted to clarify a few details in the proposals and report back to Electoral Area Directors' Committee at its February meeting.

R-8
Feasibility Study - Expansion of the Charlie Lake Rural Fire Protection Area

MOVED by Director Sperling, SECONDED by Director Rose,
That the January 8, 2018 report from Deborah Jones-Middleton, Protective Services Manager regarding the Feasibility of an Expansion to the Charlie Lake Rural Fire Protection Area be referred to the March 15, 2018 Electoral Area Directors' Committee meeting.

CARRIED.

February 15, 2018

REPORTS (CONTINUED):

R-9
Charlie Lake Fire Road
Rescue and First Medical
Responder Service
Provision Feasibility

MOVED by Director Sperling, SECONDED by Director Rose,
That the January 9, 2018 report from Deborah Jones-Middleton, Protective Services
Manager regarding the Charlie Lake Fire Road Rescue and First Medical Responder
Service Provision Feasibility be referred to the March 15, 2018 Electoral Area Directors'
Committee meeting.

CARRIED.

R-10
Expansion of the Dawson
Creek Rural Fire
Protection Area
Feasibility

MOVED by Director Hiebert, SECONDED by Director Sperling,
That the January 9, 2018 report from Deborah Jones-Middleton, Protective Services
Manager regarding the Expansion of the Dawson Creek Rural Fire Protection Area
Feasibility be referred to the February 15, 2018 Electoral Area Directors' Committee
meeting.

CARRIED.

DISCUSSION ITEMS:

DI-1, DI-2; DI-3 and DI-4

The Directors discussed DI-1 - PNG - Providing Natural Gas to Residents; DI-2 - Telus;
DI-3 - Water / Sewer Updates and DI-4 - Possible Water Referenda in Areas C and D.

DI-5
Grimes Theft

Director Goodings advised that she has spoken with both Mr. Grimes and the RCMP.

DI-6
Community Roundtables
Update - 2018 Budget

The Directors discussed the need to determine an expected expense for meetings
throughout the Regional District in order to reserve an amount in the 2018 budget.
They also discussed alternate methods to alert the public of upcoming meetings, as it
was felt that the mail out system that was used in 2017 was too expensive.

DI-7
2018 Budget - Economic
Development

The Directors discussed economic development in the Regional District.

ADJOURNMENT:

The Chair adjourned the meeting at 2:55 p.m.

Karen Goodings, Chair

Barb Coburn, Recording Secretary

NEWS RELEASE

For Immediate Release
2018FLNR0004-000107
Jan. 29, 2018

Ministry of Forests, Lands, Natural Resource Operations
and Rural Development

Help build a rural development strategy for B.C.

HAZELTON – The Government of British Columbia is seeking input into a new rural development strategy, Minister of Forests, Lands, Natural Resource Operations and Rural Development Doug Donaldson announced today.

“Coming from a rural community, I know first-hand the challenges facing rural B.C.,” said Donaldson. “I look forward to people’s ideas and input, as we build a long-term rural development strategy that will work for all rural British Columbians by building resilient Indigenous and rural communities.”

The strategy’s foundation will be based on the principles of community economic development (sustainable, participatory, asset-based, self-reliance and community-based), which will ensure a broader and more-inclusive approach to rural development.

British Columbians are invited to share their comments and ideas on rural development until 4 p.m. (Pacific time), on Feb. 28, 2018.

Government will be holding a number of targeted face-to-face sessions with community partners around the province. All feedback gathered will help define the framework for the rural development strategy, which will support ongoing dialogue between rural British Columbians and government.

After the public feedback process, government will analyze the results and make a summary report available to the public.

Learn More:

The public can contribute feedback online: [Engage.gov.bc.ca/ruraldevelopment](https://engage.gov.bc.ca/ruraldevelopment)

Contact:

Media Relations
Ministry of Forests, Lands, Natural
Resource Operations and Rural Development
250 356-7506

Connect with the Province of B.C. at: news.gov.bc.ca/connect

February 15, 2018

Help shape B.C.'s rural development strategy.

The B.C. Government has committed to developing a long-term, durable Rural Development Strategy that works for all rural British Columbians. The new strategy will help rural and Indigenous communities build their capacity to create resilient, sustainable futures.

Your input will inform this strategy.

We want to ensure the strategy reflects the needs and priorities of rural communities. You can participate in this process by submitting your comments and by participating in online discussions at <https://engage.gov.bc.ca/ruraldevelopment/>

In addition, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development is partnering with local community organizations to host face-to-face sessions with key stakeholders.

A new discussion topic will be posted each week during the engagement. The online engagement closes February 28, 2018 at 4:00 p.m. Feedback received will be compiled into a report and posted to this site in Spring 2018. Government will use the data gathered from this process to build a framework for the Rural Development Strategy. The framework will support ongoing dialogue and input between rural B.C. and the Province in finalizing and implementing the strategy.

Discussion Topic 1: Opportunities for Youth in Rural Communities

January 29, 2018

Message from Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations, and Rural Development:

Rural communities in B.C. are facing challenges associated with changing demographics, shifting workforce demands and business succession planning. A key component to rural development, therefore, is the attraction and retention of young people to rural communities to start businesses, improve the workforce and stay rooted in rural B.C.

As we begin this online public discussion, I want to hear your thoughts on how a *Rural Development Strategy* can address the needs of rural communities by helping provide opportunities for youth to engage in their community, find meaningful employment, and see rural B.C. as a place to live and grow.

- **What strategies are needed to attract and retain youth and young adults in rural communities, and create opportunities for them to build their futures there?**

February 15, 2018



REPORT

To: Electoral Area Directors Committee

Date: January 9, 2018

From: Deborah Jones-Middleton, Protective Services Manager

Subject: Expansion of the Dawson Creek Rural Fire Protection Area Feasibility

RECOMMENDATION(S):

That the Electoral Area Directors Committee recommend that the Board direct staff to enter into discussions with the City of Dawson Creek to determine:

1. their interest in providing fire protection services to the Briar Ridge and South Dawson rural areas; and
2. the resources and costs required to provide the service;

and report the findings to a future Electoral Area Directors Committee meeting.

BACKGROUND/RATIONALE:

At the February 16, 2017 Rural Budgets Administration Committee the following resolution was carried:

“That the Rural Budgets Administration Committee commit from the Fair Share Feasibility funds, \$35,000 from Electoral Area ‘D’ to conduct a feasibility study to examine expanding the Dawson Creek Rural Fire Protection Area.”

Dave Mitchell and Associates were hired to perform the feasibility study. They have provided the following recommendations:

1. It is recommended that the PRRD consider expanding the Dawson Creek Rural Fire Protection Area to include the two areas identified below:
 - a. **Briar Ridge**
Briar Ridge is at the east limit of the current fire protection area on either side of Highway 49. There are 91 residences in this area and the majority are within 13 kilometres of the DCFD; all of the remaining area is within 15 kilometres.
 - b. **South Dawson**
South Dawson is at the south-west corner of the existing fire protection area. There are 65 residential properties in this area with few if any within 13 kilometres of the fire hall. The largest portion of the 65 properties is just beyond 13 kilometres with a few just beyond 15 kilometres.
2. It is further recommended that the PRRD and the three fire departments (Dawson Creek, Pouce Coupe, and Tomslake) that are parties to the mutual aid agreement be trained and equipped to achieve certification for a Superior Tanker Shuttle Service (STSS) accreditation.
 - a. The training and regular practice to achieve this to be facilitated by an increase of one position for the DCFD.

February 15, 2018

Staff Initials:

Dept. Head:

CAO:

Page 1 of 3

With STSS Accreditation, a minimum of three tenders (water tankers) of appropriate capacity along with identified water supply points within 5 kilometers of a residence, may improve the residents' insurance rating from a 3B to a 3A, which often results in a reduced insurance rate for property owners.

If a dry hydrant is installed on a lake or cistern a residence within 300 metres will automatically receive a 3A rating regardless of the STSS Accreditation as the property would be considered protected by a hydrant system. The 3A rating which often results in a reduced insurance rate for property owners.

3.it is recommended that the PRRD and the DCFD consider the implementation of a Rapid Response Engine similar to the unit shown in Figure 17 (page 19 of the Dave Mitchell report). This type of unit is deployed in many fire departments as an additional unit for this specific type of response and often equipped with a compressed air foam system (the "CAFS") to obtain the maximum utilization of the available provided water supply. The estimated cost for this type of unit based on ones currently deployed in other fire departments is \$200,000.

OPTIONS:

Provide direction to staff.

STRATEGIC PLAN RELEVANCE:

- ☐ Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- ☒ Ensure effective execution of Public Safety and Emergency Services initiatives.
- ☐ Foster Collaboration on services with municipalities and electoral areas.
- ☐ Establish a strategy for coordinated advocacy on identified issues.
- ☐ Manage parks and trails in the region.
- ☐ Support the agricultural industry within the regional district.
- ☐ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

This Recommendation will require approximately 4 hours of staff time.

COMMUNICATIONS CONSIDERATION(S):

None

OTHER CONSIDERATION(S):

Pending the City of Dawson Creek agreeing to provide fire protection service to Briar Ridge and South Dawson rural areas, staff would recommend that further discussions with the City of Dawson Creek, the Village of Pouce Coupe and the Tomslake Fire Department regarding Mutual Aid Agreements and training and equipping their firefighters to achieve a Superior Tanker Shuttle Serve (STSS) Accreditation and report the outcome to the Electoral Area Directors Committee.

February 15, 2018

Pending satisfactory outcomes from the discussions, staff would recommend that staff work with the City of Dawson Creek to engage residents of the Briar Ridge and South Dawson areas regarding the proposed expansion of the rural fire protection area.

Attachments: Dave Mitchell and Associates – Dawson Creek Fire Department Fire Protection Area Review

February 15, 2018



PEACE RIVER
REGIONAL DISTRICT



Dawson Creek
BRITISH COLUMBIA

Dawson Creek Fire Department
Fire Protection Area Review

Dave Mitchell & Associates Ltd.

December a2017

February 15, 2018

Contents

Executive Summary	3
Background.....	4
Response Standards—NFPA.....	5
Response Standards—Fire Underwriters	7
Analysis	8
Current Fire Protection Area.....	9
Response to Incidents	11
Briar Ridge	12
South Dawson	13
Coverage Expansion Issues.....	15
Official Community Plan	15
Wildland Interface Risks	15
Briar Ridge.....	15
South Dawson	16
Superior Tanker Shuttle Service Accreditation.....	16
Mutual Aid Agreement	17
Apparatus and Staffing	18
Summary	20
Recommendations	20
Briar Ridge	21
South Dawson	21
Conclusion	21
Appendix 1: Superior Tanker Shuttle.....	22

February 15, 2018

Executive Summary

The Peace River Regional District (the “PRRD”) and the City of Dawson Creek are considering increasing the size of the fire protection area for the Dawson Creek Fire Department (the “DCFD” or the “Department”) for two specific areas, South Dawson and Briar Ridge. The issue of extending a fire department’s service boundaries is primarily driven by the question of whether an effective response, one which increases or improves life safety and the protection of property, is possible.

Responses by the fire service are often time critical and the ability to provide effective rescue and fire suppression declines relative to the time it takes to arrive on scene and commence emergency response activities. Even a response delayed by distance, however, ensures that an incident will be contained, preventing a structure fire from becoming a risk to neighbours or the forest interface. It also will improve life safety for residents. As an additional consideration, the expanded service also may enable some residents to obtain reductions in the cost of their residential insurance premiums.

In evaluating the matter of potentially expanding the fire protection area there are several considerations. The first is that providing the service to an area not currently protected will, at a minimum, ensure that some response is provided to potentially effect rescue and commence fire suppression. Fire propagation within structures is well understood as is the notion that effectiveness in rescue and fire suppression declines with distance travelled, as a result of the time delay involved.

Under the Fire Underwriters Survey (the “FUS”) system, single family residences which are more than eight kilometres from a fire hall are rated as unprotected and generally are not eligible for a reduced premium. Although we are aware of situations in BC where insurance premium relief has been provided for premises up to 13 kilometres from a fire hall, this is not the stated position of the FUS.¹ As such, the possibility of insurance cost reductions for residences which are beyond eight kilometres from the fire hall would need to be confirmed with the individual insurers or underwriters.

The two areas being considered for expansion include properties that, in the majority of cases, range between eight and 15 kilometres from the DCFD fire hall. The report recommends that both areas be fully added. The DCFD is in a position to provide an emergency response and while the effectiveness is attenuated by distance, even for those residences furthest from the hall, it will ensure that a response will be provided, and that the incident will be addressed. Any damage will be limited or confined and the spread of fire prevented. Those properties which are between eight and up to 13 kilometres also may see their insurance costs reduced, although such a reduction is at the discretion of individual insurers and underwriters.

For these reasons, the PRRD should consider expanding the area covered by the DCFD. Increasing the size of a fire protection area should not be unlimited as there is a serious decline

¹ Individual insurance underwriters may differ from the FUS approach.

February 15, 2018

in effectiveness beyond a certain point. Finally, any expectation of insurance premium savings will need to be confirmed with insurance providers.

In support of the efficacy of the existing fire protection service and the contemplated increase to the fire protection area, it is also recommended that the PRRD and the DCFD collaborate to improve the supply of water for firefighting purposes by seeking to achieve a Superior Tanker Shuttle Service ("STSS") accreditation. This would require integrating the personnel and resources of the Pouce Coupe and Tomslake departments and the coordination of this effort might best be managed by the DCFD. This was reviewed with the DCFD Fire Chief and it is recommended that the complement of the department be increased by an individual to coordinate and provide training and regular exercises.

