



PEACE RIVER REGIONAL DISTRICT
ELECTORAL AREA DIRECTORS COMMITTEE MEETING

A G E N D A

Thursday, February 16, 2017

in the Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC
Immediately following the Rural Budgets Administration Committee Meeting

1. CALL TO ORDER: **Director Goodings to Chair meeting**
2. DIRECTOR'S NOTICE OF NEW BUSINESS:
3. ADOPTION OF AGENDA:
4. ADOPTION OF MINUTES:
 - M-1 Electoral Area Directors' Committee Minutes of January 19, 2017
5. BUSINESS ARISING FROM THE MINUTES:
 - BA-1 Referred from the January 19, 2017 EADC meeting - January 12, 2017 - North Central Local Government Association - Electoral Area Forum – Rural Roundtable
 - BA-2 Referred from the January 19, 2017 EADC meeting – Discussion on the Agriculture Advisory Committee
6. DELEGATIONS
 - D-1 Patrick Henn, Development Manager - 7-Mile Project, PowerPoint – (1:00 p.m.)
 - D-2 Aden Fulford, GIS Coordinator - PRRD Web Map Tutorial.
7. CORRESPONDENCE:
 - C-1 January 25, 2017 - Union of British Columbia Municipalities - The Compass - Connect to Innovate
 - C-2 January 27, 2017 - Sarah Weiss, Environment Coordinator, Site C Clean Energy Project, BC Hydro - Agriculture Mitigation and Compensation Plan – Draft
 - C-3 February 6 & 7, 2017 – Dale London – Site C and the Draft Agriculture Plan
 - C-4 February 9, 2017 – Oliver Ray, Executive Director NCLGA – Email response on draft resolutions

Handout:

 - C-5 February 14, 2017 - Kim Grout, CEO Agricultural Land Commission - ALC North Panel
8. REPORTS:
 - R-1 November 10, 2016 – Claire Negrin, Assistant Manager of Development Services - Zoning Bylaw Update Options – Referred from the December 1, 2016 meeting
 - R-2 December 31, 2017 - Erin Price, Bylaw Enforcement Officer - Enforcement File Quarterly Update.
9. NEW BUSINESS:
10. COMMUNICATIONS:
11. DIARY:
12. ADJOURNMENT:



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

DATE: January 19, 2017

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

| | | |
|------------|-------------------------------------|-----------------------------------|
| DIRECTORS: | Karen Goodings, Electoral Area 'B' | ABSENT |
| | Leonard Hiebert, Electoral Area 'D' | Brad Sperling, Electoral Area 'C' |
| | Dan Rose, Electoral Area 'E' | |

STAFF:

Chris Cvik, Chief Administrative Officer
Shannon Anderson, Deputy Chief Administrative Officer
Trish Morgan, General Manager of Community and Electoral Area Services
Bruce Simard, General Manager of Development Services
Fran Haughian, Communications Manager / Commissions Liaison
Barb Coburn, Recording Secretary

GUESTS: Dianne Kitt, Wonowon

CALL TO ORDER Trish Morgan called the meeting to order at 2:13 p.m.

ELECTION OF CHAIR Trish Morgan, called for nominations for the office of Chair for 2017

Director Hiebert nominated Director Goodings for the office of the Chair for 2017, Director Rose seconded the nomination.

Trish Morgan declared Director Goodings Chair of the Electoral Area Directors' Committee for 2017.

Chair Goodings assumed the Chair at 2:15 p.m.

ADOPTION OF AGENDA:

January 19, 2017 Agenda

MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee agenda for the January 19, 2017 meeting be adopted, including items of new business:
Call to Order: Trish Morgan, General Manager of Community and Electoral Area Services to Chair the meeting
Election of Chair:
Director's Notice of New Business:
Adoption of Agenda:
Adoption of Minutes:
M-1 Electoral Area Directors' Committee Minutes of December 1, 2016
Business Arising from the Minutes:
Delegations
D-1 Aden Fulford, GIS Coordinator - PRRD Web Map Tutorial.
Correspondence:
C-1 January 6, 2017 - Director Goodings - Wonowon Horse Club Agreement with School District No. 60
C-2 November 25, 2016 - City of Fort St. John - High on Ice Festival 2017
C-3 January 12, 2017 - North Central Local Government Association - Electoral Area Forum - Rural Roundtable
Reports:

ADOPTION OF AGENDA [CONTINUED]:

January 19, 2017 Agenda
(continued)

New Business:
NB-1 David Miller
NB-2 Agricultural Advisory Committee
Communications:
Diary:
Adjournment:

CARRIED.

ADOPTION OF MINUTES:

M-1
EADC meeting minutes of
December 1, 2016

MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee Meeting minutes of December 1, 2016 be adopted.
CARRIED.

DELEGATIONS:

D-1
Aden Fulford, GIS
Coordinator

MOVED by Director Rose, SECONDED by Director Hiebert,
That, as Brad Sperling, Director, Electoral Area 'C' is absent, the Delegation be referred to the
next Electoral Area Directors' Committee.
CARRIED.

CORRESPONDENCE:

C-1
Wonowon Horse Club
Agreement with SD 60

Chair Goodings explained that the membership of the Wonowon Horse Club has decreased and
are unable to continue to meet its responsibilities as set out in the Joint Use Agreement between
the club and School District No. 60. As a result the club would like to act upon Section 4.3 a)
Termination of Agreement and give the required 120 days' written notice. However, there are
concerns regarding future public usage of the hall. After a brief discussion it was suggested that
Dianne Kitt arrange a meeting with principal of the Wonowon School to discuss those concerns.
Should there be further concerns at that time, she could contact Director Goodings for assistance.

C-3
Electoral Area Forum Rural
Round Table

MOVED by Director Rose, SECONDED by Director Hiebert,
That the letter from North Central Local Government Association be referred to the next Electoral
Area Directors' Committee meeting.
CARRIED.

NEW BUSINESS:

NB-2
Agricultural Advisory
Committee

MOVED by Director Rose, SECONDED by Director Hiebert,
That the discussion regarding Agricultural Advisory Committee concerns be referred to the next
meeting when Director Sperling will be in attendance.
CARRIED.

Diary

MOVED by Director Rose, SECONDED by Director Hiebert,
That Item 1, Farmer's Advocacy Office, be removed from the Diary.
CARRIED.

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

«Name», Chair

Barb Coburn, Recording Secretary

From: NCLGA ADMIN [<mailto:admin@nclga.ca>]
Sent: Thursday, January 12, 2017 4:26 PM
To: NCLGA ADMIN <admin@nclga.ca>
Subject: Electoral Area Forum - Rural Roundtable

Hello Electoral Area Directors and CAOs,

Thank you to those of you who replied to our query asking for discussion topics and suggestions around facilitating an Electoral Area forum of some kind.

The NCLGA Board has decided to move ahead with organizing a forum, and have set up a "Rural Roundtable" on the afternoon of May 2nd in Terrace (2:00 p.m. --5:00 p.m.). The roundtable will be chaired by the Electoral Area Directors on the NCLGA Board and the agenda will be divided into three simple categories: Environmental Stewardship, Economic Development and Social Responsibility.

Attendees will generate discussion topics in real time based on these categories, and the Co-Chairs will guide the conversation. There will not be an opportunity to make formal presentations and the onus will be on each participant to put forward their own priorities and perspectives. The goal is to share best practices and lessons learned and to identify common opportunities and challenges. These events are extremely helpful in the NCLGA's overall aim of promoting the social, economic, and environmental wellbeing of our members, so we greatly encourage your cooperation.

*Regional District senior staff are welcome/encouraged to participate.

The Rural Roundtable is a "no cost" part of the 2017 NCLGA Convention. Please remember to select "Rural Roundtable" when registering so we can keep track of numbers and ensure adequate space and support:

Register Here: <http://www.nclga.ca/conventions/2017-convention>

If you have any questions, please don't hesitate to connect with your RD rep on the NCLGA's board.

We greatly appreciate your time and look forward to seeing you in May!

"The Elected Voice of Central & Northern BC"
North Central Local Government Association
206 - 155 George Street
Prince George, BC V2L 1P8
Office: (250) 564-6585

Twitter: @NCLGA
Website: <http://www.nclga.ca>



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EADC Handout D-1

who is Renewable Energy Systems (RES)?

Family-owned company dedicated to developing, building and operating sustainable, renewable energy projects and transmission projects

A global player dedicated to powering a low-carbon economy

PRESENCE AND SUCCESS IN CANADA:
Active in Canada for more than 14 years

Developed and built several large-scale wind farms and solar projects in Ontario, Québec, Alberta

Successful in securing PPAs in competitive wind tenders in Ontario (3 projects) and in Québec (12 projects through partnerships), totalling over 2000MW

Built over 800 MW of wind and solar projects

Development portfolio of several thousand MWs of wind and solar in several provinces

Portfolio of over 500MW in British Columbia



when

Why Wind?

Why Wind?

- A clean, renewable energy source that does not emit any pollutant or GHG
- Affordable, cost- competitive as technology improves and turbine suppliers provide more competitive prices
- Provides local benefits in the form of local tax revenues, landowner revenues

Why Wind in BC and in the Peace?

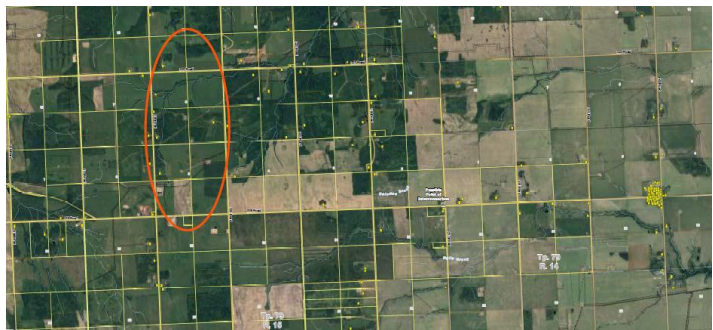
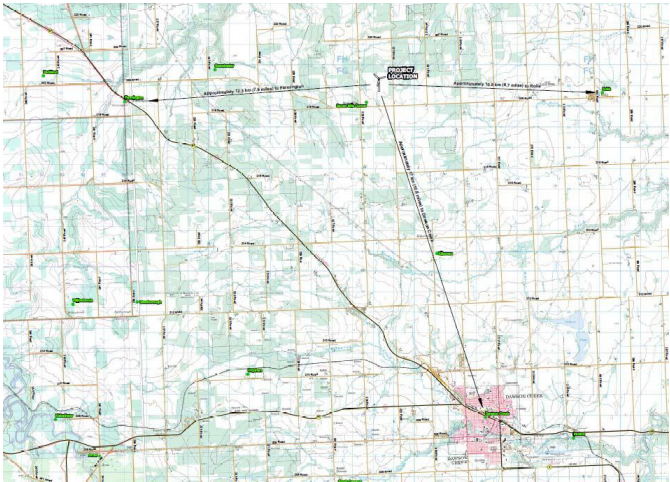
- A great complement to hydro
- Very good wind resource in various parts of the province
- Peace Region has a large load, resource intensive area
- Several areas compatible for wind development
- Peace Region community energy plan

Why This Site?