In addition to adding a trainer, it is recommended that a Rapid Response Engine be added to the DCFD fleet to provide a better response to the properties in Briar Ridge and South Dawson where the houses and other structures have narrow, steep driveways which will provide a challenge for a full-size Engine.

Background

The DCFD is operated by the City of Dawson Creek. The Department operates from a single fire hall adjacent to the City Hall as shown in Figure 1. It also provides response to an extended fire protection area within the PRRD.

The PRRD is considering an extension of the fire protection area to include Briar Ridge and South Dawson, two areas not currently covered by a fire protection agreement.

Enlarging the fire response area

would enable the DCFD to provide a response where none presently exists and will likely result in a reduction in fire insurance premiums for those properties which are less than eight

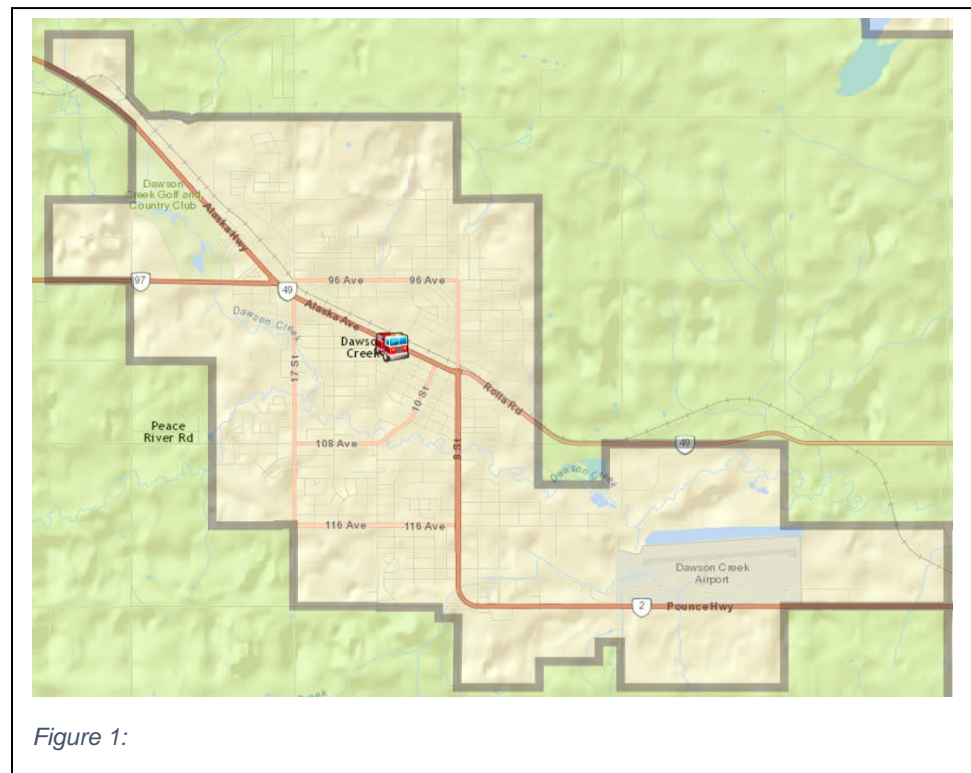


Figure 1:

February 15, 2018

kilometres from the hall, and may result in somewhat lower premiums for those between eight and 13 kilometres. The FUS provide ratings of fire services based on many factors including distance by road network from a recognized fire hall.² Their stated position is that a residential property which is more than eight kilometres from a recognized fire hall is considered unprotected and thus not discounted in terms of insurance premiums. Individual underwriters, however, are free to approach the issue differently and there are several instances where it is reported that a discount has been provided for a structure up to 13 kilometres in other parts of the province.

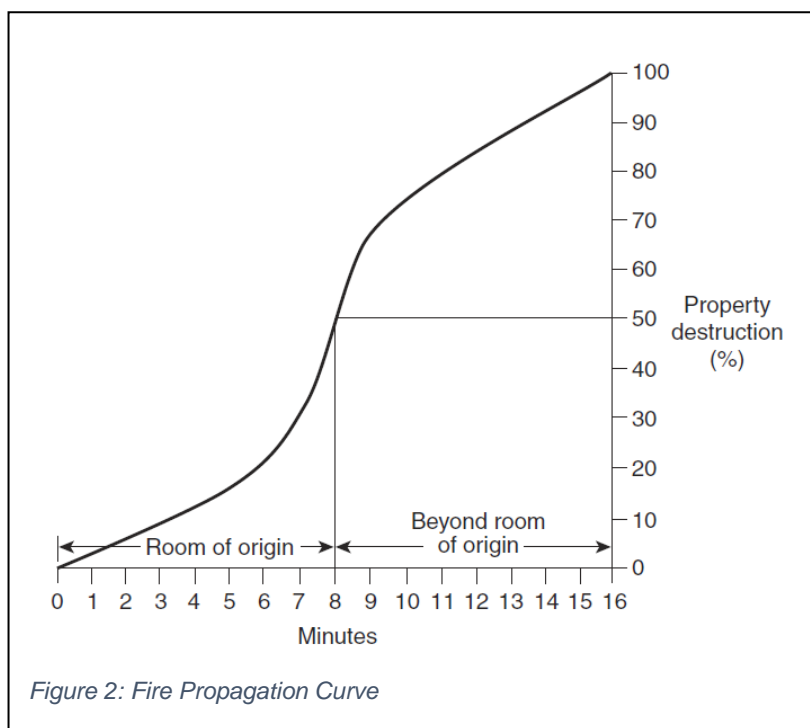
Regardless of whether any discounted premium arises from a response beyond eight kilometres, the arrival of a fire department will provide a level of comfort to the property owner and potentially effect a rescue, prevent the further spread of a fire and limit damage.

Response Standards—NFPA

The standards of service that apply to the fire service include those related to response time objectives. These are defined by the National Fire Protection Association (the “NFPA”) and include time intervals for 911 call handling, dispatch, turnout of crews and travel to the scene.

Each of these will be described in further detail in the following sections. However, a key element for all fire responses is the relationship between time and the degree of fire damage. This is illustrated in Figure 2 which shows the rate of change / percentage of destruction from the time at which a fire ignites.

This fire propagation model is well documented and explains why each element of fire response is critical because at or about eight minutes from ignition a fire will flashover and extend beyond the room of origin. This increases the risk to the resident as well as to the firefighter, and certainly increases the amount of resulting damage.



² http://www.fireunderwriters.ca/home_e.asp

The relationship between the deployment of sufficient firefighters within a defined timeframe relative to fire loss and injury has been documented by the NFPA and this is shown in Table 1. From this it can be seen that confining a fire to the room of origin results in an average dollar loss of \$2,993.

Flame Spread	Civilian Deaths	Civilian Injuries	Average Dollar Loss per Fire
Confined fire or flame damage confined to object of origin	0.65	13.53	\$1,565
Confined to room of origin, including confined fires and fires confined to object	1.91	25.32	\$2,993
Beyond the room but confined to the floor of origin	22.73	64.13	\$7,445
Beyond floor of origin	24.63	60.41	\$58,431

Table 1

Fires which extend beyond the room of origin but which are contained to the floor of origin result in an average dollar loss of \$7,445 while fires which extend beyond the floor of origin result in an average dollar loss of \$58,421³.

Similarly, where a fire is held to the room of origin civilian fire deaths do not exceed 1.91 per thousand fires, but where the fire extends beyond the room of origin there are 22.73 deaths per thousand fires. In terms of injuries we expect 25.32 per thousand fires when the fire is held to the room of origin but this increases to 64.13 when the fire extends beyond that.

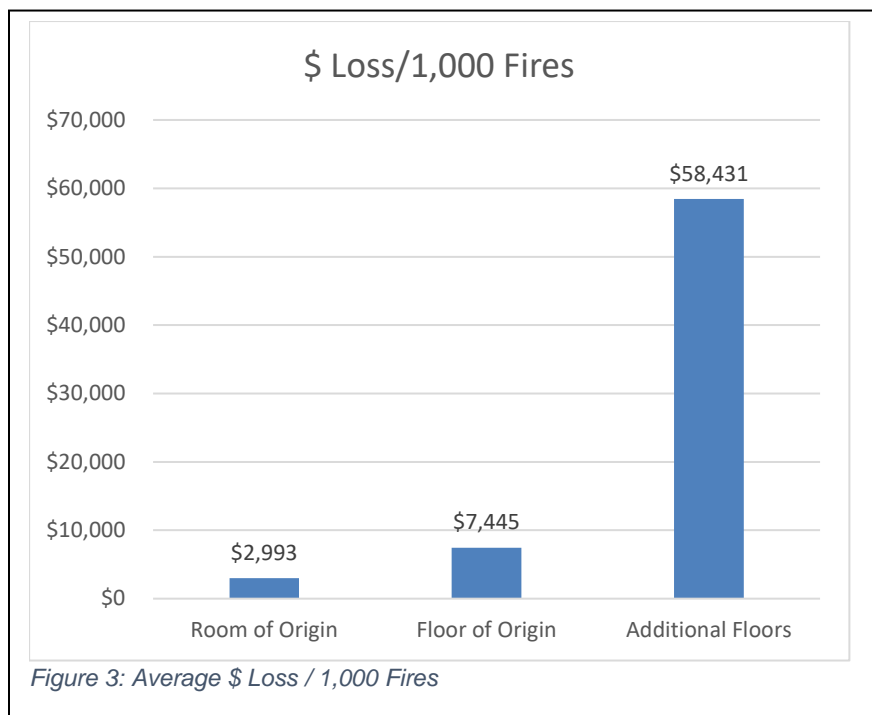
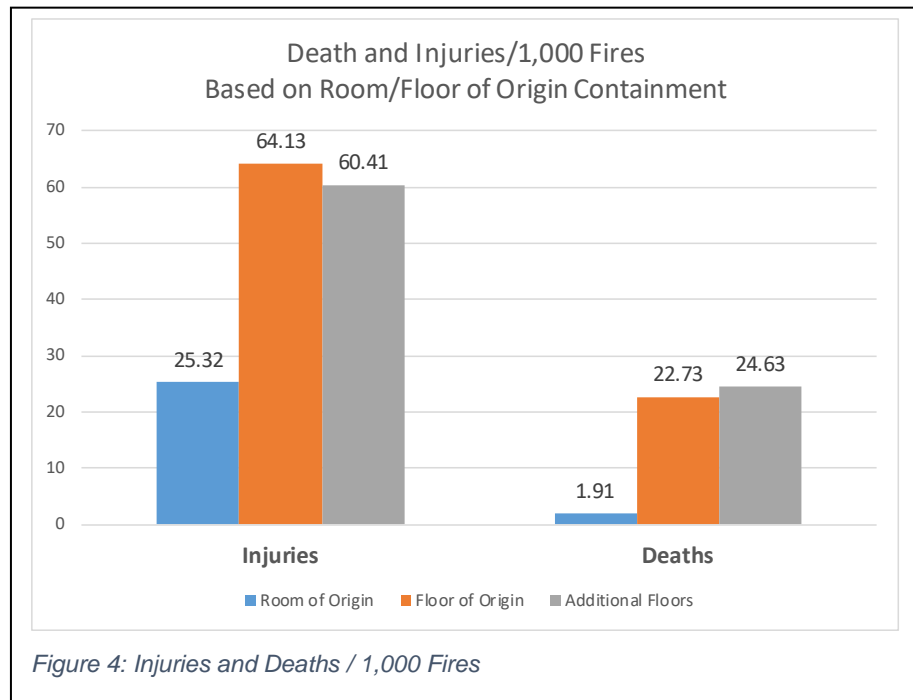


Figure 3: Average \$ Loss / 1,000 Fires

³ The data used in this table is for the United States; there is no similar aggregation of national data in Canada.

This data is shown graphically in Figure 3 in terms of dollar loss per 1,000 fires and in Figure 4 in terms of injuries and deaths per 1,000 fires.

In summary, fire damage, injuries and fatalities are mitigated by the promptest possible arrival of a competent fire department.



Response Standards—Fire Underwriters

The FUS reviewed the DCFD in 2010 and rated the Department in terms of Dwelling Protection Grade (the “DPG”) and Public Fire Protection Classification (the “PFPC”).⁴ The DPG rating was 3A, the PFPC was 5.

The following analysis will consider the extension of the fire protection area beyond its current limits and provide a series of recommendations. To be clear however, the determination of insurance premium savings is solely within the control of the insurance industry, which is generally guided by the FUS rating system.

⁴ Fire Underwriters Survey, *City of Dawson Creek, 2010* (the “FUS Survey”). “DPG” is the rating applied to single family residences, where “1” is the best and “5” is unprotected. The “PFPC” rating is applied to multi-family residences and commercial and industrial properties and “1” is the best, while “10” is unprotected.

February 15, 2018

Analysis

The PRRD covers a very large area and this analysis is limited to two specific areas which are being considered for addition. For these areas, responses by road network have been generated using 5, 8, 13 and 15-kilometre polygons and these are color-coded as shown in Figure 5.

For comparison, the existing fire protection area outside of Dawson Creek is also displayed to illustrate the areas in which properties are responded to by the DCFD beyond eight kilometres.

For Briar Ridge and South Dawson, the number of civic addresses (156) has been identified by the PRRD and, based on a multiplier of 2.8,⁵ the number of residents has been estimated. The total number of residents by this measure would be 437.

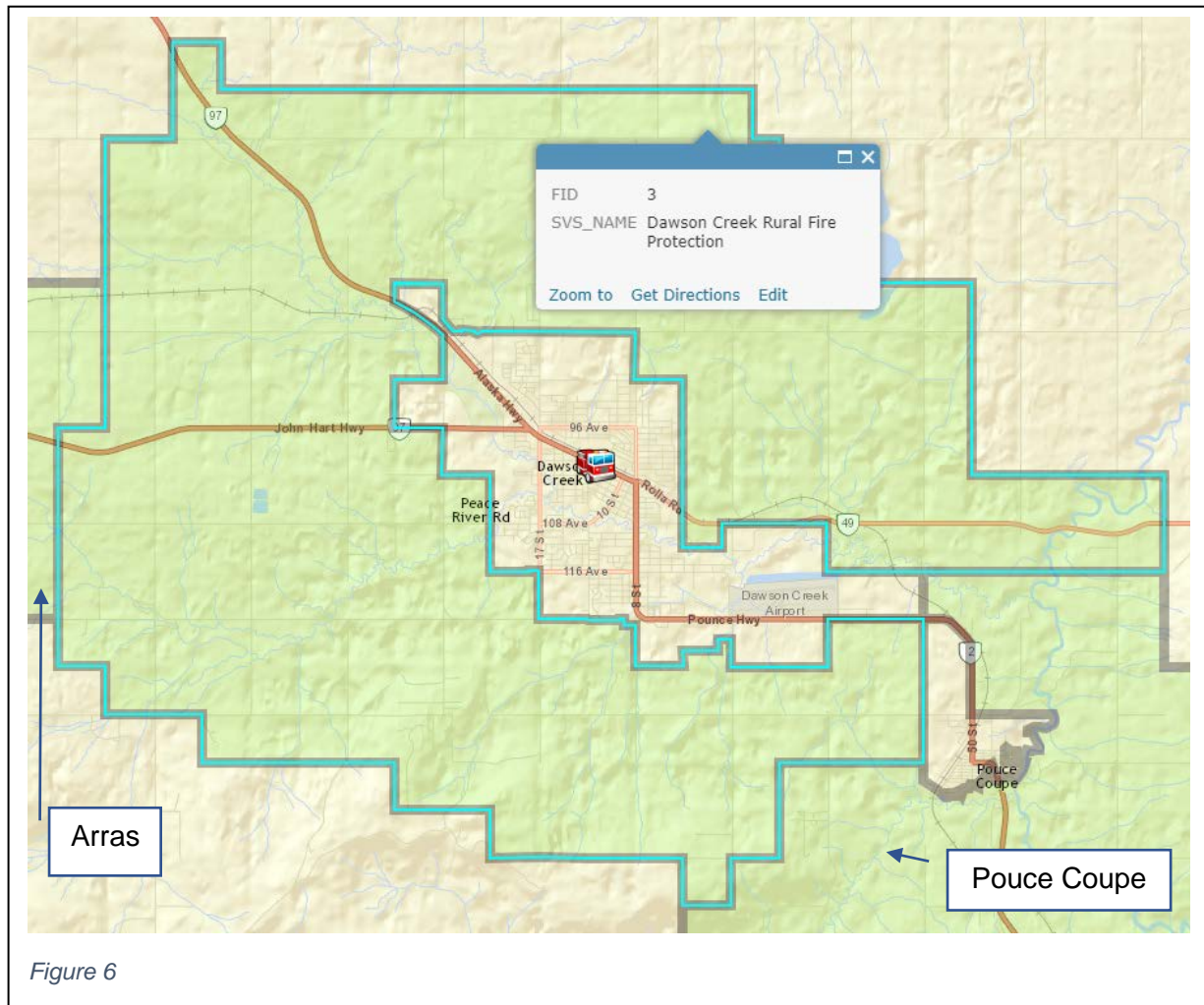


⁵ The multiplier of 2.8 was provided by the PRRD GIS department, July 28, 2017.

February 15, 2018

Current Fire Protection Area

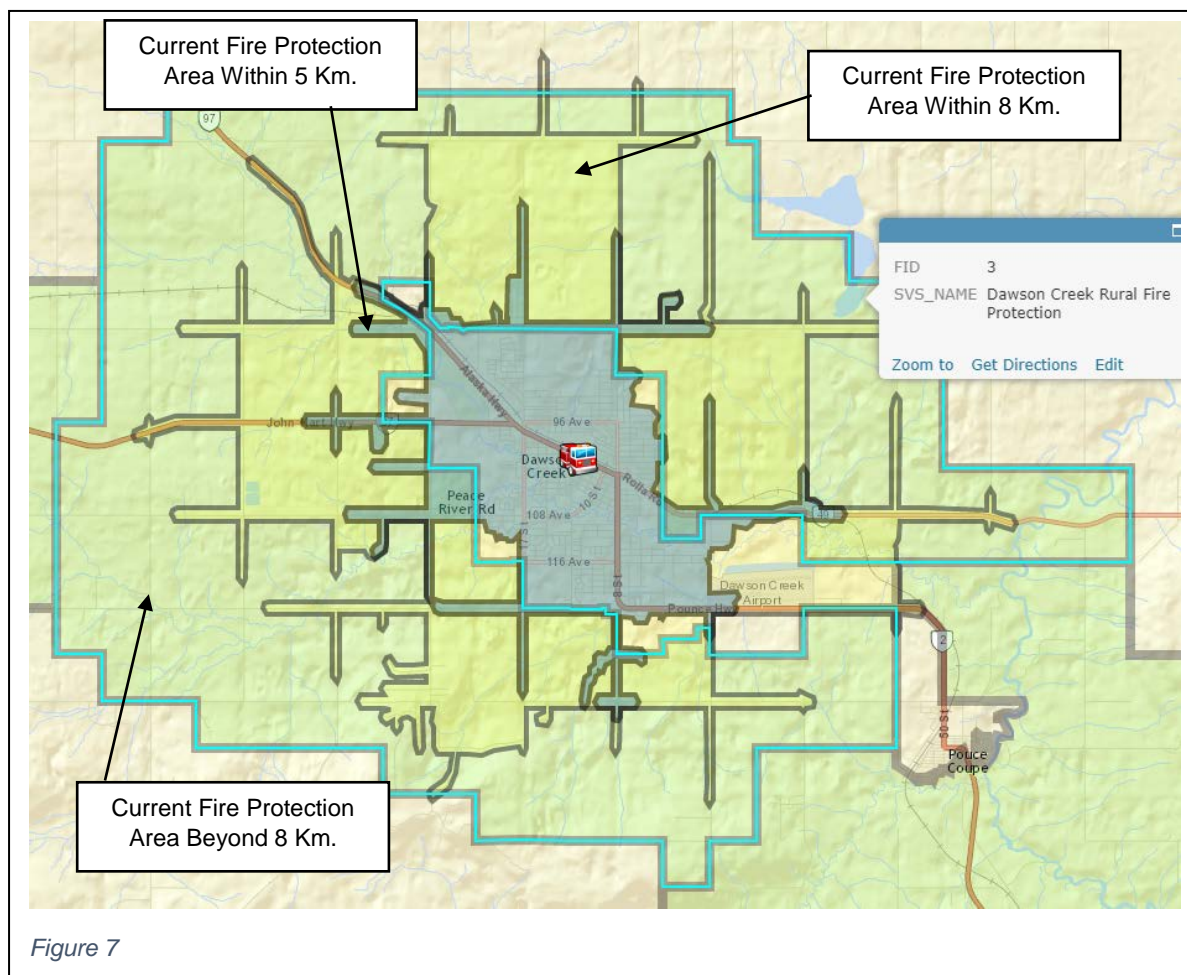
The current fire protection area is shown as the light green shaded area outlined in blue as



shown in Figure 6. The light green areas shown to the west and south-east of Dawson Creek are the Arras and Pouce Coupe fire protection areas respectively.

February 15, 2018

This same area can then be overlaid with the five and eight kilometre polygons as shown in Figure 7



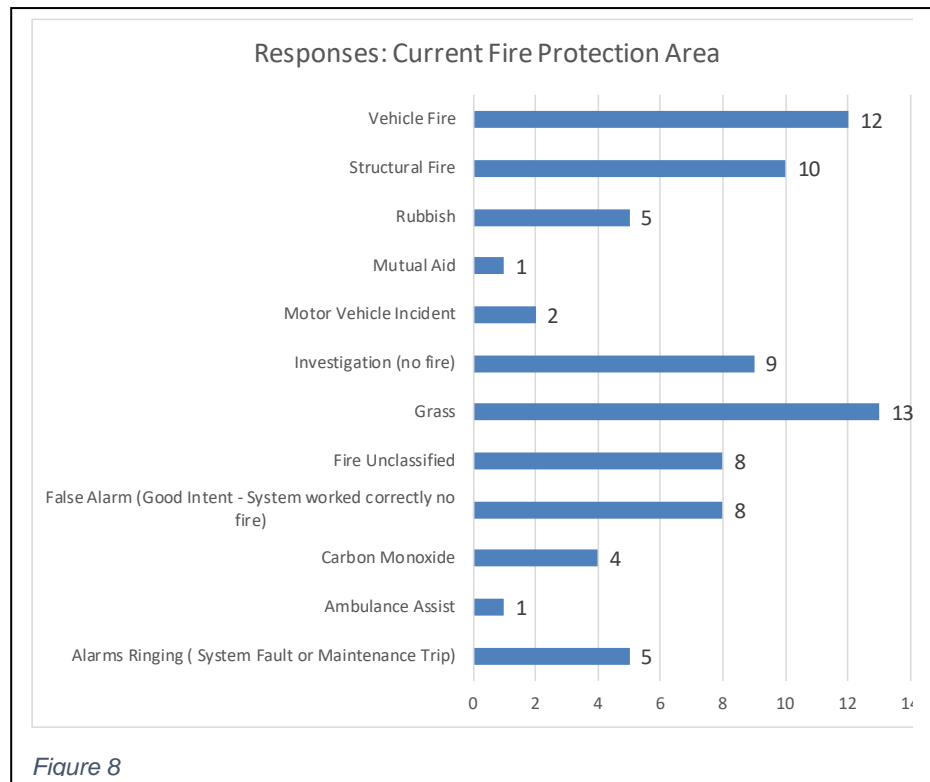
What this illustrates is that the current extended fire protection district includes areas which are beyond eight kilometres; these include Highway 49 to the east, the Hart Highway to the west, Highway 97 to the north-west and Township Line Road to the south-east.

February 15, 2018

Response to Incidents

As noted, the DCFD currently provides coverage to a portion of the PRRD and one issue to be addressed is the potential impact on the Department from providing additional responses at a further distance.

Responses are for a range of incident types summarized in Figure 8. The majority of these are for single unit calls and/or for a shorter duration than structure fires which require a full commitment by the Department.



Total responses in the fire protection area are slightly less than 4% of the responses by the Department (see Figure 9).

This percentage changes when the responses data is analyzed for structure fires as shown in Figure 10.

In this case, the percentage of responses in the fire protection area is 12.5%.

	2012	2013	2014	2015	2016	Total
Fire Protection Area	11	12	12	15	28	78
Dawson Creek	375	355	416	397	414	1,957
Total	386	367	428	412	442	2,035

Figure 9: All Response Types: Average of 16 calls in the Fire Protection Area 2012 to 2016

	2012	2013	2014	2015	2016	Total
Fire Protection Area		2	3	3	2	10
Dawson Creek	16	12	16	15	11	70
Total	16	14	19	18	13	80

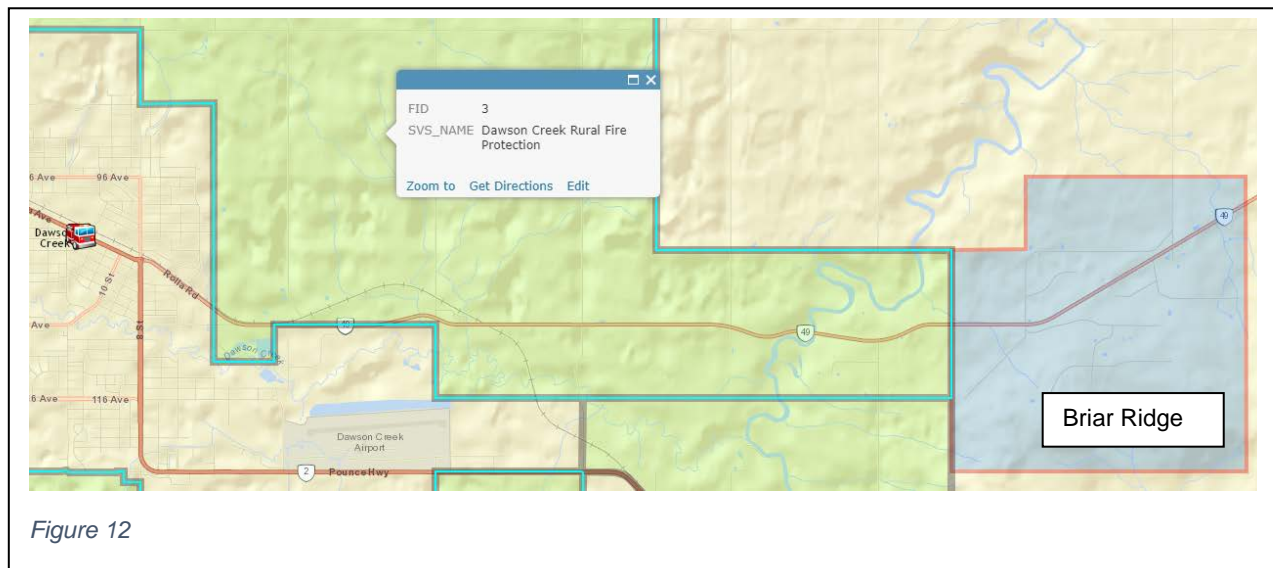
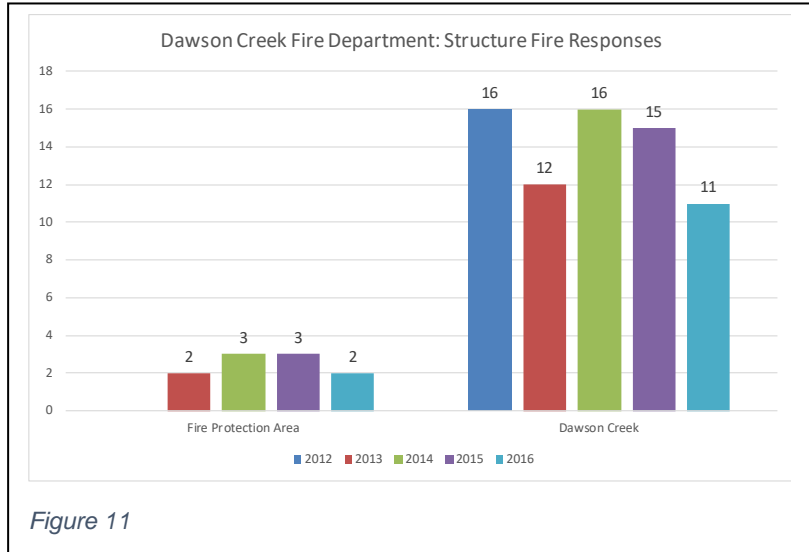
Figure 10: Structure Fire Incidents

February 15, 2018

This is shown graphically in Figure 11 and illustrates that there is an impact to the DCFD for responses that are for structure fires as they are likely to result in a commitment of a majority or all of the Department's resources. Where this occurs outside of Dawson Creek there is a degree of elevated risk in terms of the 'next call for service' that may occur in the City.