- Very good winds, elevated plateau
- Compatible large agricultural holdings with enough space for a small-scale wind project
- Landowners supportive of projects on their lands, opportunity to generate revenues from an alternate source while maintaining farming activities
- Low population density in proximity to the proposed turbine sites
- Interconnection to BC Hydro distribution line

The Proposed Project

- Opportunity under BC Hydro's Standing Offer Program
 - Projects are capped at 15 MW => e.g. 5 x 3MW turbines
 - 25 to 40-year contracts for independent power producers (IPPs)
- North of Sweetwater Road, along 225 Rd, over 12 km from the Alaska Highway
- Spaced approximately 400-500m apart to optimise energy
- Includes access roads and an electrical collector system (underground or overhead medium-voltage cables)
- 35-40 M\$ estimated capital costs
- Private land (Large Agricultural Holdings)
- Enough power for approximately 4500 homes



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- Site visits to understand site, land use, location of residences, other infrastructure
- Wind measurement program since 2016 (sodar unit)
- Land agreements
- PRRD Area D Director, Manager and Land Use Planner meeting to discuss Project, November 2016
- Public consultations
 - "Door-knock" campaign reaching most residents within 2 miles of the Project, November-December 2016
 - Open House meetings: Kilkerran Hall, February 15, and Rolla Community Hall, February 16, 2017
- Bird and bat studies
- Turbine layouts and noise studies
- Interconnection study (underway with BC Hydro)



7

Local Community Engagement

- "Door-Knock" campaign reaching 28 landowners
 - Overall comments were positive and supportive of project, a few had "no issues" with a Project in the area
 - No negative comment was received
- 2 public open house meetings, February 15 and 16, 2017
- *Engagement is ongoing and RES remains available to discuss project at any time*

Local Benefits

- 15 MW (\$35-40M) project will yield several types of benefits
- Annual Peace River Regional District tax returns, estimated at over \$50,000/year, or \$3,500/MW installed
 - Annual landowner payments for turbines, substation and power lines and "Shared Community Payment" offered to adjacent landowners - \$100,000/year in dividends
 - Construction contracts (possibly 50% of total construction cost estimated at \$10M)
 - RES Policy to be implemented to maximise local hiring
 - Permanent jobs for life of Project (25 to 40 years)
 - Construction Phase "Community Fund" Proposed to support a local community project



8

Construction

- RES to build the Project
- Total construction costs in the \$10M range
- Temporary construction area of 1 hectare (2.5 acres) or less at turbine sites
- Several mitigation measures to minimise construction impacts
 - Protection of watercourses and wetlands
 - Application of "no-works windows" where relevant and applicable
 - Limited tree cutting
 - Use of existing roads to limit additional footprint on farmland
 - Powerline to follow lot lines and road ROWs where possible
 - Dust suppression
 - Safety measures throughout site
 - Regular construction schedule updates to local community
 - All temporary areas restored to initial pre-construction state

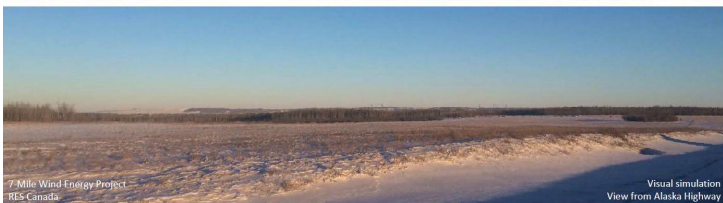


Halkirk Wind Farm, Alberta, built by RES:
https://www.youtube.com/watch?v=Bbs_lqCzods



Minimising Project Footprint on Farmland

- Temporary construction area of 1 hectare (2.5 acres) or less
- In operations, each wind turbine occupies only a fraction of a hectare (approx. 0.1 ha)
- Small access road for maintenance
- Electrical collector system along access roads or lot lines
- Farming resumes around wind turbines and any other activities (oil an gas, hunting, etc.)
- All temporary areas restored to initial pre-construction state



THANK YOU!
 QUESTIONS?



January 25, 2017

Connect to Innovate

Launched on December 15, 2016 the federal government's Connect to Innovate program will invest up to \$500 million by 2021 to bring high-speed Internet to rural and remote communities in Canada.

This program will support new "backbone" infrastructure to connect institutions like schools and hospitals with a portion of funding for upgrades and "last-mile" infrastructure to households and businesses.

The deadline for submissions is March 13, 2017. For further details on eligibility, costs supported by the program, and cost-sharing requirements please review the program details.

Connect to Innovate - From Innovation, Science and Economic Development Canada

The Connect to Innovate program will invest up to \$500 million by 2021, to bring high-speed Internet to rural and remote communities in Canada. In these communities, challenging geography and smaller populations present barriers to private sector investment in building, operating and maintaining infrastructure.

This program will support new "backbone" infrastructure to connect institutions like schools and hospitals with a portion of funding for upgrades and "last-mile" infrastructure to households and businesses. Canadians will have the opportunity to innovate and participate in our economy, democracy and way of life using new digital tools and cutting-edge services like tele-health and tele-learning.

Why is it important?

In Budget 2016, the Government of Canada put forward a vision to build Canada as a global centre of innovation - one that focuses on strengthening the middle class by creating jobs, driving growth across all industries and improving the lives of all Canadians.

The Connect to Innovate program will help realize the Innovation Agenda's vision by investing up to \$500 million by 2021, to ensure that rural and remote communities across Canada are well positioned to take advantage of the opportunities afforded by the digital age.

Internet access serves as more than just a convenience: it is an essential means by which citizens, businesses, and institutions access information, offer services, and create opportunities that could otherwise be out of reach.

The funding for Connect to Innovate will be directed to new backbone infrastructure in rural and remote communities across Canada. Building this infrastructure is the modern equivalent of building roads or railway spurs into rural and remote areas, connecting them to the global economy. This backbone infrastructure is often fibre optic-based, but can be comprised of a range of technologies including microwave and satellite service.

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Although the focus of the program is on new backbone infrastructure, during extensive consultations stakeholders identified additional needs that warrant eligibility. As such, eligibility will include backbone capacity upgrades and resiliency, as well as last-mile infrastructure projects to households and businesses.

Capacity upgrades are needed in some communities that already have access to fibre optics but the network is particularly old when less scalable designs were common, and becoming congested. Resiliency projects will also be eligible to include the construction of fibre loop extensions to help mitigate the impact of accidental fibre cuts in rural and remote areas.

A portion of Connect to Innovate program funds will also support "last-mile" connectivity projects to households, at speeds of at least 5 Megabits per second (Mbps), where gaps continue to persist. Last-mile infrastructure brings Internet access from the backbone to end users like households or small businesses through familiar wired or wireless technologies, such as cable, digital subscriber line (DSL), fixed wireless or satellite. Without adequate last-mile infrastructure, Canadian consumers and businesses are not able to take advantage of the backbone infrastructure that may already exist in a community.

The program is supporting new and upgraded backbone and last-mile infrastructure projects in rural and remote communities across Canada to ensure that our country is drawing on the strengths of all Canadians to drive innovation, growth, and the creation of new jobs.

Funding to bring high-speed Internet for Canadians in rural and remote communities—Overview

1. Overview

The Connect to Innovate program will bring high-speed Internet to Canadians in rural and remote communities. Project funding will focus on building new backbone infrastructure in communities to provide connections to institutions like schools, hospitals and libraries. In addition, eligibility will include backbone capacity upgrades and resiliency, as well as last-mile infrastructure projects to households and businesses where there are persistent connectivity gaps and a demonstrated need.

How does it work?

The program was launched on December 15, 2016 and the intake for submissions will begin as of January 16, 2017. The deadline for all applications is March 13, 2017 at 12 p.m. Noon Eastern Standard Time. Applications will be thoroughly reviewed against the program criteria and eligible projects will be selected at the discretion of the Minister of Innovation, Science and Economic Development.

The program will provide one-time, non-repayable contributions to eligible and approved applicants.

Costs supported include:

- direct labour and capital costs for the deployment of high-speed Internet infrastructure
- related purchases of hardware and software or upgrades of equipment
- leases of satellite capacity, and other costs directly related to the program's eligible activities, including rental of equipment
- fees for associated contracted services (e.g. environmental assessment consultants or professional engineers)

The program will operate on a cost-sharing basis. Typically the maximum amount of funding that an applicant can request for new backbone and new last-mile is up to 75% of the total eligible costs. For satellite-dependent and remote communities, the program contribution limit for new backbone projects can be up to 90 percent of eligible backbone costs.

The program will provide up to 50 percent of eligible costs for all projects that propose backbone resiliency or capacity upgrades and partially served last-mile.

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Total government assistance for all projects, including federal, provincial/territorial and municipal, will not exceed 100 percent of eligible costs.

2. Eligibility

The program supports projects that are expected to be completed by March 31, 2021. There are five different types of eligible backbone and last-mile projects, but a variety of possible combinations, including a hybrid of both backbone and last-mile infrastructure projects. However, at least one of the following categories described below of backbone and last-mile infrastructure projects are required:

- **New backbone:** Program funding will be primarily directed to communities identified by Innovation Science and Economic Development Canada as lacking a backbone connection of 1 Gigabit per second (Gbps) or more, as identified on the Eligibility map.
- **Backbone upgrade:** Communities which have at least a 1 Gbps backbone connection and are not identified on the Eligibility map will be considered eligible for upgrades if the applicant can clearly demonstrate a capacity constraint.
- **Network resiliency:** Network resiliency projects are projects where a new fibre backbone route is deployed to provide an alternate data path, increasing network reliability and resiliency for all users.
- **New last-mile:** Projects proposing to connect households or businesses that lack service at speeds of 5 Mbps download and 1 Mbps upload are eligible in completely underserved areas. Innovation Science and Economic Development has identified these areas on the Eligibility map.
- **Partially served last-mile:** Areas not identified by coloured hexagons on the Eligibility map are considered partially or completely served at speeds of 5 Mbps download and 1 Mbps upload. Projects proposing to connect households or businesses that remain underserved in these areas are eligible if the applicant can clearly demonstrate these households or businesses do not have access to speeds of 5 Mbps download and 1 Mbps upload.

Eligible recipients under the program include entities or groups of entities that are incorporated in Canada, that operate Internet infrastructure, and that meet the assessment criteria. Entities or groups of entities that do not operate Internet infrastructure will be eligible provided that they have identified an entity or group of entities that will build, own and operate the network. These would include private sector companies, provincial, territorial, and municipal entities, and not-for-profit organizations. Individuals and federal entities (including Crown corporations) are not eligible. For further details on the description of eligible recipients please refer to the application guide located in the [application toolkit](#).

Applicants must identify who will build, own and operate the network, as well as who will manage the project. If the entity making an application to the program does not itself have a track record in operating Internet infrastructure, the applicant must demonstrate that appropriate resources with experience deploying and operating Internet infrastructure are part of the project team and or contracted resources.

3. Before you apply

Prior to preparing an application, please refer to the application toolkit. The application toolkit includes a copy of the application guide, the application form and the accompanying attachment templates. This guide has been developed to assist in the completion of a project proposal for the Connect to Innovate program and provides information on the assessment criteria against which project proposals will be assessed.

Applicants are asked to apply directly to the online system using the Connect to Innovate application form. There are also a number of accompanying attachments, including supporting documentation and templates that must be attached to the application form upon submission. A complete submission consists of the online form, required supporting documentation and templates.

Each template comes with specific instructions on how to complete it. Please ensure that all applicable documentation is attached when submitting the online application form. The size limit of all attachments is 100MB, so it is important not to exceed this capacity.

Things to remember:

- Save as you go—the application form will allow an applicant to draft the proposal, save it and return later to complete or revise it, print it and submit it. Also, to ensure that the uploading process runs smoothly, please click "Save" after attaching each file.
- Complete the Connect to Innovate application form and attach the required templates and supporting documents. Failure to submit the required number of attachments will result in an error message.
- Before submitting the application, a thorough review of the application form, templates and supporting documentation is strongly recommended.
- It is recommended that you print a copy of the application before submitting it by using the "Print" button in the application form.

Submit the Connect to Innovate application form by clicking the "Submit" button on the form. You will receive an application reference number both on screen and via email.

4. Apply for funding

Any information in the application that, in the applicant's opinion, is of a proprietary or confidential nature must be clearly marked by the applicant as "Proprietary" or "Confidential" on each relevant item or page or in a statement covering the entire application. Notwithstanding the foregoing, information provided by program applicants may be accessible under the Access to Information Act. No commercially confidential information which is submitted will be disclosed unless otherwise authorized by the applicant; required to be released by law (including the Access to Information Act); or required by the Minister of ISED, to be released to an international or internal trade panel for the purposes of the conduct of a dispute in which Canada is a party or a third party intervener.

By submitting this application, you consent to the terms of the above privacy notice statement.