Briar Ridge

The Briar Ridge area that is being considered for inclusion in the fire protection area is the blue



polygon shown in Figure 12 and immediately adjacent to the eastern limit of the current rural fire protection area along Highway 49. The area is approximately 9.8 square kilometres and contains 91 residential properties.

February 15, 2018

The travel distance to the area exceeds eight kilometres; however, the majority of it is within 13 kilometres (red polygon) and all of it within 15 kilometres (grey polygon) as shown in Figure 13.

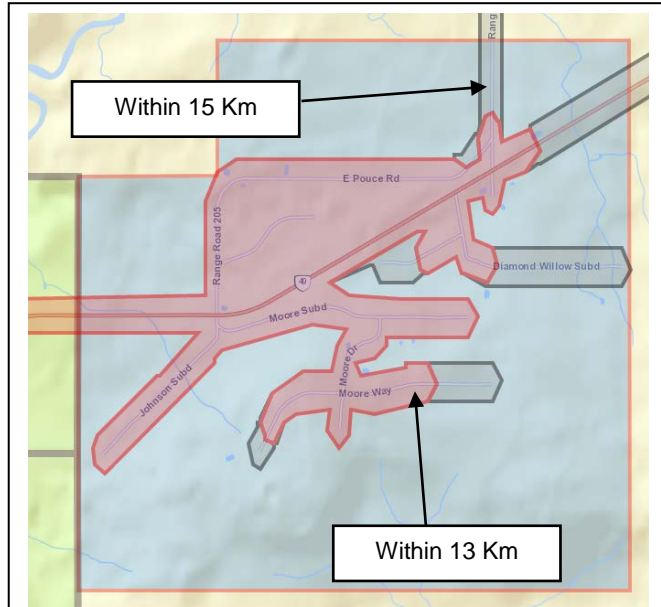


Figure 13

South Dawson

The South Dawson area being considered for inclusion in the fire protection area provided by the DCFD is the red shaded area shown in Figure 14.

The area is approximately 5.9 square kilometres and contains 65 residential properties.

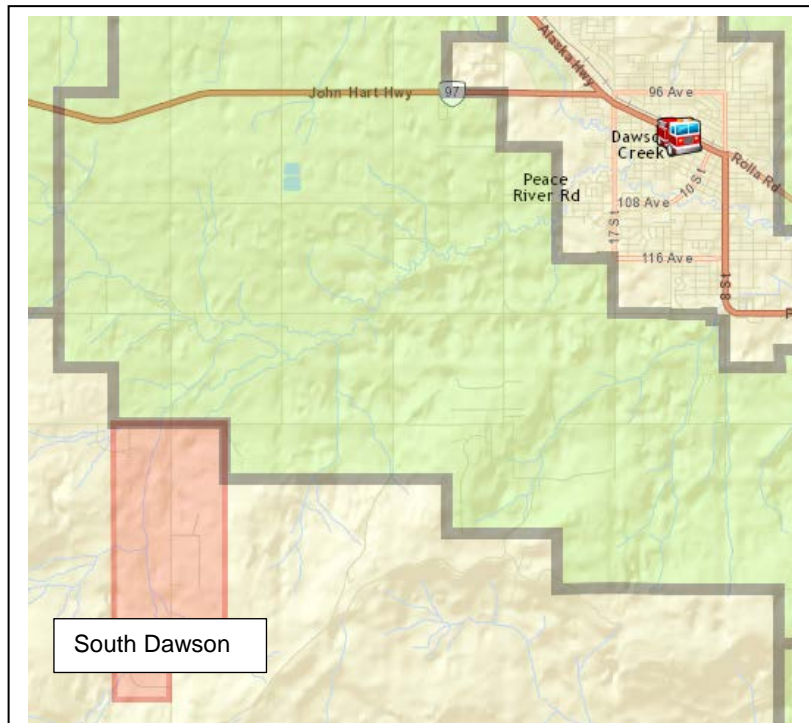


Figure 14

February 15, 2018

The travel distance to this area exceeds eight kilometres but for some part is within 13 and 15 kilometres as shown in Figure 15.

Travel distance from the Dawson Creek fire hall within 13 kilometres is portrayed by the darker red polygon; 15 kilometres is shown in the grey polygon with the black outline.

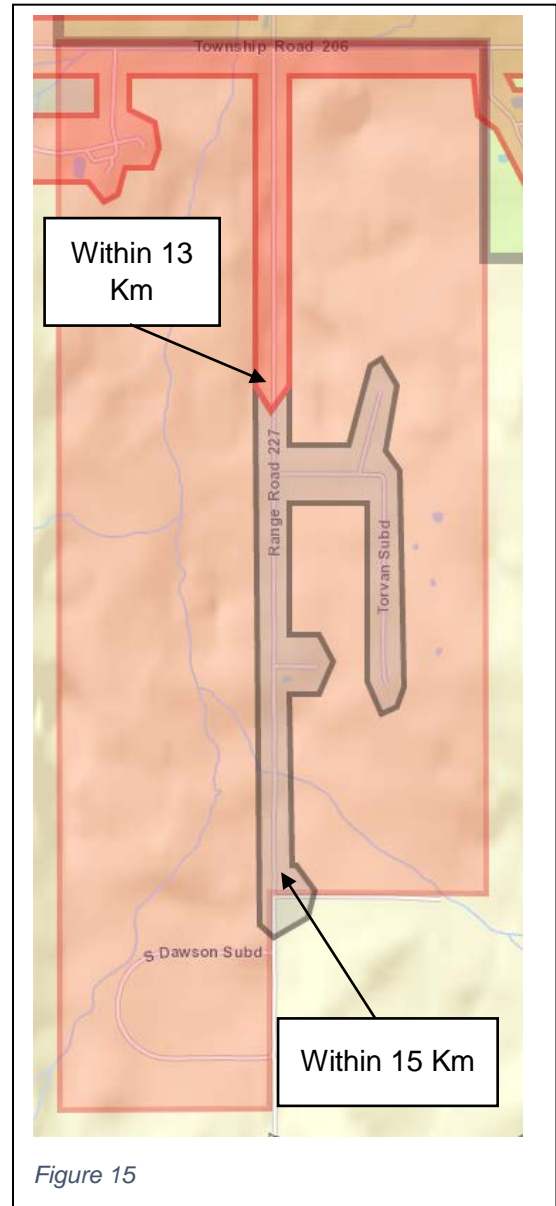


Figure 15

February 15, 2018

Coverage Expansion Issues

The addition of Briar Ridge and South Dawson into the Dawson Creek rural fire protection area is recommended. Coverage within these two areas will be beyond the eight kilometre travel distance from the fire hall but that is already the case within the existing fire protection area.

Official Community Plan

Expansion of such fire service is also consistent with the South Peace Fringe Area Official Community Plan⁶ at 11.2.1:

11.2.1 Policies

- a. To encourage and support existing Dawson Creek, Pouce Coupe, Arras, and Tomslake rural fire protection service areas as defined on Schedule E, providing services to SPFA residents; and
- b. To facilitate requests for expanded fire protection service areas, where feasible.⁷

An expanded fire service to Briar Ridge and South Dawson would require a primary response by the DCFD which would dispatch a trained crew with an Engine and a Tender for water supply since the area under discussion does not have hydrants. One option for the PRRD and the DCFD to jointly consider is STSS accreditation by the FUS.⁸

Wildland Interface Risks

As part of this review process, Briar Ridge and South Dawson were reviewed including a consideration of the risk posed by the wildland interface.

Briar Ridge

All Briar Ridge homes are classified as being in the wildland interface. Therefore, there is a risk of wildfire to all residents of this area. The wildland interface risk is considered moderate according to the Provincial Strategic Threat Analysis done in 2015. The Briar Ridge area is surrounded by farmland on the north and west which will protect the ridge from most wildfires; the east and south sides of the ridge are composed of C-2 (spruce) and M-2 (aspen) forested areas. In the summer months, the fire risk can reach extreme.

By practicing the Fire Smart principles, the risk from wildland interface fire to home owners can be greatly reduced. The PRRD and the DCFD should focus on public education programs such as Fire Smart to educate the residents of the ridge. As well, there is a need to improve fuel management performance by planning and carrying out forest activities in a manner that reduces future fire risks and the potential impacts of wildfire.

⁶ Bylaw No. 2048, 2012.

⁷ Ibid, page 47.

⁸ http://www.fireunderwriters.ca/superiortankershuttle_e.asp

South Dawson

The South Dawson properties are classified as being in the wildland interface because of they are surrounded by a forest. This forested area is a mixture of C-2(spruce) and M-2(aspen). The South Dawson homes are protected by surrounding farmland outside of the immediate homesteads/forested areas which makes the area fairly safe from large scale forest fires. The wildland interface fire risk would be considered moderate to low most times of the year, but in the summer months the risk can reach extreme.

By practicing the Fire Smart principles, the risk from wildland interface fire to home owners can be greatly reduced. As with Briar Ridge, the PRRD and the DCFD should focus on public education programs such as Fire Smart to educate residents. A planned-out fuel management program should be implemented over a period of years. This practice can greatly reduce future fire risks and the potential impacts of wildfire.

Superior Tanker Shuttle Service Accreditation

STSS accreditation is recognized by the FUS as being equivalent to hydrant protection.⁹ This accreditation has been obtained by a number of fire services in the province and, where they are compliant in terms of water flow and distance, they are equivalent to the DPG Grade 3A which is considered "fully protected", as opposed to DPG 3B, which is a semi-protected rating. The difference in insurance costs between semi- and fully-protected can be as much as 30%.

For the STSS accreditation to generate an insurance premium discount, the FUS requires the property to be within eight kilometres of a fire station and 5 kilometers of a water supply point. Achieving an STSS accreditation would provide a more secure water supply within the sub-regional area in addition to a potential reduction in fire insurance premiums. Accreditation is normally granted by the FUS for a period of five years¹⁰.

The accreditation would require a minimum of three Tenders of appropriate capacity along with identified water supply points. Achieving this capacity would require an optimized response by the DCFD along with the Pouce Coupe Fire Department and probably also Tomslake.

Having the ability to provide a consistent water supply by tanker shuttle would be a benefit for both the PRRD service areas which are protected by the DCFD as well as the City of Dawson Creek as this would assure an additional water supply capability regardless of whether accreditation is obtained. Such a cooperative model would also be supported by the ongoing commitment to training within the South Peace that is now possible at the DCFD training site.

⁹ Ibid.

¹⁰ To be clear, STTS accreditation will only be granted by the FUS but regardless of whether accreditation is obtained or not, the ability to provide an enhanced water shuttle will be a benefit to any firefighting response within the PRRD as well as within Dawson Creek.

Mutual Aid Agreement

Mutual aid agreements are essential tools that enable fire departments to provide aid to one another, when circumstances warrant. They permit departments to share resources and specialty services (e.g., specialty rescue or hazardous materials responses; additional water supplies, etc.), and enable them to obtain critical support for major incidents or other situations where a department's resources are overwhelmed by events. Mutual aid agreements require a specific request for assistance from the requesting department, before another department responds to the incident.