For general questions and comments please contact the Connecting Canadians Branch.

By phone: 1-800-328-6189;

By email: ic.cti-bpi.ic@canada.ca; or

By mail: Connecting Canadians Branch

C.D. Howe Building

235 Queen Street, 1st floor, West Tower

Ottawa, ON K1A 0H5, Canada

From: Weiss, Sarah [<mailto:Sarah.Weiss@bchydro.com>]

Sent: Friday, January 27, 2017 5:42 PM

To: Chris Cvik <Chris.Cvik@prrd.bc.ca>

Cc: Pepper, Nancy <Nancy.Pepper@bchydro.com>; Site C Compliance Reporting <SiteC.Compliance.Reporting@bchydro.com>; von Muehldorfer, Karen <Karen.vonMuehldorfer@bchydro.com>

Subject: Agriculture Mitigation and Compensation Plan - Draft

Dear Mr. Cvik,

Please find attached the Draft Agriculture Mitigation and Compensation Plan for your review. We welcome your feedback on this draft Plan.

This plan has been prepared in accordance with Condition 30 of Site C Project's Environmental Assessment Certificate (EAC #E14-02), issued to BC Hydro on October 14, 2014.

Condition 30 of the EAC requires the following:

The EAC Holder must provide this draft Agricultural Mitigation and Compensation Plan to the affected agricultural land owners and tenure holders, Peace River Regional District, District of Hudson's Hope, Ministry of Agriculture and FLNR for review within 18 months after the commencement of construction.

The comment period is 45 days, beginning January 27, 2017 and ending March 13, 2017. Feedback can be sent to SiteC@bchydro.com.

Please don't hesitate to contact me, or Nancy Pepper (cc'd above), if you have any questions.

Regards,
Sarah.

Sarah Weiss

Sr. Environmental Coordinator, Site C Clean Energy Project

BC Hydro

Office: 604-699-7283

Mobile: 778-231-7625

Email: sarah.weiss@bchydro.com

bchydro.com

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Site C Clean Energy Project
Agriculture Mitigation and
Compensation Plan
DRAFT

Site C Clean Energy Project

Draft Date: January 27, 2017

Comments Due: March 13, 2017

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Appendix A: Agriculture Effects Assessment

Appendix B: Agricultural Consultation Steering Committee (as of January 27, 2017)

Appendix C: Agricultural Mitigation and Compensation Plan Framework Consultation Comment and Consideration Table

Appendix D: Draft BC Hydro Peace Agricultural Fund Board Terms of Reference

Appendix E: Draft BC Hydro Peace Agricultural Compensation Fund Administrator Contract Proposed Term Sheet

Abbreviations and Acronyms

| | |
|---------------------------------|---|
| Administrator | BC Hydro Peace Agricultural Compensation Fund Administrator |
| Agricultural Fund | BC Hydro Peace Agricultural Compensation Fund |
| Agricultural Monitoring Program | Agricultural Monitoring and Follow up Program |
| ALC | Agricultural Land Commission |
| ALR | Agricultural Land Reserve |
| AMCP | Agriculture Mitigation and Compensation Plan |
| Board | BC Hydro Peace Agricultural Compensation Fund Board |
| CEMP | Construction Environmental Management Plan |
| CSC | Consultation Steering Committee |
| CSMP | Construction Safety Management Plan |
| EAC | Environmental Assessment Certificate |
| EAO | British Columbia Environmental Assessment Office |
| EIS | Environmental Impact Statement, Site C Clean Energy Project |
| Framework | Agricultural Mitigation and Compensation Plan Framework (July 27, 2016) |
| ha | Hectare |
| JRP | Joint Review Panel |
| Project | Site C Clean Energy Project |
| PRRD | Peace River Regional District |
| VC or VCs | Valued Component or Valued Components |

Revision History

| Version | Date | Comments |
|---------|------------------|----------|
| Draft | January 27, 2017 | Draft |
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1.0 Background

1.1 The Site C Clean Energy Project

The Site C Clean Energy Project (the Project) will be the third dam and generating station on the Peace River in northeast B.C. The Project will provide 1,100 megawatts of capacity and about 5,100 gigawatt hours of energy each year to the province's integrated electricity system. The Project will be a source of clean, reliable and cost-effective electricity for BC Hydro's customers for more than 100 years.

The components of the Project are:

- an earthfill dam, approximately 1,050 metres long and 60 metres high above the riverbed;
- an 83 kilometre long reservoir that will be, on average, two to three times the width of the current river;
- a generating station with six 183 MW generating units;
- two new 500 kilovolt AC transmission lines that will connect the Project facilities to the Peace Canyon Substation, along an existing right-of-way;
- realignment of six segments of Highway 29 over a total distance of approximately 30 kilometers; and
- construction of a berm at Hudson's Hope.

The Project also includes the construction of temporary access roads, a temporary bridge across the Peace River, and construction phase worker accommodation at the dam site.

1.2 Project Benefits

The Project will provide important benefits to British Columbia and Canada. It will serve the public interest by delivering a source of clean, renewable and cost-effective electricity in B.C. for more than 100 years to meet growing demand; contribute to employment, economic development, ratepayer, taxpayer and community benefits; meet the need for electricity with lower greenhouse gas impact than other resource options; contribute to sustainability by optimizing the use of existing hydroelectric facilities, delivering approximately 35 per cent of the energy produced at the W.A.C. Bennett Dam, with only five per cent of the reservoir area; and include an honourable process of engagement with Aboriginal groups and the potential for accommodation of their interests.

1.3 Environmental Assessment Process

The environmental assessment of the Project has been carried out in accordance with the *Canadian Environmental Assessment Act*, 2012, the *BC Environmental Assessment Act*, and the Federal-Provincial Agreement to Conduct a Cooperative Environmental Assessment,

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Including the Establishment of a Joint Review Panel of the Site C Clean Energy Project. The assessment considered the environmental, economic, social, heritage and health effects and benefits of the Project, and included the engagement of Aboriginal groups, the public, all levels of government, and other stakeholders in the assessment process.

Detailed findings of the environmental assessment are documented in the Site C Clean Energy Project Environmental Impact Statement (EIS), which was completed in accordance with the Environmental Impact Statement Guidelines (EIS Guidelines) issued by the Minister of Environment of Canada and the Executive Director of the Environmental Assessment Office (EAO) of British Columbia. The EIS was submitted to regulatory agencies in January 2013, and amended in August 2013 following a 60 day public comment period on the assessment, including open house sessions in Fort St. John, Hudson's Hope, Dawson Creek, Chetwynd, town of Peace River (Alberta) and Prince George.

In August 2013, an independent Joint Review Panel (JRP) commenced its evaluation of the EIS, and in December 2013 and January 2014 undertook five weeks of public hearings on the Project in 11 communities in the Peace Region, including six Aboriginal communities. In May 2014, the JRP provided the provincial and federal governments with a report summarizing the Panel's rationale, conclusions and recommendations relating to the environmental assessment of the Project. On completion of the JRP stage of the environmental assessment, the CEA Agency and the EAO consulted with Aboriginal groups on the JRP report, and finalized key documents of the environmental assessment for inclusion in a referral package for the Provincial Ministers of Environment and Forests, Lands and Natural Resource Operations.

Construction of the Project is also subject to regulatory permits and authorizations, and other approvals. In addition, the Crown has a duty to consult and, where appropriate, accommodate Aboriginal groups.

1.4 Environmental Assessment Findings

The environmental assessment of the Project focused on 22 valued components (VC or VCs), or aspects of the biophysical and human setting that are considered important by Aboriginal groups, the public, the scientific community, and government agencies. In the EIS, VCs were categorized under five pillars: environmental, economic, social, heritage and health. For each VC, the assessment of the potential effects of the Project components and activities during construction and operations was based on a comparison of the biophysical and human environments between the predicted future conditions with the Project, and the predicted future conditions without the Project.

Potential adverse effects on each VC are described in the EIS along with technically and economically feasible mitigation measures, their potential effectiveness, as well as specific follow-up and related commitments for implementation. If a residual effect was found on a VC, the effect was evaluated for significance. Residual effects were categorized using criteria related to direction, magnitude, geographic extent, context, level of confidence and probability, in accordance with the EIS Guidelines.

The assessment found that the effects of the Project will largely be mitigated through careful, comprehensive mitigation programs and ongoing monitoring during construction and operations.

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The EIS indicates that the Project is unlikely to result in a significant adverse effect for most of the VCs. However, a determination of a significant effect of the Project was found on four VCs: Fish and Fish Habitat, Wildlife Resources, Vegetation and Ecological Communities, and Current Use of Lands and Resources for Traditional Purposes.

1.5 Environmental Assessment Conclusion

On October 14, 2014, the Provincial Ministers of Environment and of Forests, Lands and Natural Resource Operations decided that the Project is in the public interest and that the benefits provided by the Project outweigh the risks of significant adverse environmental, social and heritage effects (<http://www.newsroom.gov.bc.ca/2014/10/site-c-project-granted-environmental-assessment-approval.html>). The Ministers have issued an Environmental Assessment Certificate (EAC) setting conditions under which the Project can proceed.

Further, on November 25, 2014, The Minister of Environment of Canada issued a Decision Statement confirming that, while the Project has the potential to result in some significant adverse effects, the Federal Cabinet has concluded that those effects are justified in the circumstances. The Decision Statement sets out the conditions under which the Project can proceed.

1.6 Site C Project Consultation

BC Hydro began consultation on the Project in late 2007, before any decision to advance the Project to an environmental assessment. BC Hydro's consultation with the public, stakeholders, regional and local governments, regulatory agencies, and Aboriginal groups is described in EIS Section 9, Information Distribution and Consultation.

Additional information on the consultation process and a summary of issues and concerns raised during consultation are provided in:

- EIS, Volume 1, Appendix G, Public Information Distribution and Consulting Supporting Documentation
- EIS, Volume 1, Appendix H, Aboriginal Information Distribution and Consultation Supporting Documentation
- EIS, Volume 1, Appendix I, Government Agency Information Distribution and Consultation Supporting Documentation
- EIS, Volume 5, Appendix A01 to A29, Parts 2 and 2A, Aboriginal Consultation Summaries
- Technical Memo: Aboriginal Consultation

1.7 Agriculture Consultation

1.7.1 Environmental Assessment

BC Hydro engaged Provincial Ministry of Agriculture staff and the Peace River Regional District (PRRD) Agriculture Advisory Committee during the development of the EIS and early in the design of the monitoring program. Ministry of Agriculture staff provided specific information on the BC Ministry of Agriculture's Wildlife Damage Compensation Program. Interviews with potentially affected farm operators and or owners were carried out in 2011 and 2012 (BC Hydro. 2013d).

These interviews were conducted in order collect information related to current and future agricultural activities and information required to define and evaluate on-farm changes that may result from the Project. There were 34 farm operations identified where a portion of the operation would be within the Project activity zone. The owners or operators of 22 of those farm operations participated in interviews.

Information obtained during these interviews, alongside other sources of information (e.g. direct observations, air photo observations) about farm operations in the Project activity zone, were presented in summary form within the assessment. Interview documentation, including responses to questions and information contained on maps relevant to their agricultural holdings were retained by BC Hydro and shared with interviewees. (BC Hydro. 2013c.)

Information sought during the interviews with owners and operators included the following:

- Current and future land use
- Soil and crop management practices, including crop rotation practices
- Crop yields and farm gate prices
- Livestock use, movements, and production
- Farm infrastructure and improvements and other investments that have been made or might be considered
- Historical and potential trends in agricultural land use
- Motivating factors in land use decision making
- Non-farm infrastructure used by farm operations
- Projected changes to land use if the Project proceeds
- Marketing and distribution channels used, including access and transportation needs
- Agricultural inputs acquisition channels
- Short- and long-term concerns related to potential effects of the Project on agricultural operations
- Avoidance and mitigation options
- Regional compensation and enhancement opportunities.

1.7.2 Agricultural Framework Consultation

The Agricultural Mitigation and Compensation Plan Framework (Framework) which guided the development of the draft Agricultural Mitigation and Compensation Plan (AMCP) was submitted on July 27, 2016 and can be found on the Project website at:

<https://www.sitecproject.com/document-library/environmental-management-plans-and-reports>

BC Hydro established, a Consultation Steering Committee (CSC) with the Ministry of Agriculture and the Ministry of Energy and Mines to guide consultation with agricultural stakeholders and to work together to jointly develop the ACMP. The CSC is comprised of staff from each

organization with a range of professional expertise and experience in fund implementation, agriculture and mitigation program implementation (see Appendix B).

In accordance with EAC Condition 30, stakeholder consultation regarding the development of the Framework took place from November 23, 2015 to January 29, 2016. Input and feedback were collected using a discussion guide and feedback form, online consultation, and regional stakeholder meetings held in Hudson's Hope, Fort St. John, Dawson Creek and Chetwynd. This consultation is consistent with the EAC condition 30 requirement of *"The framework for the Agricultural Mitigation and Compensation Plan must be developed in consultation with the affected agricultural land owners and tenure holders, and the Ministry of Agriculture."*

The *Consultation Summary Report: Framework for an Agricultural Mitigation and Compensation Plan (March 2016)* was posted on the Project website and a notification was sent to all participants. The full discussion guide, consultation report and appendices can be found at: www.sitecproject.com/document-library/consultation-and-engagement-reports.

There were 114 participant interactions during the consultation period, including:

- 81 attendees at regional meetings in December and January in Hudson's Hope, Fort St. John, Dawson Creek, Chetwynd;
- 30 online feedback forms and 5 written submissions.

Following the stakeholder consultation process, the CSC met with representatives of regional agricultural associations in March 2016 to further discuss outcomes of the consultation. Discussion at this meeting focused on clarifying feedback, and finding common ground over some conflicting input received. In May, the CSC sought input from the Agricultural Land Commission (ALC) on requirements related to residual lands. As release of most residual lands is not anticipated until after the Project has commenced operations, the ALC will be contacted in the future regarding any site-specific proposals for Agricultural Land Reserve (ALR) land inclusion which satisfies a requirement of EAC condition 30.

The input received during stakeholder consultation and in follow up meetings was considered, along with technical and financial information, by BC Hydro, the Ministry of Agriculture and the Ministry of Energy and Mines in the development of the Framework.

The Framework was posted on the BC Hydro public website on July 27, 2016. Notifications were sent to all consultation meeting attendees, all affected agricultural land owners and tenure holders, the Ministry of Agriculture, PRRD and the District of Hudson's Hope. An event was held on August 12 in Dawson Creek, at the Agricultural Exhibition and Stampede to further promote the opportunity to provide comments and feedback on the Framework. The Framework comment period was held from July 27, 2016 to September 30, 2016. Six comments were received and responded to by BC Hydro on behalf of the CSC. Please see Appendix C for the comment consideration table.

1.7.3 Draft Agricultural Mitigation and Compensation Plan Consultation

EAC Condition 30 states:

“The EAC Holder must provide this draft Agricultural Mitigation and Compensation Plan to the affected agricultural land owners and tenure holders, PRRD, District of Hudson’s Hope, Ministry of Agriculture and FLNR for review within 18 months after the commencement of construction.”

“The EAC Holder must file the final Agricultural Mitigation and Compensation Plan with EAO, Peace River Regional District, District of Hudson’s Hope the Ministry of Agriculture and FLNR within 2 years after the commencement of construction.”

“The EAC Holder must develop, implement and adhere to the final Agricultural Mitigation and Compensation Plan, and any amendments, to the satisfaction of EAO.”

BC Hydro will accept comments on the draft AMCP for 45 days following submission, from January 27, 2017 until March 13, 2017. Comments received during this time will be considered in the preparation of the final AMCP which is due July 27, 2017. The draft and final AMCP have and will be posted on the public Project website (siteproject.com).

In addition to the public comment period, the CSC plans to hold a meeting with representatives of regional agricultural associations in February-March 2017 to gather input on the Draft AMCP and input on development of the governance for the BC Hydro Peace Agricultural Compensation Fund (Agricultural Fund) contemplated as part of the AMCP. The CSC anticipates that these would be same representatives as the March 2016 meeting described in section 1.7.2.

1.8 Regulatory Context

In constructing and operating the Project, BC Hydro and its contractors must comply with laws, regulations, and standards of general applicability, as well as Project-specific conditions of approvals, permits, other authorizations, guidelines and protocols that are relevant to the design and implementation of mitigation programs. The following subsections explain how the AMCP considers and integrates regulatory requirements that pertain to agriculture as required for the Project.

The Federal Decision Statement does not include any requirements with respect to the potential for the Project to impact agricultural land owners and tenure holders.

As described in Section 20.1.1 of the EIS, some of the land that would be temporarily or permanently occupied by the Project was within the province’s ALR. The ALR is managed in B.C. under the *Agricultural Land Commission Act* (S.B.C., 2002). As per Order in Council #148, Order Respecting Lands in the Agricultural Reserve, on April 8, 2015 certain of these lands were temporarily excluded from the ALR until December 31, 2024, and other lands were permanently excluded.

Agricultural Crown land tenures are administered under the *Range Act* (S.B.C., 2004) and under the *Land Act* (R.S.B.C., 1996). Crown land management in the Project activity zone is also guided by the Dawson Creek and Fort St. John Land and Resource Management plans.

1.9 Development of Mitigation, Management and Monitoring Plans

Mitigation, management and monitoring plans for the Project have been developed taking into account the measures proposed in the EIS, information received during the JRP hearing process, and the Report of the Joint Review Panel on the Project. Those plans are consistent with, and meet requirements set out in, the conditions of the EAC and of the Decision Statement issued on October 14, 2014 and November 25, 2014 respectively.

In addition, in accordance with environmental best practices (Condition 3.1), these plans were informed by the best available information and knowledge, and were undertaken by qualified individuals. These plans contain provisions for review and update as new information on the effects of the Project and on the efficacy of the mitigation measures become available.

1.10 Baseline Conditions & Potential Effects of the Project

The potential effect of the Project on agriculture was assessed in Section 20 of the EIS, as amended (July 2013). The assessment considered the potential for the Project to effect four key aspects of agriculture in the local assessment area including:

- Temporary and permanent loss of agricultural land;
- Changes in individual farm operations, including potential changes to local microclimate that could affect agriculture;
- Changes in agricultural economic activity; and,
- Changes in local and regional food production and consumption.

A summary of the following components of the agriculture assessment is included within **Appendix A**.

- Spatial and temporal boundaries
- Baseline conditions
- Potential effects of the Project, with a description of changes to agriculture
- Mitigation measures
- Residual effects

2.0 Agricultural Mitigation and Compensation Plan C-2

2.1 Objective and Scope

The agricultural mitigation and compensation programs were proposed by BC Hydro in Section 20.7 of the EIS. The programs were proposed for when the creation of the reservoir may result in site-specific changes that may affect agricultural operations on individual farm operations and where Project effects on agricultural operations are not already addressed under agreements with BC Hydro.

The AMCP must be implemented in accordance with Condition 30 of EAC #14-02

The AMCP is organised around the four EAC required components of the AMCP, as follows:

- Construction management practices, as they pertain to agriculture (section 2.3)
- Development of individual farm mitigation plans (section 2.4)
- Management of residual agricultural land (section 2.5)
- Establishment of an Agricultural Fund (section 2.6)

The AMCP is informed by the following sources:

- Condition 30 of the Site C EAC;
- Agricultural Mitigation and Compensation Plan Framework (July 27, 2016)
- Input from BC Hydro, Ministry of Agriculture, Ministry of Energy and Mines, and Regional Advisors;
- Consultation feedback from regional agricultural stakeholders including land owners, tenure holders, Peace Region agricultural associations and local stakeholders;
- Legal and financial advice;
- Background information including the EIS and the JRP Hearing report.

Technical input and review of the draft AMCP was completed by Patrick Brisbin, P.Eng. P.Ag., the Qualified Environmental Professional for the Framework and AMCP, who completed the agriculture assessment for the Project (EIS Section 20 and supporting technical appendices), and has extensive experience in agricultural environmental assessments and individual farm mitigation plan development. In addition, serious consideration was given to consultation input received from a broad range of consultation participants, including Peace Region land owners, tenure holders, agricultural producers, agricultural stakeholders, local governments and Aboriginal groups. A summary of consultation input and consideration is included in Appendix C.

The AMCP includes mitigation measures to address EAC Condition 30, and were developed taking into account findings of the environmental assessment, the measures proposed within the EIS, information received during the JRP hearing process, the Report of the Joint Review Panel – Site C Clean Energy Project, and subsequent consultation for the development and review of the Framework.

Table 1: Environmental Assessment Certificate Condition and AMCP Reference

| Agriculture: EAC Condition 30 | AMCP Section Reference |
|--|--|
| In order to avoid or manage the effects of the project on agricultural land owners and tenure holders, the EAC Holder [BC Hydro] must develop an Agricultural Mitigation and Compensation Plan. | To be implemented once the AMCP is finalized. |
| The Agricultural Mitigation and Compensation Plan must be developed by a Qualified Environmental Professional. | Appendix B: Agricultural Consultation Steering Committee |
| As part of Agricultural Mitigation and Compensation Plan development, the EAC Holder must evaluate effects on agricultural land owners and tenure holders, and develop mitigation and compensation measures consistent with industry compensation standards, to mitigate effects or compensate for losses. | Section 2.4 - Individual Farm Mitigation Plans |
| The Agricultural Mitigation and Compensation Plan must include at least the following: | |
| Inclusion of suitable land in the Agricultural Land Reserve in consultation with the Agriculture Land Commission. | Section 1.7 Agriculture Consultation |
| | Section 2.5: Management of Residual Agricultural Land |
| When residual land parcels are to be sold, consolidate and/or connect residual agricultural parcels with adjacent agricultural land holdings, where practical and when owner(s) and BC Hydro agree. | Section 2.5: Management of Residual Agricultural Land |

| Agriculture: EAC Condition 30 | AMCP Section Reference |
|--|--|
| <p>Funding for mitigation actions for disruptions to agricultural land owners and tenure holders, including but not limited to the provision of alternative / replacement:</p> <ul style="list-style-type: none"> • Livestock movement options and compensation for associated increased costs; • Infrastructure (irrigation and drainage improvements); • Water supplies; • Relocation of quality soil in selected locations; • Farm and field access; • Highway crossings; • Utility crossings; • Livestock watering and drainage works during construction, and restore original works after construction is completed; and • Fencing. | Section 2.4: Individual Farm Mitigation Plans |
| Minimize access to agricultural lands by construction workers and implement measures to minimize unauthorized public access. | <p>Section 2.3 Construction Management Practices</p> <p>Section 2.4 Individual Farm Mitigation Plans</p> |
| For impacts that cannot be avoided, the plan will contain an approach for reimbursements that compensate for associated financial losses due to disruptions to agricultural land use. | Section 2.4 Individual Farm Mitigation Plans |
| <p>In addition to the above bulleted measures in this condition, establishment of an agricultural compensation fund of \$20 million for use in the Peace Region or other areas of the province as necessary to compensate for lost agricultural lands and activities, and an approach for establishing the governance and allocation of funds.</p> <p>The EAC Holder must work with the Ministry of Agriculture to establish a governance structure for the agriculture compensation fund that will ensure funds will be used to support enhancement projects that improve agricultural land, productivity or systems.</p> | <p>Section 1.7 Agriculture Consultation</p> <p>Section 2.6 BC Hydro Peace Agricultural Compensation Fund</p> |

| Agriculture: EAC Condition 30 | AMCP Section Reference |
|--|---|
| The framework for the Agricultural Mitigation and Compensation Plan must be developed in consultation with the affected agricultural land owners and tenure holders, and the Ministry of Agriculture, and provided to Peace River Regional District and the District of Hudson's Hope for review within 1 year after the commencement of construction. | Section 1.7: Agriculture Consultation Appendix C: Agricultural Mitigation and Compensation Plan Framework Consultation Comment and Consideration Table |
| The EAC Holder must provide this draft Agricultural Mitigation and Compensation Plan to the affected agricultural land owners and tenure holders, Peace River Regional District, District of Hudson's Hope, Ministry of Agriculture and FLNR for review within 18 months after the commencement of construction. | Section 1.7: Agriculture Consultation |
| The EAC Holder must file the final Agricultural Mitigation and Compensation Plan with EAO, Peace River Regional District, District of Hudson's Hope the Ministry of Agriculture and FLNR within 2 years after the commencement of construction. | Section 1.7: Agriculture Consultation |
| The EAC Holder must develop, jointly with agricultural land owners and tenure holders, individual farm mitigation plans throughout the construction phase for all farms directly affected by the Project. | Section 2.4: Individual Farm Mitigation Plans |
| The EAC Holder must develop, implement and adhere to the final Agricultural Mitigation and Compensation Plan, and any amendments, to the satisfaction of EAO. | Section 2.2. Implementation |

EAC Condition 31 is the second condition related to agriculture. The agriculture monitoring and follow up program (Agricultural Monitoring Program) being implemented in accordance with Condition 31 will run for a 10-year period, including the five years prior to reservoir filling and the first five years of operation. The Agriculture Monitoring Program is addressed in a separate plan, which is publicly available on the Project website at:

www.sitecproject.com/document-library/environmental-management-plans-and-reports.