There is an existing mutual aid agreement (the "Agreement") between the PRRD, the Tomslake Fire Department Society, the City of Dawson Creek and the Village of Pouce Coupe. The Agreement, made as of 10 November 1999, was intended "...to provide for fire and emergency response mutual aid in Dawson Creek, Pouce Coupe and Tomslake and the rural areas surrounding those communities."¹¹

The Agreement appears to have expired as it was signed 10 November 1999 and was for a five-year term. If the DCFD intends to rely on this arrangement, the Agreement should be renewed and updated. Nevertheless, it appears still to form the basis for mutual aid between the parties. The Agreement is without any specific area limitations and is intended to enable each of the parties to request aid from the other parties when required. Likewise, there is no restriction as to what might be provided by this agreement, as the term Emergency Resources includes "...all persons and equipment held by, in the service of or directly available to the fire services of the Party."¹² That said, the Fire Chief of the Providing Party has full discretion as to what resources to send in response to a request and no liability is intended to attach to any such decision.¹³

Subject to the adoption of a revised mutual aid agreement all available apparatus and personnel are available for deployment at the request of any party to the Agreement. The shared response by apparatus and personnel can be used to achieve an STSS accreditation, though any such arrangement for water tenders would likely have to be developed along with an automatic aid structure, to ensure the timeliness of response.¹⁴ The appropriate number of Tenders for water supply and water supply points should be reviewed and this detail provided to the FUS; as well, they will require information on a coordinated plan to train and implement this enhanced water supply system. Coordination of this training function could be managed by the DCFD, subject to a review of their resources, due to the presence of the training site in Dawson Creek as well as their capacity to manage training overall.

¹¹ As described in the full name of the bylaw authorizing the execution of the agreement by the PRRD: *South Peace Fire Mutual Aid Agreement By-Law No. 1260, 1999.*

¹² Agreement, s. 1, Definitions.

¹³ Agreement, sections 3 and 4.

¹⁴ Under automatic aid, the supporting departments are automatically called out to certain classes of events – e.g., a confirmed structure fire.

February 15, 2018

Apparatus and Staffing

Fire protection for the existing and proposed additional two areas is recommended with provision for a more flexible response and with a greater capacity for water supply for fire suppression.

In terms of water supply, the fire protection area does not have fire hydrants. All water used for firefighting is that carried to the fire in Tenders, or uses stored water at the scene.

At the present time, the Department has a number of Tenders at least one of which has been provided by the PRRD. However, there is a practical limit to the amount of fire suppression that can be attempted with what is a de facto limited water supply. For this reason, it is recommended that Department and the PRRD procure sufficient additional Tenders and provide fill points to achieve a continuous flow of water; what is termed a Tanker Shuttle Service. It may also be possible to have this accredited by the FUS and if that can be achieved, the insurance industry considers this the same as being within a hydranted area.



Figure 16: Tender

Deploying a tanker shuttle service will require sufficient additional tankers to provide a continuous flow of water at a fire scene. This is a practice that is achieved by a number of fire departments in BC and results in a greatly enhanced ability to provide fire suppression. It also provides a greater margin of safety for firefighters.

The effectiveness of a tanker shuttle service is determined by the provision of water sources and apparatus. It also absolutely requires regular training and drilling with this configuration to ensure the competence and familiarity with all parts of the operation. It is proposed that the DCFD would be in the best position to manage this service in partnership with the PRRD and the surrounding fire departments. If this concept is agreed it will require a more detailed discussion and agreement with the respective fire departments as well as the procurement of sufficient Tenders and a commitment to training time and regular practices. This matter was reviewed with the DCFD Fire Chief and it is proposed that a training position be added to the Department to coordinate and deliver training and regular practices.

February 15, 2018

As noted earlier Briar Ridge and South Dawson were reviewed by the consultants in terms of the forest interface risk as well as the general risk, types of construction and topography.

In a number of places houses are built on hillsides with relatively steep and narrow driveways that present a



Figure 17: Rapid Response Engine

significant challenge in terms of access or egress for a full-size engine. For this reason, it is recommended that the PRRD and the DCFD consider the implementation of a Rapid Response Engine similar to the unit shown in Figure 17. This type of unit is deployed in many fire departments as an additional unit for this specific type of response and often equipped with a Compressed Air Foam System (the “CAFS”) to obtain the maximum utilization of the available provided water supply. The estimated cost for this type of unit based on ones currently deployed in other fire departments is \$200,000.

February 15, 2018

Summary

The PRRD has an agreement with the DCFD to provide an emergency response to a defined area outside of the City of Dawson Creek. This agreement generates approximately 11 responses per year by the DCFD.

Increasing the size of the fire protection area to include South Dawson and Briar Ridge would add some 156 additional properties to the DCFD service area, and provide a response by a fire department where none currently exists. A portion of the two areas will be within 13 kilometres of the DCFD fire hall, others are beyond that. In the case of Briar Ridge all properties are within 15 kilometres; in South Dawson, there are perhaps 17 properties that would be just slightly beyond that point.

The area that is currently unprotected also lacks hydrants and so, in its present configuration, the DCFD is somewhat constrained in the amount of water that can be provided by Tender. The mutual aid agreement permits the DCFD as well as the Pouce Coupe and Tomslake fire departments to provide mutual aid without limitation in terms of their resources. Providing a consolidated response by the resources of all three departments with the appropriate numbers of Tenders and sufficient water supply points could allow for an STSS accreditation. Such an accreditation would allow any fire suppression activities in any protected area to operate with a continuous water supply.

Recommendations

It is recommended that the PRRD consider expanding the DCFD fire protection area to include the two areas identified below. It is further recommended that the PRRD and the three fire departments that are parties to the mutual aid agreement be trained and equipped to achieve certification for an STSS accreditation. The training and regular practice to achieve this to be facilitated by an increase of one position for the DCFD.

Accreditation by the FUS should provide an opportunity for lower fire insurance premiums but even without accreditation a tanker shuttle can provide a continuous flow of water for firefighting where this is not currently the situation both within the current fire protection area and the proposed extensions. Implementation will require a review with the respective fire chiefs to ensure a sufficient number of tenders, suitable training and regular practice to ensure a continuous water supply.

In addition to the implementation of a tanker shuttle it is recommended that the DCFD increase its fleet by adding a Rapid Response Unit to provide a first attack capability in Briar Ridge and South Dawson. This type of unit would allow the Department to better cope with many of the residences with long, steep driveways; as well the response time for a smaller vehicle is likely to improve.

February 15, 2018

Briar Ridge

Briar Ridge is at the east limit of the current fire protection area on either side of Highway 49. There are 91 residences in this area and the majority are within 13 kilometres of the DCFD; all of the remaining area is within 15 kilometres.

South Dawson

South Dawson is at the south-west corner of the existing fire protection area. There are 65 residential properties in this area with few if any within 13 kilometres. The largest portion of the 65 properties is just beyond 13 kilometres with a few just beyond 15 kilometres.

Conclusion

The issue of extending a fire department's service boundaries is primarily driven by the question of whether an effective response, one which increases or improves life safety and the protection of property, is possible. In general, the longer that it takes a fire department to arrive at the scene of an incident, the greater the damage that is likely to occur and the greater the risk of injury or death. Even so, the provision of a confirmed emergency response ensures that an incident will be contained, preventing a structure fire from becoming a risk to neighbours or the forest interface. It also will improve life safety for residents. As an additional consideration, under the FUS system, insurance premiums are reduced where a residential property is located within eight kilometres of a fire hall, with some individual insurers or underwriters extending this protected zone as far out as 13 kilometres.

In the present review, the possible extension of the DCFD fire protection coverage for Briar Ridge and South Dawson is recommended. Most properties within this expanded service area are within 13 to 15 kilometres from the hall. Some portions of South Dawson slightly exceed a travel distance of 15 kilometres from the hall.

February 15, 2018

Appendix 1: Superior Tanker Shuttle

The following is from the FUS and describes alternate water supplies including Superior Tanker Shuttle (the “STS”).

Fire Underwriters Survey: Superior Tanker Shuttle

Alternative Water Supplies for Public Fire Protection¹⁵

Alternative water supplies include water supplies other than those that are defined as pressurized, municipal-type water supply systems. Generally speaking fire fighting operations are dependent on water and/or other extinguishing agents to succeed. In developed areas, water supplies are provided through a network of distribution pipes, storage and pumping facilities.

In areas without municipal-type water supplies, fire fighting presents a significantly greater challenge. Historically various methods have been utilized to deliver water from some source location to the fireground. The bucket line is an example of one of the historical methods of delivering water to a fire. Generally speaking these types of water supply delivery methods were not effective with respect to reducing property damage.

Since the advent of automotive fire apparatus and road infrastructure, the capacity to move water from a source location to the fire ground has improved dramatically. The fundamental steps in a shuttle operation are as follows:

- set up pumper apparatus at fire event and deliver water from temporary storage facility (ex. portable tank) through fire pump to fire;*
- draft water (from a location where water supplies are known to be reliable and accessible) into a mobile water supply apparatus*
- move water from source location to fire event using mobile water supply apparatus*
- dump water into temporary storage facility (ex. portable tank) at fire event location*
- repeat shuttle cycle.*

Levels of Service

Unrecognized Shuttle Service

If the level of shuttle service provided by a community does not meet the minimum benchmarks set out in NFPA 1142, then the level of service will not be recognized for fire insurance grading purposes.

Standard Tanker Shuttle Service

¹⁵ http://www.fireunderwriters.ca/superiortankershuttle_e.asp, accessed 23 August 2017.

R-1

To be recognized, for Standard Tanker Shuttle Service, the fire department must have adequate equipment, training and continuous access to approved alternative water supplies to deliver standard tanker shuttle service in accordance with NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting. A formal plan for use of alternative water supplies must be in place and available for review detailing the alternative water supply sources and characteristics. To be credited, fire department access to alternative water supplies must be 24 hours per day and 365 days per year. Refill capacity from alternative water supplies using drafting techniques requires a pump that has a minimum capacity of 450 LPM (100 lpm) at 275-415 kPa (40-60 psi).

Accredited Superior Tanker Shuttle Service

Accredited Superior Tanker Shuttle Service is a recognized equivalency to hydrant protection. To be accredited, fire departments must commit to maintaining a high standard of organization, and practice delivering the service regularly. The fire department must be able to show through testing and documentation that it can continuously provide water supplies in excess of the minimum required for hydranted municipal-type water supplies.

To be recognized for Accredited Superior Tanker Shuttle Service, the system of delivery of water supplies must be well-designed and well-documented. The system of delivery must meet all of the requirements specified for Standard Tanker Shuttle Service and must exceed the requirements in several key areas:

- *The fire department must be able to prove through testing that the specified requirements of Superior Tanker Shuttle Service can be met.*
- *For personal lines insurance, the fire department must be able to deliver a flow rate of not less than 950 LPM (200 IGPM) within 5 minutes of arriving at the test site with the first major piece of apparatus (wheel stop).*
- *For commercial lines insurance, the fire department must be able to deliver a flow rate of not less than 1900 LPM (400 IGPM) within 5 minutes of arriving at the test site with the first major piece of apparatus (wheel stop).*
- *The fire department must be able to deliver the flow rate which will be accredited within 10 minutes of arriving at the test site with the first major piece of apparatus (wheel stop).*
- *The volume of water available for fire fighting must be adequate to sustain the accredited flow rate for a duration in accordance with the Fire Underwriters Survey Water Supplies for Public Fire Protection*

Further Notes

- *To be recognized for fire insurance grading purposes, the protected property must be located within:*
 - *Commercial Lines (PFPC) - 5 km of a fire station AND 2.5 km of an approved water supply point*

February 15, 2018

- *Personal Lines (DPG) - 8 km of a fire station AND 5 km of an approved water supply point*
- *To be recognized for fire insurance grading purposes, the water-delivery system must be available AND accessible 24 hours per day and 365 days per year;*
- *To be recognized for fire insurance grading purposes, the water capacity of alternative water supply sources must be documented for a 50-year drought cycle and documentation must be available for review. Alternative evidence of reliability of supply will be considered on a case by case basis.*
- *Fire Underwriters Survey treats dry hydrants with suction points in the same way as it treats standard (pressurized) fire hydrants. Any property within 300 metres of a dry hydrant may be eligible for a Dwelling Protection Grade better than 3B, provided the building is within eight kilometres by road of a responding fire station, the fire department is recognized as meeting the criteria for a Dwelling Protection Grade of 3A or better and the fire department has adequate apparatus to effectively utilize the dry hydrant through suction. Testing of the fire department's capacity to utilize the dry hydrant and documentation of the dry hydrant design and maintenance may also be required.*
- *Fire Underwriters Survey may extend credit beyond 300 metres of a fire hydrant when the responding fire company uses large-diameter hose, if the fire department can demonstrate a standard procedure for deployment of hose and also establish a relay operation as needed.*

Historical Note: Fire Underwriters Survey has completed Superior Tanker Shuttle Service Testing since 1989 when the first such test was completed in Ontario. Past systems for testing were somewhat less formal. [See article: 1988 First Accreditation in Canada](#)

Noted changes to Accredited Superior Tanker Shuttle Service

1. *Defined coverage areas*
2. *Formalized requirements for Approved Water Supply Points*
3. *Publication of accredited flow rates to the Canadian Fire Insurance Grading Index*
4. *5 year limit on accreditation period*
5. *Formalized requirements for documentation*
6. *Formalized integration of NFPA 1142*

For communities that are currently accredited to deliver Superior Tanker Shuttle Service, a phase in period of 2 years will be used to allow communities time to prepare for the re-accreditation process.

Note: the full Superior Tanker Shuttle Accreditation document can be downloaded here: [Superior Tanker Shuttle Service Accreditation Protocol](#)

February 15, 2018

The new protocol is in draft and comments/feedback are welcomed:
feedback@fireunderwriters.ca

Why become Accredited to deliver Superior Tanker Shuttle Service?

Property owners in communities with accredited Superior Tanker Shuttle Service are eligible for improved property insurance rates similar to those in communities with municipal-type water supply systems.

Fire Underwriters Survey does not set property insurance rates, however the organization is responsible for publishing the Canadian Fire Insurance Grading Index which is used by insurers across Canada to base insurance rates upon.

Fire Underwriters Survey is recognized by the Insurance Bureau of Canada as being the only organization authorised to publish fire insurance grades in Canada.