2.2 Implementation

EAC Condition 30 states:

“The EAC Holder must develop, implement and adhere to the final Agricultural Mitigation and Compensation Plan, and any amendments, to the satisfaction of EAO.”

BC Hydro will implement the final AMCP following submission on July 27, 2017. The proposed schedule for implementation of the AMCP is included below in Table 2. The timeline for implementation of the four required components varies by each component. For example, for construction management practices, implementation is already underway to meet other regulatory requirements. Conversely, for establishment of the Agricultural Fund, implementation will occur when the AMCP is final, and the approach will be further developed in the final AMCP in consideration of regional agricultural producers' input, direction from the EAO, and learnings from other similar funding programs. Proposed dates may require modification, pending engagement, consultation, and approvals.

Table 2: Agricultural Mitigation Implementation Schedule.

| Mitigation Measure | Anticipated Schedule | Description of Activity, and Rationale |
|--|--|---|
| Construction management practices are in place as per the Construction Environmental Management Plan, Construction Safety Management Plan, and Contractor Environmental Protection Plans. <ul style="list-style-type: none"> - Minimize access to agricultural lands by construction works and unauthorized public - Consider agricultural operations and opportunities within soil and revegetation management. | July 2015 – End of Construction Phase. | Continued implementation of construction management practices throughout construction phase, including monitoring and auditing by independent environmental monitors. |

| | | |
|--|---|---|
| Development of individual farm mitigation plans | July 2015 – Ongoing to 10 years after start of Operations | <p>Meetings being held with agricultural land owners and tenure holders for farms directly affected by the Project. Timing of meetings is based on timeline of acquisition, and owner interest.</p> <p>Discussions cover all aspects of the agricultural operation, including mitigation and compensation.</p> <p>Ongoing discussions with directly affected agricultural land owners will address additional impacts which are identified.</p> |
| Management of residual agricultural land | 2028 - 2040 | <p>Discussions regarding approach are underway and will include ALC and affected land owners, and tenure holders. A small number of residual lands subject to previous commitments may be disposed of prior to the operations phase.</p> <p>Implementation of approved approach for most lands will commence post-construction, and in most areas no sooner than 5 years post reservoir fill for safety related to potential erosion. BC Hydro will engage with the ALC, affected landowners, and adjacent tenure holders on the approach to disposition of any residual agricultural land parcels.</p> |
| Establishment of an Agricultural Compensation Fund | 2017 – ongoing (Time period to be determined by future Board) | <p>Establish BC Hydro Peace Agricultural Compensation Board.</p> <p>Select BC Hydro Peace Agricultural Fund Administrator through transparent procurement process.</p> <p>Prepare contribution agreement between BC Hydro and Administrator.</p> <p>Launch Agricultural Fund.</p> |

2.3 Construction Management Practices

Please see section 4 of the Framework for further information on the development of these measures.

Implementation of appropriate construction management practices addresses the relevant requirements of EAC Condition 30, and considers consultation input received on this topic. Construction mitigation measures that address impacts on agricultural land and operations are included in applicable contracts, in the Project's Construction Environmental Management Plan (CEMP), and will be included in individual farm mitigation plans, as applicable.

The CEMP was required to be submitted 30 days prior to the commencement of construction (in accordance with EAC Condition 69), and may be updated as required. The current CEMP is publicly available on the Project website (www.sitecproject.com/document-library/environmental-management-plans-and-reports). The CEMP outlines the requirements for contractors to develop Environmental Protection Plans for their work taking into account all applicable requirements of the CEMP.

The AMCP addresses construction management practices, as they pertain to agriculture, through the following measures. Measure D.1 and D.2 will occur between July 2015 to the end of the construction phase of the Project.

Measure D.1: BC Hydro will minimize access to agricultural lands by construction workers and implement measures to minimize unauthorized public access.

Approach:

For work that will occur in or adjacent to ongoing agricultural operations, such as construction of the transmission line and the Highway 29 realignment, BC Hydro will include provisions in applicable contracts regarding the requirement to obtain permission for any required access to private agricultural lands by construction workers.

Where increased unauthorized public access to agricultural lands is identified as a concern by landowners during land acquisition discussions, BC Hydro will include discussion of this matter including potential mitigation with the landowner (See Section 5: Framework Component B: Individual Farm Mitigation Plans).

Tasks:

- a) Identification of agricultural operations in proximity to the Project construction activities by BC Hydro GIS Mapping Team.
- b) Inclusion of provisions in applicable contracts regarding requirement to obtain permissions for access to private agricultural lands by BC Hydro Procurement Team.
- c) Discuss concerns regarding public access to agricultural lands with agricultural land owners by BC Hydro Site C Properties Team.
- d) Annual review of implementation status reported, revisions in plans as required by BC Hydro Site C Agricultural lead, with input from Qualified Environmental Professional.

Measure D.2: BC Hydro will consider agricultural operations and opportunities within soil and re-vegetation management, with particular attention to limiting the spread of invasive plants and noxious weeds.

Approach:

BC Hydro is required to develop soil management, site restoration and revegetation specifications to effectively manage disturbed soils, and to reclaim and revegetate disturbed construction areas to safe and environmentally-acceptable condition as per EAC Condition 8. These specifications are included in the CEMP, and require restoration of soils within agricultural areas, including replacement of topsoil to maintain agricultural productivity. Disturbed areas adjacent to, but outside the highway right-of-way that are being used for agricultural purposes will be restored as per the requirements of the landowner. Reclamation may include replacement of topsoil, seeding and/or planting.

BC Hydro is required to develop vegetation and invasive plant management specifications, which are included in the CEMP. These specifications identify measures for the control of invasive plants on work sites, measures to manage soil and vegetation to minimize the establishment of weeds within work sites, and measures to minimize transport of weed material between locations. The CEMP also requires seed mixes used on site to be certified weed free, and requires materials used for sediment and erosion control to be certified weed free.

Tasks:

- a) Develop site specific Soil Management, Site Restoration and Revegetation plans, including Vegetation and Invasive Plant Management plans in the Environmental Protection Plans for all applicable work components of the Project.
- b) Discuss concerns and opportunities regarding soil, revegetation management, and invasive plants and noxious weeds with agricultural land owners by BC Hydro Site C Properties Team.
- c) Annual review of implementation status reported, revisions in plans as required by BC Hydro Site C Agricultural lead, with input from Qualified Environmental Professional.

2.4 Individual Farm Mitigation Plans

Please see section 5 of the Framework for further information on the development of these measures.

The development of individual farm mitigation plans must consider the relevant sections of EAC Condition 30, and consultation input received on this topic. EAC Condition 30 requires that BC Hydro:

“evaluate effects on agricultural land owners and tenure holders, and develop mitigation and compensation measures consistent with industry compensation standards, to mitigate effects or compensate for losses.”

“funding for mitigation actions for disruptions to agricultural land owners and tenure holders... and for impacts that cannot be avoided include reimbursements that compensate for associated financial losses.”

“For impacts that cannot be avoided, the plan will contain an approach for reimbursements that compensate for associated financial losses due to disruptions to agricultural land use.”

Development and implementation of individual farm mitigation plans are part of BC Hydro's properties rights acquisition process. For clarity, the individual farm mitigation plan is not a separate document. The individual property acquisition agreements agreed to and completed with the agricultural owner or tenure holder will include all of the parts of the farm mitigation plans as described in this section. The individual farm mitigation plans must be developed jointly with agricultural land owners and tenure holders for all farms directly affected by the Project. Directly affected means a property parcel, or landholding, from which BC Hydro requires land or rights in order to construct operate and mitigate the Project. A 'directly-affected farm' is a farming operation from which BC Hydro will acquire land in fee simple, for example for reservoir inundation or Highway 29 realignment, and/or either temporary or permanent rights, such as a permanent statutory right-of-way for impact lines or temporary construction areas for Highway 29 realignment.

BC Hydro evaluated potential effects of the Project on agricultural land owners and tenure holders as part of the agricultural assessment during the environmental assessment phase. As part of this assessment, interviews were held with potentially affected farm operators and/or owners in 2011 and 2012. There are 34 farm operations where a portion of the operation is within the Project activity zone. All of the 34 were invited to participate in an interview, and 22 owners or operators agreed to participate and provide information about current and potential future agricultural activities. The results of the interviews were used, along with other information, such as from Statistics Canada and direct observations of farm operations, to inform the agricultural assessment.

Now that the Project has moved into construction, BC Hydro's Properties Team is in discussions with agricultural land owners and tenure holders regarding potential effects of the Project on their land and operations, including potential mitigation actions related to disruption of their continuing agricultural operations. Where agricultural land is required for the Project, it will be acquired at fair market value and associated financial losses, including funding of mitigation actions and compensation for those effects which cannot be mitigated, if any, which will be reimbursed as described in Land Status, Tenure and Project Requirements - Section 11.3 of the

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EIS. Budget for individual farm mitigation or compensation is separate from the \$20-million allocated to the Agricultural Fund.

The identification of specific mitigation actions that may require funding related to disruption of each agricultural operation will be identified by BC Hydro in private discussions with agricultural land owners and tenure holders whose land or rights may be affected by the Project. For example, potential mitigation actions may include changes to driveways to address changes to farm access, consideration of changes to control unauthorized public access, relocation of farm infrastructure such as buildings, wells or fencing, and measures to limit disruptions to current agricultural operations. Where effects cannot be avoided or mitigated, individual farm mitigation plans will include a determination of compensation for financial losses due to disruptions to agricultural land use, consistent with industry compensation standards.

The development of individual farm mitigation plans will be consistent with the following measures:

Measure E.1: BC Hydro will evaluate effects on agricultural land owners and tenure holders, and develop mitigation and compensation measures consistent with industry compensation standards, to mitigate effects or compensate for losses.

Measure E.2: BC Hydro will fund appropriate mitigation actions, or otherwise compensate, for disruptions to agricultural land owners and tenure holders.

Measure E.3: BC Hydro will carry out meaningful discussion with affected agricultural operators and land owners regarding the applicable individual farm mitigation measures.

Approach:

The BC Hydro Site C Property Acquisition Process Guide outlines the process that will be followed with all directly-affected land owners. BC Hydro will also take into account the potential for future impacts to agricultural land owners and tenure holders as a result of the Project. BC Hydro began the process of evaluating effects on agricultural land owners and tenure holders during the environmental assessment phase. The agricultural assessment identified the potential for four changes that could have an effect on agricultural operations that should be the subject of follow-up monitoring, and that are a requirement of EAC Condition 31 regarding agricultural monitoring which includes baseline data collection during the EIS and ten years of monitoring to include five years prior to and post reservoir filling.

BC Hydro will reimburse property owners and/or tenure holders for implementing mitigation measures and financial losses due to disruptions to agricultural land use (for impacts that cannot be avoided or mitigated). This approach will follow the BC Hydro Site C Property Acquisition Process Guide¹ which is consistent with industry compensation standards.

Examples of mitigation measures that may be appropriate, depending on the individual situation, may include the following:

- Livestock movement options and compensation for associated increased costs;
- Infrastructure (e.g. buildings, irrigation and drainage improvements);

¹ <https://www.sitecproject.com/sites/default/files/bc-hydro-property-acquisition-process-guide.pdf>

- Water supplies;
- Relocation of quality soil in selected locations;
- Farm and field access;
- Highway crossings;
- Utility crossings;
- Livestock watering and drainage works during construction, and restore original works after construction is completed; and
- Fencing.

Tasks:

- a) Follow process outlined in the BC Hydro Site C Property Acquisition Process Guide² for engagement with directly affected land owners.
- b) Engage the services of an independent agrologist to assist in the development of individual farm mitigation measures to address impacts, including partial impacts, on farm operations and costs.
- c) Respect the confidentiality of individual consultation and agreements due to the inclusion of commercially sensitive information.
- d) Evaluate potential impacts to agricultural land owners and tenure holders with consideration of all aspects of the agricultural operation, and applicable mitigation or compensation will be included in individual farm mitigation.
- e) Evaluate potential impacts to agricultural land owners and tenure holders related to highway crossings and access, where possible, through implementation of measures addressing EAC Condition 35 related to transportation, Traffic Management is section 5.4 of the Construction Safety Management Plan (CSMP). Contractors to develop and adhere to traffic management plans for their work, when applicable. Contractor Traffic Management Plans must, as applicable, take into account a number of measures including public safety, traffic control, management of Project-induced traffic delays, and other factors that are relevant not only to agricultural traffic but to all road users.
- f) Where increased unauthorized public access to agricultural lands is identified as a concern by landowners during land acquisition discussions, BC Hydro will include discussion of this matter including potential mitigation with the landowner within individual farm mitigation plans. Implement local road improvements that will support all road users, including agricultural operators. These improvements are described in section 5.4.6 of the CSMP, and include features such as shoulder widening and hard surfacing that are known to help the movement of agricultural equipment. The realignment of Highway 29 as described in the EIS will result in general improvements that will support all road users, including local agricultural operators.

² <https://www.sitecproject.com/sites/default/files/bc-hydro-property-acquisition-process-guide.pdf>

- g) Consider the potential for future impacts to agricultural land owners and tenure holders as a result of the Project. The agricultural assessment identified the potential for four changes that could have an effect on agricultural operations that should be the subject of follow-up monitoring, and that are a requirement of EAC Condition 31 regarding agricultural monitoring which includes baseline data collection during the EIS and ten years of monitoring to include five years prior to and post reservoir filling.
- h) BC Hydro will consider the potential need for additional individual farm mitigation measures if new impacts are identified that are due to the Project through the Agriculture Monitoring Program, and that are not already addressed in an agreement with BC Hydro with respect to:
 - i. Damage to crops and stored feeds by wildlife;
 - ii. Effects on crop drying as a result of reservoir induced changes to climate parameters;
 - iii. Effects on crop production as a result of Project-induced changes in groundwater elevations; and
 - iv. Moisture deficits and estimates of water irrigation requirements.

Schedule:

July 2015 – Ongoing to 10 years after start of operations

Meetings will be held with agricultural land owners and tenure holders for farms directly affected by the Project. Timing of meetings is based on timeline of BC Hydro's required acquisition, or earlier based on owner interest.

Discussions cover all aspects of the agricultural operation, including mitigation and compensation.

2.5 Management of Residual Agricultural Land

Please see section 6 of the Framework for further information on the development of these measures.

The approach to management of residual agricultural land must consider the relevant sections of EAC Condition 30, and consultation input received on this topic. EAC Condition 30 requires *the*:

“inclusion of suitable land in the Agricultural Land Reserve in consultation with the Agricultural Land Commission”, and “when residual parcels are to be sold, consolidate and / or connect residual agricultural parcels with adjacent agricultural land holdings, where practical and when owner(s) and BC Hydro agree.”

The EAC conditions related to residual lands that are agricultural in nature, reflect the fact that, through the process of land acquisition for the Project, BC Hydro may own land that may not be directly required for the Project (“residual lands”) and may be suitable for future agricultural land use. For most Project lands, BC Hydro anticipates being in a position to begin the process of identifying residual agricultural lands no sooner than five years after the completion of construction. This timeline allows for the results of the first five years of reservoir shoreline monitoring to inform this process, as well as the identification of mitigation measures that may include wildlife habitat compensation lands or recreation sites on BC Hydro owned land. Until that time, BC Hydro-owned lands will continue to be managed in a responsible manner that supports, as appropriate, agricultural land use and wildlife habitat, and continues to ensure responsible approach to noxious weed management.

Small amounts of residual lands may be identified prior to this through the property acquisition process. It is anticipated that these lands would be subject to previous commitments to prior owners. These lands may be disposed of prior to the Project entering the operations phase.

Any potential residual lands will be considered against land use priorities to determine their suitability for various potential uses, including land required to mitigate Project effects. Consideration will be guided by ongoing conditions associated with Project approvals, including vegetation and wildlife habitat compensation, agricultural land use interests and Aboriginal interests, as well as community interests as stated in official community plans and zoning.

Management plans will be developed for any residual lands retained as wildlife habitat compensation. Continued agricultural use of these lands, where applicable, is also an objective. BC Hydro will work with government agencies, Aboriginal groups and other potentially-affected stakeholders to identify the habitat management objectives, specific actions for the maintenance, creation or enhancement of targeted habitat features, compatible land use including agricultural practices, and other property-specific management considerations.

BC Hydro-owned lands deemed by BC Hydro as surplus to Project and mitigation requirements, and that have continuing agricultural value, may be dealt with in several ways. First, when these land parcels are to be sold, BC Hydro will make efforts to consolidate or connect residual agricultural parcels with adjacent agricultural land holdings, where practical and where owners agree. Secondly, BC Hydro will consult with the ALC and adjacent landowners to include suitable BC Hydro-owned land in the ALR if not already included.

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The AMCP will address management of residual agricultural land through the following measures:

Measure F.1: BC Hydro will include suitable BC Hydro-owned land in the Agricultural Land Reserve in consultation with the Agriculture Land Commission.

Measure F.2: BC Hydro will consolidate and/or connect residual agricultural parcels with adjacent agricultural land holdings, where practical and when owner(s) and BC Hydro agree (when residual land parcels are to be sold). BC Hydro will follow a fair and transparent process for land purchase opportunities for residual agricultural lands.

Approach:

The timeline for implementing measures related to management of residual lands will be following the commencement of the operations phase of the Project and at least five years of reservoir shoreline monitoring.

Tasks:

- a) Prior to sale of residual lands, BC Hydro will invite the ALC and the Ministry of Agriculture to provide input into opportunities to include suitable BC Hydro-owned land in the ALR.
- b) Prior to sale of residual lands, BC Hydro will identify residual agricultural lands and, where applicable, work with adjacent land owners to consolidate and/or connect these residual agricultural parcels with the owner's existing agricultural land holdings.
- c) BC Hydro will follow a fair and transparent process. In all cases, relevant contractual, governmental, First Nations and environmental considerations must be addressed before any residual land is made available for sale.

Schedule: 2028 – 2040

Discussions regarding approach are underway and will include ALC and affected land owners, tenure holders.

Implementation of approved approach will commence post-construction and in some areas 5 years post reservoir fill for safety related to potential erosion

2.6 BC Hydro Peace Agricultural Compensation Fund C-2

Please see section 7 of the Framework (July 27, 2016) for further information on the development of these measures.

Development of the Agricultural Fund complies with the relevant section of the EAC Condition 30, and considered consultation input received on this topic and the Framework.

EAC Condition 30 requires:

“establishment of an agricultural compensation fund of \$20 million for use in the Peace Region or other areas of the province as necessary to compensate for lost agricultural lands and activities, and an approach for establishing the governance and allocation of funds. The EAC Holder must work with the Ministry of Agriculture to establish a governance structure for the agriculture compensation fund that will ensure funds will be used to support enhancement projects that improve agricultural land, productivity or systems.”

This section of the draft AMCP describes the Agricultural Fund characteristics under the following sections:

1. Agricultural Fund Vision Statement and Principles
2. Funding and Regional Extent
3. Agricultural Fund Governance
 - a. Board
 - b. Administrator
 - c. BC Hydro and Transition Process
4. Agricultural Fund Application Process
5. Agricultural Fund Eligibility
6. Agricultural Fund Allocation

2.6.1 Agricultural Fund Vision Statement and Principles

The vision statement for the Agricultural Fund establishes the purpose and intent of the Agricultural Fund. This vision is consistent with regulatory requirements and is aligned with feedback received through consultation. The vision statement is to:

“Support the Peace Region’s opportunity for agricultural production and agrifoods economic activity.”

The principles defined below will provide guidance for the Board and the administrator contracted to administer the Agricultural Fund:

- **Fairness and Transparency:** The Agricultural Fund will be administered in a fair and transparent manner so that all projects are reviewed and given equitable consideration.
- **Regional Decision-Making:** Funding allocation decisions will be made in the region, benefiting from regional knowledge of agricultural strengths, needs, challenges and opportunities in the assessment of funding proposals.
- **Professional and Cost Effective:** The governance structure will support an efficient organization that can make timely decisions, be diligent in document management, record

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keeping and reporting, and have strong communication capabilities to interact with and support Agricultural Fund applicants. It must be cost-effective as administration costs must be covered internally by the Agricultural Fund budget.

- **Accountable:** The governance structure must ensure that the Agricultural Fund meets the regulatory requirements set out by the EAC Condition 30, that funding recipients and projects meet the eligibility and reporting requirements of the Agricultural Fund, and that financial and other reporting is completed to acceptable standards
- **Inclusive:** The Agricultural Fund must be administered in a manner that recognizes the diversity of agricultural sectors, interests and opportunities in the Peace Region.

2.6.2 Funding and Regional Extent

BC Hydro has \$20 million of the Project budget held to meet the Agricultural Fund commitment, available when the AMCP is finalized on July 27, 2017. The Agricultural Fund will be managed to ensure preservation of the full capital of \$20 million for the first five years of operation.

The Agricultural Fund's eligibility criteria will target activities that will enhance agricultural lands, operations, or agrifoods economic activity in the B.C. Peace River Region. The Project's physical footprint is in the Peace Region and consultation feedback strongly supported the Agricultural Fund being targeted to directly benefit the agricultural sector in the Peace Region.

2.6.3 Agricultural Fund Governance:

Governance is defined as the overarching legal structure and approach guiding the implementation of the Agricultural Fund. Governance encompasses the full organization including the roles of administration and executive decision making. During consultation there was a strong interest in having a clear and simple structure, and general acknowledgement and understanding of the distinct roles of a fund administrator, a regional decision-making board, as well as the need for a financial fund manager.

Figure 1 provides an overview of the governance structure, representation and duties of each entity during the first five years of the Agricultural Fund disbursement. BC Hydro has a legal responsibility to establish the Agricultural Fund as intended by the EAC conditions. BC Hydro will invite representatives from the Ministry of Agriculture and the Ministry of Energy to provide assistance in reviews of the Agricultural Fund operations.

Based on a review of other regional fund management structures, consultation feedback and legal and financial input, it is proposed that the Agricultural Fund's governance structure include:

- 1) BC Hydro Peace Agricultural Compensation Fund Board (Board) and
- 2) BC Hydro Peace Agricultural Compensation Fund Administrator (Administrator).
- 3) BC Hydro

Administration of the Agricultural Fund is defined as having two components including 1) financial management, and 2) application processes and secretariat support.