Outside Agencies Testing Tanker Shuttle Service?

Communities that have been tested by agencies other than Fire Underwriters Survey may still be eligible to receive Fire Underwriters Survey accreditation. Documentation of test procedures followed and test results must be submitted to the offices of Fire Underwriters Survey in accordance with the Superior Tanker Shuttle Service Protocol document. Applicants that successfully meet the specified criteria will be accredited and receive certification through the Fire Underwriters Survey' Registry of Accredited Superior Tanker Shuttle Services. The Registry is promulgated to the Fire Insurance Grading Index to ensure that the community's fire insurance grades reflect the accreditation.

February 15, 2018



REPORT

To: EADC

Date: November 29, 2017

From: Chris Cvik, CAO

Subject: Policy and Procedure for Electoral Area Specific Issues

RECOMMENDATION(S):

1. That the Electoral Area Directors Committee (EADC) recommend to the Regional Board that the Policy for Electoral Area Specific Tasks; which outlines the process to request a task of the Electoral Area Manager and defines the template to be used for letters from an Electoral Area Director, be approved.
2. That the Electoral Area Directors Committee (EADC) recommend to the Regional Board that the revised Terms of Reference (TOR) for the Electoral Area Director's Committee be approved.

BACKGROUND/RATIONALE:

Given that the Electoral Areas have a full-time manager, it was felt that a policy be developed to assist the Manager and Electoral Area Directors to understand when items need to go to the Board for approval versus what can be actioned directly by the Electoral Area Manager based on direction from an electoral area director.

DISCUSSION:

The draft Policy contains some guiding principles including:

- The Electoral Area Manager can issue letters or work on tasks directed by an electoral area director when the nature of the request is specific to only one Electoral Area and does not require more than two (2) hours of time from other staff.
- Issues that are common to more than one Electoral Area will continue to be forwarded to the Board for approval if there are specific recommendations or action items.
- Electoral Area specific communication/letters cannot be contrary to an established position of the Board.
- Electoral Area specific communication will be issued on plain white paper without the PRRD letterhead and be addressed at the top "From the Office of Electoral Area XX".

If the Board approves the Policy, the Terms of Reference for the Electoral Area Directors' Committee also needs to be amended to reflect that actions specific to a single electoral area do not need to be ratified by the Regional Board and can be actioned by the Electoral Area Manager.

OPTIONS:

1. That the Electoral Area Directors' Committee (EADC) recommend that the Board approve the Policy to address Electoral Area Specific Tasks.
2. That the Electoral Area Directors' Committee (EADC) recommend that the Board approval of the revised Terms of Reference (TOR) for the Electoral Area Director's Committee.
3. That the Electoral Area Directors' Committee (EADC) recommend changes to the draft Policy before submitting to the Board for approval.

STRATEGIC PLAN RELEVANCE:

- ☐ Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- ☐ Ensure effective execution of Public Safety and Emergency Services initiatives.
- ☐ Foster Collaboration on services with municipalities and electoral areas.
- ☒ Establish a strategy for coordinated advocacy on identified issues.
- ☐ Manage parks and trails in the region.
- ☐ Support the agricultural industry within the regional district.
- ☐ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S): N/A

COMMUNICATIONS:**OTHER CONSIDERATION(S):**From the Board Approval Policy and Procedure Template**1. POLICY:**

A policy is a guiding principle that governs the administration of the PRRD, reflecting the vision, goals and objectives of the PRRD. Policies reflect service level (budget) and/or key terms of service. The PRRD Board approves and defines all policies.

2. PROCEDURE

The procedure is an approved process to enforce or administer rules established by policy. Procedure outlines a logical process for administrative staff to follow. The CAO, or designate, is assigned authority to approve "procedural" changes within each of approved policies of the Board.

Peace River Regional District Statement of POLICY and PROCEDURE			
Department:	Administration	Policy No.	
Section:	Electoral Area Directors	Issued:	
Subject:	Electoral Area Communication	Effective:	
Board Resolution # and Date:	Policy for Electoral Area Specific Tasks	Page:	1 of 3
		Replaces:	
Issued by:		Dated:	
Approved by:			

1 POLICY

- 1.01 Requests by an Electoral Area Director for support on electoral area specific tasks (i.e., projects, communication, etc.) are to be discussed:
 - a) at an Electoral Area Directors Meeting (EADC) or Rural Budgets Administration Committee (RBAC) Meeting; or
 - b) when a project or communication is time sensitive, the electoral area director wanting to issue a communication or request work on an electoral area specific initiative shall seek the support of the other three electoral area directors. (This support can be obtained electronically or via telephone.)
- 1.02 If support is provided by the majority of the electoral area directors, the electoral area director can direct the Electoral Area Manager to process the communication or work on the specific task.
- 1.03 Issues that are common to more than one electoral area must be forwarded to the Board for approval before the Electoral Area Manager or other staff actions the items.
- 1.04 Electoral area specific communication or initiatives cannot be contrary to an established position of the Board.
- 1.05 Electoral area specific communication will be issued on plain white paper without the PRRD letterhead and be addressed at the top as "From the Office of Electoral Area XX".
- 1.06 All communication using the Peace River Regional District logo must to be approved by the Board.
- 1.07 Communication and project task requests resulting in more than two (2) hours of staff time must be approved by the Board. This does not apply to the Electoral Area Manager's time.

Peace River Regional District Statement of POLICY and PROCEDURE			
Department:	Administration	Policy No.	
Section:	Electoral Area Directors	Issued:	
Subject:	Electoral Area Communication	Effective:	
Board Resolution # and Date:	Policy for Electoral Area Specific Tasks	Page:	2 of 3
		Replaces:	
Issued by:		Dated:	
Approved by:			

2 PURPOSE

- 2.01 The Purpose of this “Statement of Policy and Procedure” is to:
- a) outline the processes that must be adhered to for the electoral area directors to direct work to the Electoral Area Manager or other Peace River Regional District staff; and
 - b) define the template that will be used for letters from the Electoral Area Directors.

3 SCOPE

- 3.01 The scope applies to communication and work tasks requested or issued by the Electoral Area Directors.

4 RESPONSIBILITY

- 4.01 The Electoral Area Manager is responsible to ensure the Policy is adhered to.

5 DEFINITIONS

- 5.01 Time Sensitive – An issue is time sensitive if a response is required before the next regularly scheduled EADC or RBAC meeting.
- 5.02 Electoral Area Specific – Subject of any communication or action that is unique to a single electoral area only.

6 REFERENCES and RELATED STATEMENTS of POLICY and PROCEDURE

- 6.01 Bylaw No. 1853, 2009 Rural Budgets Administration.
- 6.02 Electoral Area Directors Committee (EADC) Terms of Reference.

Peace River Regional District Statement of POLICY and PROCEDURE			
Department:	Administration	Policy No.	
Section:	Electoral Area Directors	Issued:	
Subject:	Electoral Area Communication	Effective:	
Board Resolution # and Date:	Policy for Electoral Area Specific Tasks	Page:	3 of 3
		Replaces:	
Issued by:		Dated:	
Approved by:			

7 PROCEDURE

- 7.01 When specific electoral areas communication initiatives are approved by EADC or RBAC, the Electoral Area Director will work with the Electoral Area Manager to finalize and distribute the communication.



POLICY STATEMENT

ELECTORAL AREA DIRECTORS' COMMITTEE

The Electoral Area Directors' Committee membership shall be elected representatives from Electoral Area 'B', Electoral Area 'C', Electoral Area 'D' and Electoral Area 'E'.

TERMS OF REFERENCE

1. The Electoral Area Directors' Committee will meet to address issues of a rural nature.
2. Meetings will be open to the public.
3. The Electoral Area Directors' Committee will be chaired by an Electoral Area Director elected by the committee participants.
4. The Electoral Area Directors' Committee will hold meetings the third Thursday of each month or at the call of the Chair.
5. Electoral Area Directors' Committee meetings will be funded through the Legislative - Electoral Area budget under "Electoral Area Business." Only Electoral Area Directors will be compensated for attending meetings.
6. Agenda items for the Electoral Area Director's Committee meetings will include items that are:
 - a) referred to the meeting by resolution of the Regional Board; or
 - b) of a purely rural nature.
7. Items for the regular agenda must be provided to Administration by **noon the Friday 2 p.m. the Thursday** prior to the scheduled meeting.
8. All recommendations of the Committee shall be determined by majority vote of the Electoral Area Directors.
9. Staff will prepare minutes and forward recommendations to the Regional Board for consideration.
10. Committee recommendations will be ratified by the Regional Board prior to staff action being undertaken, unless previously authorized by a referring Board resolution **or is specific to a single Electoral Area as per the Policy for Electoral Area Specific Issues.**



REPORT

To: Electoral Area Director's Committee

Date: Jan 10, 2018

From: Paulo Eichelberger, General Manager of Environmental Services

Subject: North Pine Tower – Next Steps for Usage

RECOMMENDATION(S):

That the Electoral Area Directors' Committee recommends to the Regional Board that staff be authorized to negotiate agreements with secondary users currently renting or intending to rent space on the North Pine Tower.

BACKGROUND/RATIONALE:

In 2017, the Regional Board resolved to discontinue the provision of TV services via North Pine Tower. Given that the North Pine Tower remains an asset of the PRRD and revenue from taxation is no longer collected for the function as of January 1, 2018, maintenance of the tower and annual lease of the tower location/access must be paid for through other means.

Currently, the tower provides a secondary function for residential users:

- One user on the tower, providing internet services to 80+ residents.
- A second potential user, a public radio station, has approached the Regional District to also rent space and stand ready to negotiate an agreement with the PRRD and install their service. This station would be broadcasting to area residents.

Below is a breakdown of expected costs and income for the North Pine Tower:

2018 income:

- Internet provider -was \$100/month (\$1200/year) in 2017. Contract to be renewed this year.
- Public radio station – rent to be negotiated

2018 expenses:

- \$2,500 – annual lease to landowner (expires 2019)
- \$1,100 – power (estimated)
- \$300 – insurance
- \$500 – admin fees
- \$1,000 – maintenance (estimated)

At minimum, the rental fee(s) for the year will need to cover \$5,400 in expenses, based on the above figures. It would be possible to rent space out to additional businesses that could provide services to the area residents however this would be dependent on interest and acceptable loading on the tower. Additionally, there is still the possibility of selling the tower to another service provider and re-assigning any rental agreements to that provider.

February 15, 2018

Staff Initials:

Dept. Head:

PA Eichelberger

CAO:

Chris Burk

Page 1 of 2

ALTERNATIVE OPTIONS:

Option 1: That the Electoral Area Directors approve the recommendation

Option 2: That staff be authorized to issue a public expression of interest to potential users for rental of space on North Pine tower.

Option 3: That staff be authorized to pursue options for sale of the North Pine Tower to another provider.

Option 4: That staff be authorized to issue a request for quote to dismantle and remove the North Pine Tower.

Option 5: That the Directors provide alternate direction.

STRATEGIC PLAN RELEVANCE:

- ☐ Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- ☐ Ensure effective execution of Public Safety and Emergency Services initiatives.
- ☐ Foster Collaboration on services with municipalities and electoral areas.
- ☐ Establish a strategy for coordinated advocacy on identified issues.
- ☐ Manage parks and trails in the region.
- ☐ Support the agricultural industry within the regional district.
- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

- Operating reserve of \$42,085 (as of Oct 2017) exists in case maintenance goes up or a decision is made to dismantle the tower. It is currently unknown what the cost of tower removal and site remediation will be.
- Currently the tower costs the PRRD approximately \$5,400/year.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.

February 15, 2018

From: ALR and ALC Revitalization AGRI:EX [mailto:ALR_ALCRevitalization@gov.bc.ca]

Sent: February-07-18 4:32 PM

To: prrd dc <prrd.dc@prrd.bc.ca>

Subject: Stakeholder Meeting Invitation: Revitalization of the Agricultural Land Reserve and Agricultural Land Commission

Dear Agriculture Stakeholder,

The Minister of Agriculture's Advisory Committee has invited you to participate in a regional stakeholder meeting (invitation attached). This email confirms the date and location.

Meeting Date: Thursday, February 22, 2018

Meeting Location: Stirling Room, Pomeroy Hotel and Convention Center, 11308 Alaska Road, Fort St John, BC

Please RSVP by February 15, 2018 to the Advisory Committee at: ALR_ALCRevitalization@gov.bc.ca.

Please indicate your preference for a morning, mid-day or afternoon meeting time. The Advisory Committee will do its best to accommodate your preference. Each meeting will be scheduled for approximately one hour. Please note you may share meeting time with other stakeholders if needed.

The Advisory Committee envisions conversation-style meetings, with short presentations by stakeholders if needed. Stakeholders are welcome to leave the Committee with other presentation material for the Committee's consideration.

Written submissions are also encouraged to the Advisory Committee by email and mail, and an online public survey is also available via the BC Government's engagement website. Please follow this link to the engagement webpage: <https://engage.gov.bc.ca/agriculturallandreserve>.

Further details are provided in the invitation attached to this email. The Minister's Advisory Committee looks forward to meeting with you and hearing your views on this important topic.

Sincerely,
Jennifer Dyson
Chair, Minister's Advisory Committee
ALR and ALC Revitalization

February 15, 2018



February 7, 2018

File: 0280-30

Dear Stakeholder:

The Minister of Agriculture, the Honourable Lana Popham, has established an independent advisory committee to provide strategic advice and policy guidance on revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC). The Minister's Advisory Committee (Advisory Committee) is responsible for delivering recommendations through consultation and engagement with stakeholders and the general public. The Advisory Committee is tasked with a forward-looking focus on the future of the ALR and ALC.