BC Hydro Peace Agricultural Compensation Fund Governance Overview August 2017 – August 2022

Note: The governance structure may be revisited any time after the first 12 months of Board operation

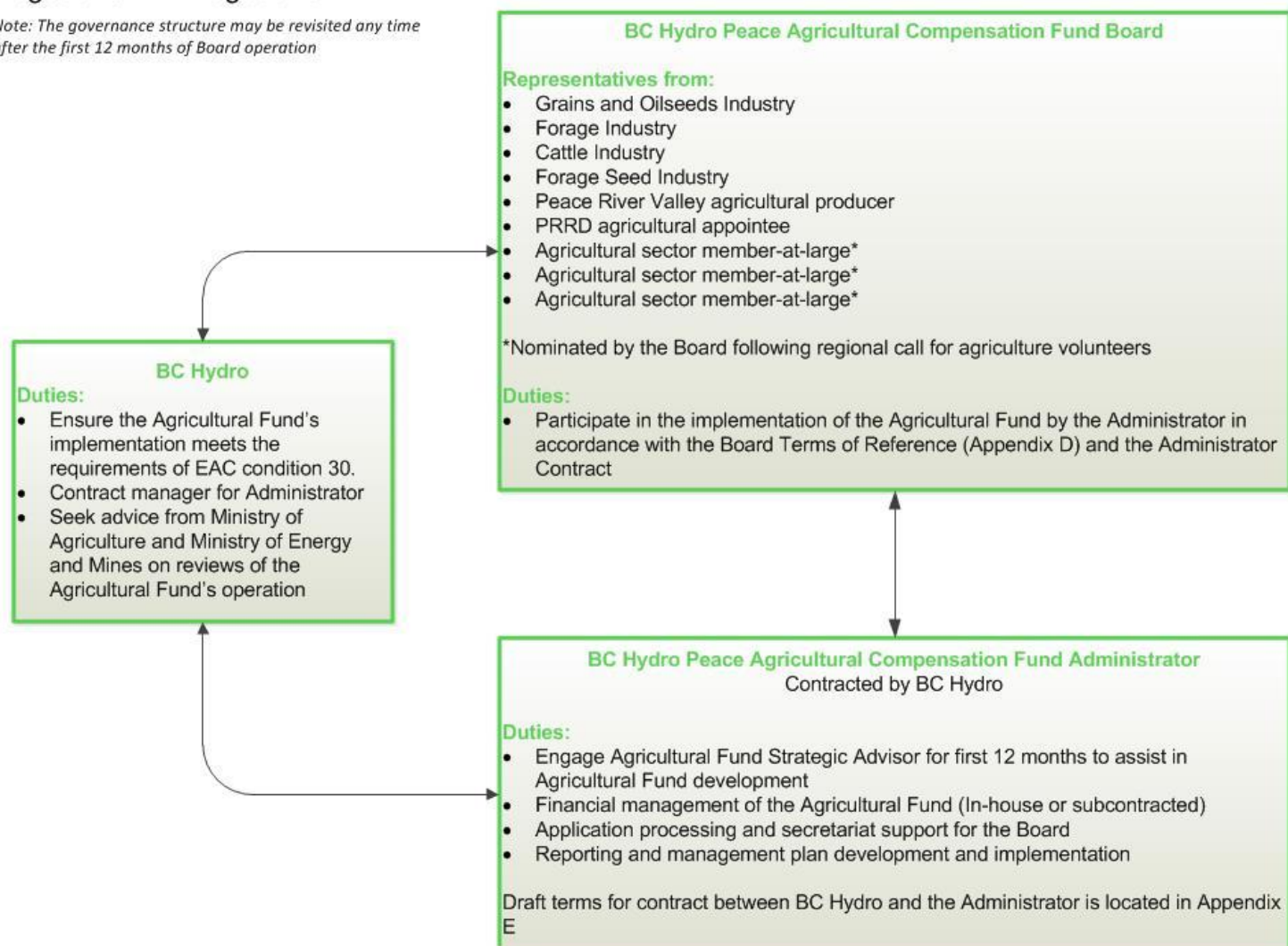


Figure 1 - Agricultural Fund Governance Overview

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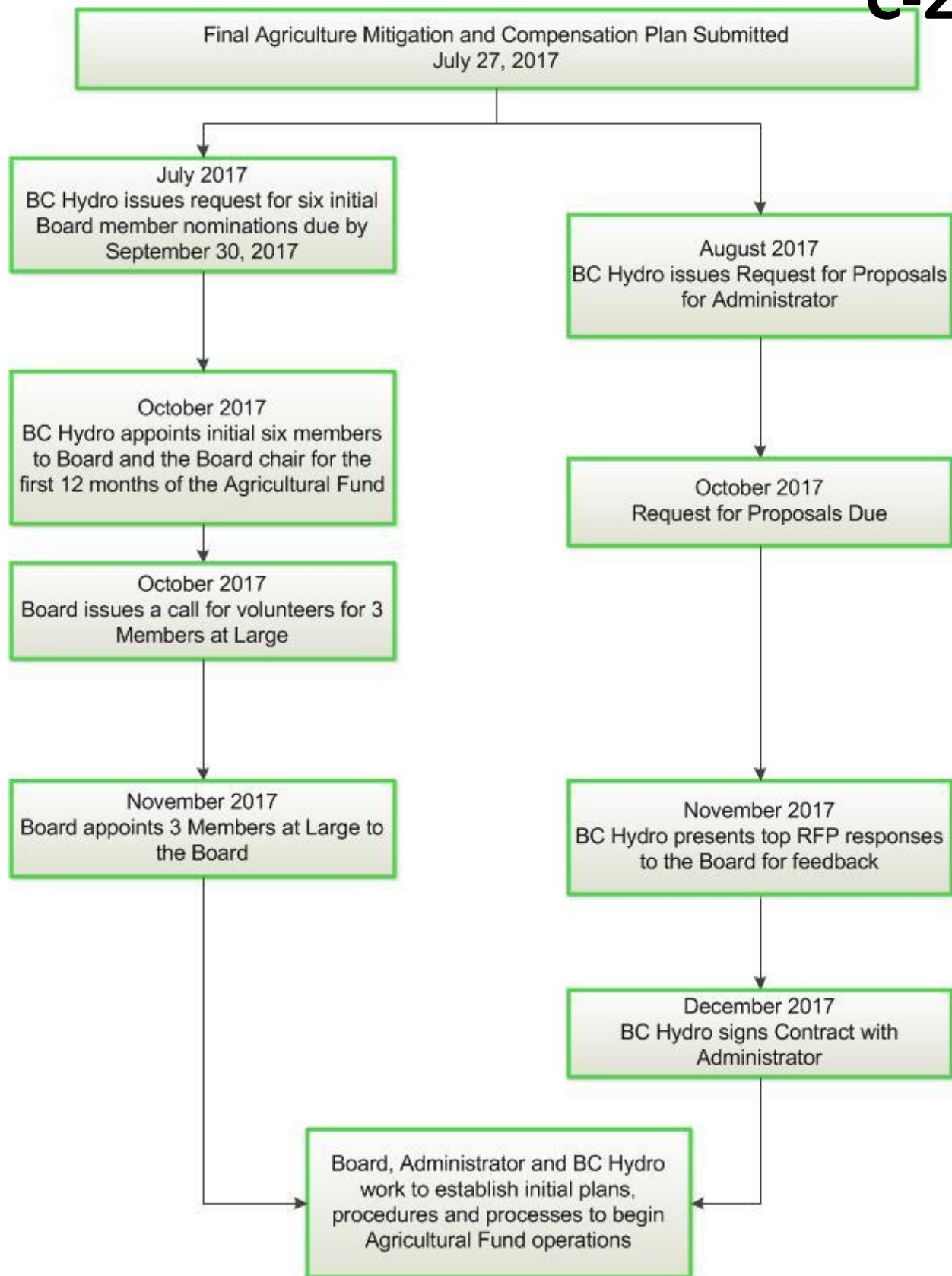


Figure 2: Draft Process to Establish Board and Administrator – 2017
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2.6.3.1 BC Hydro Peace Agricultural Compensation Board

A regional decision-making Board will be established after the final AMCP is submitted July 27, 2017 with nine members that are appointees of regional agricultural associations or members at large. The Board is to represent regional agricultural producers, and be inclusive in terms of all agricultural interests and opportunities.

The draft Terms of Reference for the Board are included in Appendix D. Figure 2 shows the proposed process to establish the full Board and the Administrator along with proposed timelines.

Initial Board Appointment Process

After submittal of the final AMCP on July 27, 2017, BC Hydro will invite the organizations in Table 3 to nominate an appointee to the Board for the terms shown. The initial term varies to ensure that only 3 members of the Board may change in any one year to support continuity on the Board. The initial lengths of term were assigned randomly in order to establish a staggered turnover over the longer term for Board members.

Table 3 – Sectors Represented, Appointing Entities and Board Terms

| Industry Sector Represented | Nominating Organizations | Initial Term | Regular Term |
|---|-------------------------------------|--------------|--------------|
| Grain and Oilseeds | TBD | 3 years | 3 years |
| Forage | TBD | 1 years | 3 years |
| Cattle | TBD | 2 years | 3 years |
| Forage Seed | TBD | 3 years | 3 years |
| Peace River Valley agricultural producer | TBD | 2 years | 3 years |
| PRRD agricultural appointee (to represent smaller commodity groups) | Peace River Regional District Board | 1 years | 3 years |

The organizations in Table 3 will nominate their appointee to BC Hydro and BC Hydro will appoint them to the Board. Where more than one entity represents a sector, the appointing entities must work together to nominate a single appointee.

Initial Chair Appointment Process

After the first six members of the Board are nominated, BC Hydro will seek statements of interest for the Board Chair for a 12 month term from the nominated members and appoint the Board Chair. Thereafter, the Chair shall be appointed by vote of the Board.

Appointment of Members-At-Large

After the first six members of the Board and the Board Chair are appointed by BC Hydro, the Board will issue a call for volunteers for three Members At Large for one 1 year term, 1 two year term and one 3 year term to ensure that one Member at Large position is open each year.

Volunteers must be involved in Peace Region agricultural production and may include new entrants, agricultural researchers and representatives of emerging commodity groups. The Board will give priority to appointing a regional agricultural producer who is also a member of one of the following First Nations to one of the Member at Large positions on an on-going basis: Doig River First Nation, Blueberry River First Nation, Halfway River First Nation, West Moberly First Nation or Saulteau First Nation.

On-going Board Appointments by Organizations

After the initial Board is established, future appointments to the Board will be made as follows:

- Board members representing an industry sector will be nominated by the organizations shown in Table 3 for that sector and appointed by the Board
- The Board will establish a process to change the organizations shown in Table 3 when necessary based on changes in industry sectors or organizations.

2.6.3.2 BC Hydro Peace Agricultural Compensation Fund Administrator

Multiple existing organizations likely have the capacity and experience to administer a fund of this type. Establishing a new entity to administer the Agricultural Fund would incur additional costs, time, and add greater risk during the establishment period.

Administrator Scope:

Please see Appendix E for the proposed terms for the contract with the Administrator, subject to change depending on the skills and experience of the successful proponent.

The Administrator will contract directly with BC Hydro and BC Hydro will manage the contractual relationship with the Administrator. The Administrator has several key roles, financial management of the Agricultural Fund, administration of the Agricultural Fund application and distribution processes and the provision of secretariat support to the Board.

The Administrator will be responsible for submitting an initial Five Year Plan, Annual Report and Plans, and a Long Term Plan to BC Hydro, and related implementation, operational and reporting procedures, that meets the requirements of EAC condition #30 and the Agricultural Mitigation and Compensation Plan. The Administrator will seek input from the Board in development of plans and processes related to the Agricultural Fund.

The Administrator must plan and implement proper financial management of the Agricultural Fund, with the objective of minimizing expenses and maximizing the total amount of the Agricultural Fund available for distribution. Preservation of the initial \$20 million fund capital for the first five years of Agricultural Fund distribution is a required objective of the Five Year Plan.