The Advisory Committee is seeking the input of farmers, ranchers, agricultural industry groups and other stakeholders across the province, to help inform their recommendations. It is the Advisory Committee's hope to change the conversation about agricultural land preservation from the short-term to the long-term in order to more fully support and enable agriculture in BC well into the future.

To guide consultation and engagement and support recommendations to the Minister, the Advisory Committee has identified three general ALR and ALC revitalization objectives:

1. Preserve the productive capacity of land in the ALR;
2. Encourage farming of land in the ALR for uses related to agriculture and food production; and,
3. Strengthen the administration and governance of the ALR and ALC to both increase public confidence and to ensure that land use regulation and land use decisions are preserving agricultural land and encouraging farming and ranching in the ALR.

You are invited to participate in a regional stakeholder consultation. Please refer to your email for the specific date, location and RSVP date. Please RSVP to:

ALR_ALCRevitalization@gov.bc.ca

If you cannot attend a consultation, other equally important opportunities for participation in this engagement include written submissions and an online survey, which is available via the BC Government's engagement website. Please follow this link to the engagement webpage:

<https://engage.gov.bc.ca/agriculturallandreserve>.

.../2

February 15, 2018

In order to help stimulate discussion, a Discussion Paper has also been sent to you. This paper identifies some of the important themes the Advisory Committee would like to discuss, along with any other issues or ideas you would like to raise.

The Advisory Committee looks forward to meeting with you and hearing your views.

Sincerely,

A handwritten signature in black ink, appearing to be "Jennifer Dyson", written over a light blue rectangular background.

Jennifer Dyson, Chair
Minister's Advisory Committee on Revitalizing the ALR and ALC

February 15, 2018

Minister of Agriculture's Advisory Committee

Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission

Discussion Paper for Stakeholder Consultation and Public Engagement

Minister of Agriculture's Advisory Committee

The Minister of Agriculture, the Hon. Lana Popham, was tasked in her mandate letter with “Revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)”. To deliver on this important commitment, the Minister established an independent advisory committee to provide the Province with strategic advice and policy guidance.

The Minister announced the Minister's Advisory Committee (Advisory Committee) members on January 4, 2018. The Advisory Committee has been tasked with delivering to the Minister a set of interim recommendations by spring 2018. The guiding principles for the Advisory Committee's work include:

- Focus on the future of the ALR and ALC
- Evaluate policy issues that inhibit the purposes of the ALR and ALC
- Evaluate what is working well
- Develop recommendations that:
 - work toward improving the purposes of the ALR and ALC;
 - clearly identify the issues, goals and objectives that will strengthen the ALR and ALC in pursuing the purposes;
 - suggest a strategy on how to achieve the goals and objectives;
 - include, where possible, data/information that validates the issue as defined; and,
 - are legally sound and are achievable.

Stakeholder Consultation and Public Engagement

The Advisory Committee is responsible for delivering recommendations through consultation and engagement with stakeholders and the general public, with secretariat support from the Ministry of Agriculture (the Ministry). In examining measures to revitalize the ALC and ALR, stakeholders and the public will be asked to consider the purpose of the ALC as set out in Section 6 of the *Agricultural Land Commission Act* (the Act):

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

February 15, 2018

1 | Page

The Advisory Committee consultation and engagement activities in early 2018 will include:

- Providing this background Discussion Paper with a view of seeking opinions and feedback on issues that will lead to the revitalizing of the ALR and ALC;
- Regional meetings to hear opinions and feedback directly from key stakeholders in farming and ranching communities. Meetings are expected to be held in Abbotsford, Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo and Prince George; and,
- An online consultation process/survey to seek opinion and feedback from other stakeholders and interested parties.

The Advisory Committee will use the consultation process, along with other information, to develop its recommendations to the Minister. The recommendations may include changes to the current legislative, regulatory, and administrative framework that guides the ALR and the ALC.

It should be noted that this Discussion Paper is intended to stimulate conversation during the consultation process. It is not intended to direct participants toward specific issues, questions or outcomes.

Revitalization Objectives

To date, the Advisory Committee has identified three general objectives:

1. Preserve the productive capacity of land in the ALR;
2. Encourage farming of land in the ALR for uses related to agriculture and food production; and,
3. Strengthen the administration and governance of the ALR and ALC to both increase public confidence and to ensure that land use regulation and land use decisions are preserving agricultural land and encouraging farming and ranching in the ALR.

Common Issues/Themes

Upholding the integrity of the ALR, the ALC and the agricultural land base is critical. This conversation seeks to ensure there is a legacy of farmland for future generations of British Columbians. Common issues and themes raised to date include:

1. A Defensible and Defended ALR:

During the past 45 years, the ALR boundary has been refined through early boundary reviews, local government land use planning exercises and over 48,000 individual applications. The ALR boundary is often viewed as temporary and adjustable. The perspective that the ALR is available for urban uses perpetuates land use pressure on farmland. Continued speculation of this nature results in a focus on applications made by individual landowners to modify the ALR and detracts from pro-active work such as focussing on regional-level land use planning, analysis of permitted uses and the preservation and encouraging farm use mandate.

February 15, 2018

2. ALR Resilience:

Pressure for non-agricultural uses persists on the ALR land base and on the administrative body (the ALC) that oversees it. The ALR, ALC, and agriculture in BC should be stable and resilient for generations to come.

3. Stable Governance:

The ALC governance and decision making model can be easily changed through legislative amendments and changing government direction. The ALC's independence is often threatened from interests outside of the ALC. Independence is vital to strengthening the ALC and ALR into the future. More information about ALC governance can be found on the [ALC Operations & Governance](#) webpage.

4. Efficacy of Zone 1 and 2:

The passage of Bill 24 in May 2014 introduced amendments to the Act that included the division of the ALR into Zone 1 and Zone 2.

Zone 1: Includes Vancouver Island, South Coast, and Okanagan Panel regions.

Zone 2: Includes Interior, Kootenay, and North Panel regions.

In Zone 1, land use decisions are based on the agricultural purposes of the ALC laid out in section 6 of the ALC Act. The Act considers preservation of agricultural land, encouraging farming in collaboration with other communities of interest; and encourages local governments, First Nations, and other agencies to enable farm use and uses compatible with agriculture in their plans, bylaws and policies.

In Zone 2, the Commission is required to consider the agricultural purposes of the Commission (Section 6 of the Act as identified above), as well as Section 4.3 of the Act pertaining to economic, cultural and social values, and regional and community planning objections.

More information about Bill 24 amendments can be found on the [ALC Act and ALR Regulation](#) webpage. For example, the Regulation was amended to include additional uses that allow a residential lease for a retiring farmer to remain on their property subject to conditions, and to allow a second single family dwelling if the property is at least 50 hectares and subject to conditions of siting of structures.

5. Interpretation/Implementation of the Act and Regulation:

As drafted, parts of the Act and Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation) are 'permissive', which means that it lists the activities that are permitted in the ALR without requiring approval of the ALC; it does not list what activities are not permitted. In some instances, definitions, criteria, thresholds, and intent of the Act and Regulation are interpreted differently by local governments, ALR land owners, farmers and ranchers and the general public across the province. There is a need for clearer regulations and consistency in interpretation. The ALC is not aware when a permitted activity takes place or when a permitted activity is misinterpreted.

February 15, 2018

6. Food Security and BC's Agricultural Contribution:

Concern over the source and quality of food we eat has raised public attention to the issue of food security and to the long-term ability of the ALR to provide a safe and adequate agricultural land base to accommodate continuous, secure food production for domestic consumption and export. Often agriculture's vital role in the BC economy and the potential for export and trade opportunities is forgotten in the discussion around competing land uses. More information on BC's Agrifood and Seafood Sector contributions can be found on the Ministry of Agriculture's Agriculture and Seafood Statistics webpage.

7. Residential Uses in the ALR:

Additional dwellings, farm worker housing, "mega homes" and 'lifestyle estates' in the ALR occupy agricultural land. In some circumstances additional dwellings are necessary for intensive agricultural operations; however there is also demand on the ALR for additional dwellings solely for residential purposes. When there is a subdivision of ALR land, it is usually for development of another parcel and residence. In addition, the large footprint occupied by "mega homes" and acreages purchased for lifestyle estates (with little or no agricultural production) has raised concerns about use of arable land for housing and increased residential assessment values of ALR land. While not currently legislated provincially, some local governments have adopted restrictions on sizing and siting of residential uses in the ALR.

8. Farm Processing and Sales in the ALR:

The Regulation permits landowners in the ALR to process and retail farm products on a parcel of land subject to criteria that attempts to ensure that the product is associated with the farm or a registered co-operative. The Regulation affords farmers and ranchers the ability to produce "value added" products (e.g. berry processing, alcohol production, farm stands). Processing and retail facilities range in size and sometimes incorporate other ancillary uses such as parking lots, food services, patios, galleries, event spaces, meeting rooms, etc.; however, there is concern that some facilities are occupying large areas of arable ALR land with little connection to agricultural production on the farm. There is also concern that ALR land is purchased for the other ancillary permitted uses, but there is no agricultural production (i.e. building a retail store with extremely limited farm products for sale).

9. Unauthorized Uses:

Agricultural land is sometimes used for unauthorized non-agricultural uses and some landowners expand beyond what is permitted. ALC Compliance and Enforcement officers currently handle between 300 to 400 files annually related to complaints, investigations, or actions on unauthorized uses. Some of these unauthorized uses include illegal filling (e.g. dumping soil, construction waste, concrete), commercial uses (e.g. commercial truck parking, recreational vehicle storage, scrap vehicle yards), and residential uses (e.g. additional dwellings). These activities may directly damage the agricultural land base and in some cases the damage is permanent. These activities can sometimes be more damaging to agricultural land than applications for exclusion considered by and approved by the ALC.

February 15, 2018

10. Non–Farm Uses and Resource Extraction in the ALR:

Other activities, from agri-tourism and agri-tourism accommodation to resource extraction such as oil and gas and aggregate (sand and gravel) can take place in the ALR. Concerns about cumulative impacts of these activities and remediation of agricultural land have been raised.

Background

BC's current approach to the ALR attempts to balance the needs of farmers and ranchers to carry out their daily work with the need for land use decision-making that best supports Government's goals and objectives for the ALR.

The ALR

The ALR was a bold initiative in 1973 that acknowledged that BC has a limited agricultural land resource which should be available for current and future generations of farmers and ranchers to operate agricultural businesses for local consumption and export. Soil is most fertile in valley bottoms where other competing land uses including urban development also take place. The ALR was established in the face of rapidly expanding urban areas and non-farm development in rural areas.

Approximately five percent of BC's land base is within the ALR, a provincial zone within which agriculture is recognized as the priority activity. The ALR includes public (Crown) and privately held land in all regions of the province.



February 15, 2018

The ALC

The ALC is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in BC. The ALC occupies a distinctive role within the Canadian legal system. While it is part of “government” broadly defined, it is not part of any government ministry. The ALC is instead part of the Canadian community of independent administrative tribunals, vested with important statutory powers, whose members are obliged to exercise those statutory powers in accordance with the law.

The *Agricultural Land Commission Act* (the Act) empowers the ALC to delegate certain decision making powers, allowing local government and other authorities to make non-farm land use and subdivision decisions in the ALR. For more information, see the [ALC Delegation of Decision Making](#) webpage.

The ALC has been preserving agricultural lands for 45 years through its land use planning work with local governments and decision making on land use applications. The ALR forms the foundation for the business of agriculture in BC. When the ALR was designated it was done so with a long-term focus knowing that pressures on this limited resource would only increase with time. The ALR and the ALC enjoy strong and consistent public support.

The ALC is mandated to encourage others, including the provincial government and its agents, to take the interests of the ALR and agriculture into account when generating new policies, participating in land use planning initiatives, changing legislation and regulation, and planning for future developments.

Government ministries and agencies can have considerable impact on agricultural land through such things as transportation planning, wildlife habitat management and conservation, forest and water management and energy planning. Accordingly, the ALC is both proactive and collaborative in working with ministries, supporting and helping them to implement their plans, bylaws and policies to enable and accommodate farm use of agricultural land and/or to support uses compatible with agriculture.

As set out in the Act, Commissioners are individuals knowledgeable in agriculture, land use planning and local and First Nations governments, and are supported by an ALC staff secretariat to carry out Commissioners duties under the Act.

The Legislation

The *Agricultural Land Commission Act* (the Act) sets the legislative framework for the establishment, administration, and procedures of BC's agricultural land preservation program. The Act is the high-level statute that sets out principles and broad rules for the protection of agricultural land in BC. The Act takes precedence over, but does not replace other legislation and bylaws that may apply to the land. Local and regional governments, as well as other provincial agencies, are expected to plan and make decisions in accordance with the provincial policy of preserving agricultural land.

February 15, 2018

6 | Page

While the purpose of the Act has remained generally the same with some minor changes over 45 years, there have been a series of major changes to the Act and Regulation as well as the ALC's structure and operations over the past 3.5 years. For more information about these changes, please see the [ALC Act and ALR Regulation](#) webpage.

The Regulation

[The Regulation](#) identifies specific land uses allowable on farmland in the ALR without an application to the ALC. Current examples include such things as growing plants and raising animals, putting up buildings necessary for farm use, selling agricultural products direct to the public as well as specified farm and non-farm activities such as the construction of buildings for alcohol production, farm product processing, agri-tourism activities, gatherings for events, agri-tourism accommodation, additional dwellings, home based businesses, composting operations, deposition of fill and removal of soil, and others. The Regulation is a permissive regulation, meaning that it lists the activities that are permitted in the ALR without requiring approval of the Commission. Any activities not permitted by the Regulation require an application to and approval of the ALC.

The Regulation also sets out the process for making an application to include and exclude land from the ALR, use ALR land for activities not permitted in the Regulation and subdivide land within the ALR. The Ministry maintains the Act and the Regulation.

Local Governments and the ALR

Approximately 150 BC local governments have lands in the ALR, some extensive, and others not. Local governments play an important role in enabling farm businesses to thrive on protected farmlands, therefore contributing to the local, regional and provincial economy. The ALC supports coordinated and collaborative planning with local governments to ensure agricultural lands are protected and available to provide food and other agricultural products for generations to come.

Through the *Local Government Act* (LGA) and the *Community Charter*, which fall under the responsibility of the Minister of Municipal Affairs and Housing, the Province has delegated community planning and zoning bylaw powers to local governments, provided they are consistent with the Act and the Regulation. For more information, see the [ALC Working with Local Government](#) webpage.

Public Feedback

The Minister of Agriculture has directed the Advisory Committee to consider the future of BC's land base for agriculture and farming, fairly and without bias, in order to improve the ALR and the ALC. While the ALR and the ALC generally enjoy strong public support, the issues, themes and information in this Discussion Paper highlight some of the areas for improvement and for strengthening BC's agricultural land preservation system.

February 15, 2018

7 | Page

On behalf of the Advisory Committee, the Ministry of Agriculture will provide further information to the public through news releases during the stakeholder consultation and public engagement process. Feedback from stakeholders and the public will help the Advisory Committee provide substantive recommendations to the Province for revitalizing the ALR and the ALC. For questions about how to provide input and feedback, please email ALR_ALCRevitalization@gov.bc.ca.

Written Submissions

In addition to regional stakeholder consultation meetings, there are several ways to provide written feedback to the Advisory Committee by:

- Mail:
Minister's Advisory Committee
Revitalization of ALR and ALC
C/o Ministry of Agriculture
PO Box 9120
Stn. Prov. Govt.
Victoria BC V8W 9B4
- Email: ALR_ALCRevitalization@gov.bc.ca
- Online survey: An online survey will be initiated in February 2018 to seek feedback from the general public.

February 15, 2018

8 | Page

Appendix 1 – Ministry of Agriculture News Release

For Immediate Release

2018AGRI0002-000009

Jan. 4, 2018

Ministry of Agriculture – NEWS RELEASE

B.C. farmers, communities, public to shape revitalization of the Agricultural Land Reserve

VICTORIA - An independent committee with members from diverse agricultural backgrounds and experiences will lead the revitalization of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) through an authentic and meaningful consultation process with stakeholders and British Columbians, Minister of Agriculture Lana Popham announced today.

"I am proud and grateful to have attracted British Columbians with the knowledge, expertise, passion and experience that the committee members possess for agriculture," said Popham. "The ALR and the ALC are incredibly important to the health and economic well-being of our province's future, and making it easier and more efficient for the commission to fulfill its mandate of protecting farmland and encouraging farming is a commitment the B.C. government is delivering on."

The nine-member Minister of Agriculture's Advisory Committee will provide strategic advice, policy guidance, and recommendations on how to help revitalize the ALR and ALC to ensure the provincial goals of preserving agricultural land and encouraging farming and ranching in British Columbia continue to be a priority. The committee will be chaired by Jennifer Dyson, with members from throughout the province with diverse agricultural knowledge and experience.

"As we embark on this consultation, our collective mandate is to ensure that the ALC and agriculture is positioned for the future," said Dyson. "I am asking that each of our review committee members listen to what is being said, honestly, impartially, professionally and in a principled fashion. I am looking forward to the conversations."

Beginning in early 2018, the committee will:

- Share a consultation paper to seek opinions and feedback on revitalizing the ALR and ALC;
- Host regional meetings to hear opinions and feedback directly from the local farming and ranching communities in Abbotsford, Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo and Prince George; and
- Open an online consultation process to seek public opinion.

February 15, 2018

9 | Page

The committee will use the input it receives during the consultation process to develop recommendations for the provincial government's consideration. The recommendations may include changes to the current legislative, regulatory, and administrative framework to revitalize the ALR and the ALC. Any legislative changes that support the revitalization of the commission and the reserve are targeted for late 2018 or early 2019.

The ministerial mandate letter for the Minister of Agriculture identifies as a priority the revitalization of the Agricultural Land Reserve and the Agricultural Land Commission, an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming and ranching in British Columbia.

Contact:

Dave Townsend

Government Communications and Public Engagement Ministry of Agriculture

250 356-7098

250 889-5945 (cell)

February 15, 2018

10 | Page

Appendix 2 – Minister’s Advisory Committee Members: Biographies

Jennifer Dyson (Chair)

Jennifer Dyson has been involved in many aspects of agriculture; as a producer, consultant, chair, commissioner and industry member. Dyson has participated in the Partnership Committee on Agriculture and the Environment, Environmental Farm Plan Working Group, and Island Agri-Food Initiative. She was appointed to the Agricultural Land Commission in 2008 and served as chair of the Island Panel until 2017. Dyson served the agriculture industry, province and federal government as the executive director of the Agricultural Workforce Policy Board formed to respond to human resources challenges. Dyson was one of a handful of people who formed the Island Farmers Alliance and served as the Western Women’s representative appointed by the BC Agriculture Council to the Canadian Federation of Agriculture. Dyson and her family operate an innovative water buffalo dairy and direct farm market in the Alberni Valley.

Vicki Huntington

Victoria Huntington is a native of Vancouver and has a degree in political science. She spent much of her early career in the RCMP security service and subsequently working with ministers of the Crown in Ottawa. She served five terms as an elected councillor in the municipality of Delta. Huntington was elected as an Independent MLA for Delta South in May 2009 and re-elected in May 2013. She was the first Independent elected to the BC Legislature in over 60 years and her re-election as an Independent is a first in modern BC political history. She recently retired in 2017. Huntington served as band manager for the Gitanmaax Indian Reserve in Hazelton, subsequently becoming a policy assistant to the federal Minister of Indian Affairs and Northern Development. She was vice-chair of the Lower Mainland Treaty Advisory Committee (LMTAC) and its representative on the Provincial Treaty Negotiating Team. Huntington has shown a particular interest in environmental and agricultural matters.

Chief Byron Louis

Chief Byron Louis has over 25 years of knowledge and experience, at various levels of the political spectrum. First, elected to Council in 1991, then designated as chair of the Okanagan Nation Fisheries Commission in 1995 and as a title and rights advisor at the Tribal Council and regional level, and political liaison designate with U.S.-based tribal, public and private utilities (hydroelectric generation) and state and federal authorities. Over the course of his career he has served in various facets of political office involving natural resource management, economic development, public works, community planning, liaison and strategic development and negotiation with various levels of senior government and the private sector. Louis continues to work extensively on First Nations social and economic issues and interests and is currently Ministry of Agriculture serving his fourth term as Chief of the Okanagan Indian Band. In 2015, he took on the role of director with the New Relationship Trust, an independent non-profit organization dedicated to strengthening First Nations in BC through capacity building.

February 15, 2018

11 | Page

Lenore Newman

Lenore Newman holds a Canada Research chair in Food Security and Environment at the University of the Fraser Valley, where she is an associate professor in the department of geography and the environment and the director of the Centre for Food and Farmland Innovation. She runs a research program focused on farmland preservation, agriculture on the rural/urban fringe, culinary development, and food innovation, and consults widely on how to protect the world's farmland while growing the agricultural industry. Her opinion pieces on the future of farmland use and other food-related issues have been published in the *Globe and Mail*, the *Vancouver Sun*, and the *Georgia Straight*. Her first book, *Speaking in Cod Tongues: A Canadian Culinary Journey*, was published in 2017. She holds a PhD in environmental studies from York University. Newman is a member of the Royal Society of Canada's New College, and the patron of the Newman Heritage Farm. She splits her time between Vancouver and the Sunshine Coast.

Chris Kloot

Chris Kloot was born and raised on a dairy farm in Chilliwack. Today, with his wife and sons, he owns and operates a poultry farm in Rosedale, just east of Chilliwack. Recently, the pair became partners in the purchase of a vacant dairy farm with the intent to branch into dairy farming, as all three of their sons work on dairy farms and display a natural affinity for the industry. Kloot is also a real estate agent, and is serving his first term on Chilliwack City Council. His tremendous passion for agriculture has been recognized by the council. Kloot is the chair of the city's Agricultural and Rural Advisory Committee and was instrumental in the implementation of the Farm Home Plate bylaw in 2017. He is a member of the Chilliwack Agricultural Commission and devoted to the promotion and success of agriculture and agri-business in Chilliwack. You may recognize him as one of the lead roles in the flashy humorous action trailer of the "Chicken Squad", a savvy innovative online marketing campaign to promote BC Chicken and share accurate facts to educate consumers about Canadian chicken growing practices. This was produced in 2014 by the BC Chicken Marketing Board and BC Chicken Growers Association.

Shaundehl Runka

Shaundehl Runka has worked in land-use planning and resource management in British Columbia since the early 1990s. With a background in geography, Runka operated as a consultant dealing with a broad range of land- and water-use issues, across all regions of the province. In 2001, Runka joined the Agricultural Land Commission (ALC) as a policy analyst, ending her career there in early 2017 in the policy planner position. Runka gained extensive experience interpreting the *Agricultural Land Commission Act*, regulation and policies and in working with Agricultural Land Reserve (ALR) stakeholders throughout the province on a day-to-day basis. During her tenure at the ALC, she participated in legislative and regulatory reviews and carried out an extensive re-write of ALC policies to reflect government direction and the commission mandate. Runka was raised in the Okanagan Valley, has lived in Vancouver for

February 15, 2018

12 | Page

30 years and is co-owner of a family farm in Baldonnel in the Peace region. Her professional life has taken her to all regions of the province.

Irmi Critcher

Irmi Critcher and her husband Barry own and operate a first generation grain and oilseed farm.

The 1,600 hectare farm is located near Taylor, in the Peace River District. Critcher has always taken a very active role on the farm and jointly manages it with her husband. They have been farming for over 25 years and grow wheat, barley, oats, canola, peas and grass seeds. Critcher has been the past president of the BC Grain Producer's Association and has held director positions on provincial and federal agriculture Industry boards including the BC Grain Industry Development Council, Investment Ag Foundation and Grain Growers of Canada. She has chaired numerous committees within these associations including Localized Crop Research, Environment and Climate Action Initiatives.

Arzeena Hamir

Arzeena Hamir is a farmer and agronomist from the Comox Valley. She earned her bachelor's degree in crop science from the University of Guelph and her master's degree in Sustainable Agriculture from the University of London, England. In 2007, she spoke at her first city council meeting to save the Garden City Lands in Richmond. Since then, she has advocated for community food security, farmland conservation and supports for new farmers. She is currently president of the Mid Island Farmers Institute and a director of the Investment Agriculture Foundation.

Brian Underhill

Brian Underhill worked in varying capacities at the Agricultural Land Commission (ALC) since 1980 and most recently, he was the ALC's deputy chief executive officer, before retiring in 2015. In his leadership role, Underhill was responsible for the management and administration of the ALC staff secretariat which included functions related to land-use planning, policy development and interpretation, as well as compliance and enforcement and land information services. Underhill worked closely with the chair of the ALC and its appointed commissioners, providing strategic advice and recommended courses of action. He also performed statutory land-use decision-making duties, consultation and co-ordination with local governments throughout the province and collaboration with provincial government ministries, agencies and other administrative tribunals to ensure consistency between policies and legislation and community and regional planning and the *Agricultural Land Commission Act* and regulations. By way of his experience at the Agricultural Land Commission, his background in geography and resource management studies and extensive travel throughout the province, Underhill has developed considerable knowledge of land-use issues in relation to community planning and the agriculture industry. Underhill resides in Vancouver and has a special interest in promoting education and awareness of farmland protection and how it is related to the provincial policy to preserve agricultural land and encourage farming throughout British Columbia.

February 15, 2018

13 | Page

Appendix 3 – Background Information

- Farm Credit Canada Reports

<https://www.fcc-fac.ca/en/about-fcc/governance/reports/2016-fcc-farmland-values-report.html>

- ALC Annual Reports

<https://www.alc.gov.bc.ca/alc/content/library/commission-reports>

- ALC Act and the ALR Regulation and Recent Amendments

<https://www.alc.gov.bc.ca/alc/content/legislation-regulation/the-alc-act-and-alr-regulation>

- ALC's Delegation of Decision Making

<https://www.alc.gov.bc.ca/alc/content/about-the-alc/working-with-local-governments/delegation-to-local-governments>

- ALC's Working with Local Governments

<https://www.alc.gov.bc.ca/alc/content/about-the-alc/working-with-local-governments>

- ALC website Library

<https://www.alc.gov.bc.ca/alc/content/library>

- ALR Values and Benefits

<https://www.alc.gov.bc.ca/alc/content/alr-maps/living-in-the-alr/alr-values-and-benefits>

February 15, 2018

14 | Page

Updated: December 15, 2017

ELECTORAL AREA DIRECTORS' COMMITTEE

DIARY ITEMS

	<u>Topic</u>	<u>Notes</u>	<u>Diarized</u>
1.	North Pine TV Tower		August 17, 2107
2.	Internet		November 16, 2017
3.	Tour for the Water Advisory Committee Members	Arrange a final meeting 6-8 months after operational to close the loop	November 16, 2017
4.	Meetings with Ministers and MLA`s		November 16, 2107
5.	Cell Towers within the Region		December 14, 2017