Duties of the Administrator will include the following:

1. actively manage and invest the Agricultural Fund to maximize returns;
2. develop, in consultation with the Board, the proposal process;
3. develop, in consultation with the Board, eligibility criteria for proposals;

4. provide for the intake and be the repository of proposals;
5. implement eligibility criteria and processes established for securing eligible proposals;
6. provide secretariat support to the Board;
7. be the liaison between the Agricultural Fund applicants and the Board;
8. prepare annual budgets and reports with respect to expenditures;
9. prepare and implement annual and five year management and business plans for the Agricultural Fund; and
10. regularly report to BCH in accordance with the contract terms, and the Board as directed.

The Administrator will provide secretariat and administration support to the Board for the Agricultural Fund application and distribution processes, as the Board fulfills one of its key objectives in evaluating proposals and making decisions regarding specific funding recommendations.

Procurement Process

In August 2017, BC Hydro will issue a Request for Proposals for an Administrator to provide the functions described in the final ACMP (July 27, 2017). BC Hydro will undertake a transparent procurement process to select the Administrator.

BC Hydro anticipates presenting the preferred proponents to the full Board in November 2017 after all nine members of the Board are appointed. BC Hydro will take into account the Board's feedback and advice in selection of the preferred proponent for the Administrator.

A contract will be established between BC Hydro and the selected Administrator that will clearly set out for the Administrator's responsibilities and accountabilities. BC Hydro will be responsible for managing the contract with the Administrator, subject to any future changes.

2.6.3.3 BC Hydro Role and Agricultural Fund Review and Transition Plan

During year one through five of the Agricultural Fund, BC Hydro's role will be to ensure the Agricultural Fund process is meeting the requirements of EAC condition #30, by finalizing annual and longer term plans for the Agricultural Fund, overseeing the contract for the Administrator, establishing a Board, and participating in annual reviews. BC Hydro will be the liaison with the Environmental Assessment Office (the "EAO") to ensure any direction received from EAO with respect to the Agricultural Fund is addressed, and communicated to the Board and Administrator as required for action. To fulfill its role, BC Hydro will seek the advice and assistance of Ministry of Agriculture and Ministry of Energy and Mines on Agricultural Fund operations as needed. The purpose of these Terms of Reference is to further outline the responsibilities of BC Hydro, the Administrator, and the Board with respect to the Agricultural Fund.

In accordance with these Terms of Reference, and until such time as the Terms of Reference are amended, BC Hydro will also have the power to remove a Board member and to dissolve the Board and may be accessed as a final decision maker, all as described further.

It is BC Hydro's intent to be involved as minimally as possible to ensure that EAC condition #30 is met, and that the Agricultural Fund process is established and managed responsibly. Subject

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to the approval of the EAO, BC Hydro's ultimate objective is to establish a responsible and accountable Agricultural Fund structure that may allow BC Hydro to remove itself from the management and distribution of the Agricultural Fund, allowing the Board and Administrator to operate autonomously. In such event, these Terms of Reference, the Agricultural Mitigation and Compensation Plan, and any related documents would be amended to reflect the changes and ensure clarity.

The Board, BC Hydro and the Administrator will work cooperatively and diligently to achieve this, while ensuring that the requirements in the Plan and EAC Condition 30 are fulfilled and direction from the EAO is followed.

An initial review by BC Hydro, of distribution of the Agricultural Fund in accordance with the Plan and EAC Condition 30, will take place after the first full year of implementation – the start of the period would commence after the Administrator is retained and the full Board has been appointed. Annual reviews may continue thereafter, as needed.

Prior to distribution of the \$20 million fund to the Administrator, BC Hydro will receive for approval from the Administrator a Five Year Financial and Operating Plan [**"Five Year Plan"**] for the Agricultural Fund including at least the following information:

- a. Input from the Board;
- b. Agricultural Fund financial management structure;
- c. Process and timing for audits and reviews;
- d. Procedure for completion of an Annual Report and Annual Plan;
- e. Procedure for completion of an independent audited financial statement;
- f. Expense policy for the Board and the Administrator;
- g. Budget for the Board and Administrator operations;
- h. Estimate of total amount awarded to projects for the first three years of distribution of the Agricultural Fund.

BC Hydro will receive for approval, on an annual basis, an Annual Report and Plan and audited financial statements for the previous year, for the Agricultural Fund consistent with the approved Five Year Plan. BC Hydro's approval is required prior to implementation of the Annual Plan each year.

After five full years of operation, BC Hydro will undertake a comprehensive review of the Agricultural Fund's performance, including the performance of the Administrator and the Board and the Five Year Plan. The Administrator, with input from the Board, will also develop a Long Term Plan on the future of the Agricultural Fund which will be part of the review. BC Hydro will establish a terms of reference for the review, and will fund and engage a consultant to complete the review. BC Hydro will invite the Ministry of Agriculture and the EAO to review the terms of reference and to participate in the process. For clarity, the Administrator and the Board must fully cooperate in the review process.

The review may include:

- a. Financial management and annual allocation approach
- b. Metrics to understand how the Agricultural Fund has achieved relative to the vision.
- c. Agricultural Fund eligibility, evaluation criteria
- d. Annual funding limits and priorities
- e. Board and Administrator operations
- f. Governance
- g. Funded project audits

After the five-year review is completed to the satisfaction of all parties, or after a subsequent period that may be determined by the review results, and with EAO approval, a timeline for change or removal of the BC Hydro role from Agricultural Fund governance structure would be established, including any considerations that may have arisen from the review. BC Hydro would work with the Board and Administrator to determine the process for BC Hydro to transfer its roles to other entities.

2.6.4 Agricultural Fund Application Process

The Board and Administrator are responsible for developing the Agricultural Fund Application Process which meets the criteria described in this section and the Agricultural Fund principles.

The Agricultural Fund Application Process will include the following stages, and may happen on a continuous schedule or set calendar:

Application Stage: Administrator to review applications for completeness and eligibility, and advance complete and eligible applications for Board evaluation.

Evaluation Stage: Board to review and compare all eligible applications and make final decisions on annual funding allocations using the evaluation process. If required, the Board could seek additional technical review from other experts, or follow up information, as may be required.

Award Stage: Administrator reviews the decision making process and Board recommendations for award, to ensure the evaluation process has been followed and process is fair and transparent. Administrator notifies successful applicants, identifies any conditions of funding, and issues funds.

2.6.5 Agricultural Fund Eligibility

Consultation input and research on other funds have been considered to develop applicant eligibility and project eligibility requirements, as well as eligible and ineligible project activities.

Feedback during consultation highlighted an interest in having the Board be involved in setting eligibility and criteria for projects, and establishing a scoring system and priorities through development of an annual work plan. Additionally, there was a strong focus on training and encouraging young entrants and youth to enter the agricultural industry based on aging farm operator demographics. There were some concerns raised on funding research and

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development type projects, and stakeholders felt that the focus and outcomes of research must be directly linked to benefits in the Peace Region.

The Board and Administrator are responsible for developing Agricultural Fund materials which meet the criteria described in this section.

The list of eligible activities/projects will be reviewed annually and updated as needed to ensure that it is current, comprehensive, and distinct, while also being complementary to other funding programs available to the agriculture sector.

The following proposed eligibility and criteria details provide a starting point for further review and acceptance by a future Board.

2.6.5.1 Applicant Eligibility

Eligibility criteria will target agricultural organizations in the Peace Region, or activities that will directly benefit agriculture in the Peace Region. The Agricultural Fund may be open to the following agricultural groups for use in the Peace Region:

- Individuals and/or partnerships active in agriculture in the Peace Region (including new agricultural industry entrants and young agricultural operators)
- Non-profit agricultural organizations in the Peace Region
- Peace Region industry associations, agencies, boards, and councils
- Educational institutions undertaking research directly related to the Peace Region.

2.6.5.2 Project Eligibility

The Agricultural Fund will consider a broad range of project categories to allow for consideration of projects that can provide maximum benefit to the agricultural sector in the Peace Region including:

- Research and development to directly benefit agriculture in the Peace Region.
- Market development for agricultural sector
- Training and education, used to engage youth, and support new entrants into the agricultural industry and new agricultural enterprises
- Capital investment for agriculture industry infrastructure
- Transportation and supply chain improvements for agriculture

2.6.5.3 Project Activity Eligibility

Projects will address one or more of the following criteria related to agriculture in the Peace Region, and have demonstrated industry support, to be eligible:

- Land productivity (such as new crops and technology)
- Land base management (such as shelterbelts or windbreaks, weed management programs and improvements to grazing capacity)
- Land base improvements and infrastructure (such as livestock watering facilities, fencing for wildlife control and irrigation)
- Market access and infrastructure (such as regional value-added initiatives, institutions and services)

- Infrastructure and transportation improvements (such as cleaning and packing, warehousing and storage, and distribution facilities to support the vegetable industry and new agricultural commodities)
- Sustainability (adoption of green and alternative technologies)
- Climate change response (on-farm responses and adaptations)
- New product and practice viability (studies, demonstrations to test new products and methods).

The following activities are ineligible for funding:

- Core activities of government or non-government agencies or programs, including lobbying activities
- Development of policy related to land or agricultural management
- Administration of government regulations
- Engagement in enforcement and compliance activities
- Costs incurred prior to formal notification of funding approval

2.6.6 Agricultural Fund Allocation

The Board and Administrator are responsible for developing Agricultural Fund materials which meet the criteria described in this section.

A variety of approaches to fund allocation, including consideration of the size of awards, maximum duration of project funding, and frequency of disbursements have been explored and consulted on with agricultural stakeholders. Consultation feedback strongly agreed on maintaining a flexible approach for the Agricultural Fund to ensure support for projects that provide the greatest benefit to agricultural production and agrifoods economic activity in the Peace River Region.

Project Funding Limits / Matching:

These funds are from BC Hydro as a mitigation requirement, and therefore should not be considered “government dollars” in the context of other funders.

Applications with a second contribution source will receive additional consideration within the evaluation process. A second contribution source, defined as in-kind contributions, government or private funding, provides external validation of project value, and also creates a greater commitment by the project proponent to deliver the project.

Multi-year Project Funding

The Agricultural Fund will allow multi-year funding, with annual reporting required for subsequent year payments. This is a best practice followed by other comparable programs. Due to the seasonality of agriculture, several growing seasons are often required to understand the benefits of a new program, technology or process.

Application submission deadlines appropriate for the Peace region agricultural sector.

The Board will work with the Administrator and agricultural producer groups to determine the best approach for application deadlines and review processes.

Annual intakes for large applications will assist in a fair and efficient review process by the Administrator and Board. Small funding requests may be considered on an ongoing basis.

| | |
|------------------|--|
| What | BC Hydro Peace Agricultural Compensation Fund |
| Where | Peace Region of BC |
| How Much | \$20 Million |
| Who Decides | BC Hydro Peace Agricultural Compensation Fund Board |
| Who Administers | Existing experienced fund administrator |
| Vision / Purpose | Support the Peace Region's opportunity for agricultural production and agrifoods economic activity |
| How It Works | Applications for Grants, and multi-year funding |

Figure 3 - Summary of Agricultural Fund Framework

3.0 References

- BC Hydro, 2016, *Site C, Agricultural Mitigation and Compensation Framework*. July 2016
Website link: <https://www.sitecproject.com/sites/default/files/SiteC-Agriculture-Mitigation-Compensation-Framework.pdf>
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APPENDIX A: Agriculture Effects Assessment

This information is summarized from section 20: Agriculture in the Site C Clean Energy Project EIS which was submitted in 2013. Please see section 20 for additional information.

1. Introduction

The potential effect of the Project on agriculture was assessed in Section 20 of the EIS, as amended (July 2013). The assessment considered the potential for the Project to effect four key aspects of agriculture in the local assessment area including:

- Temporary and permanent loss of agricultural land;
- Changes in individual farm operations, including potential changes to local microclimate that could affect agriculture;
- Changes in agricultural economic activity; and,
- Changes in local and regional food production and consumption.

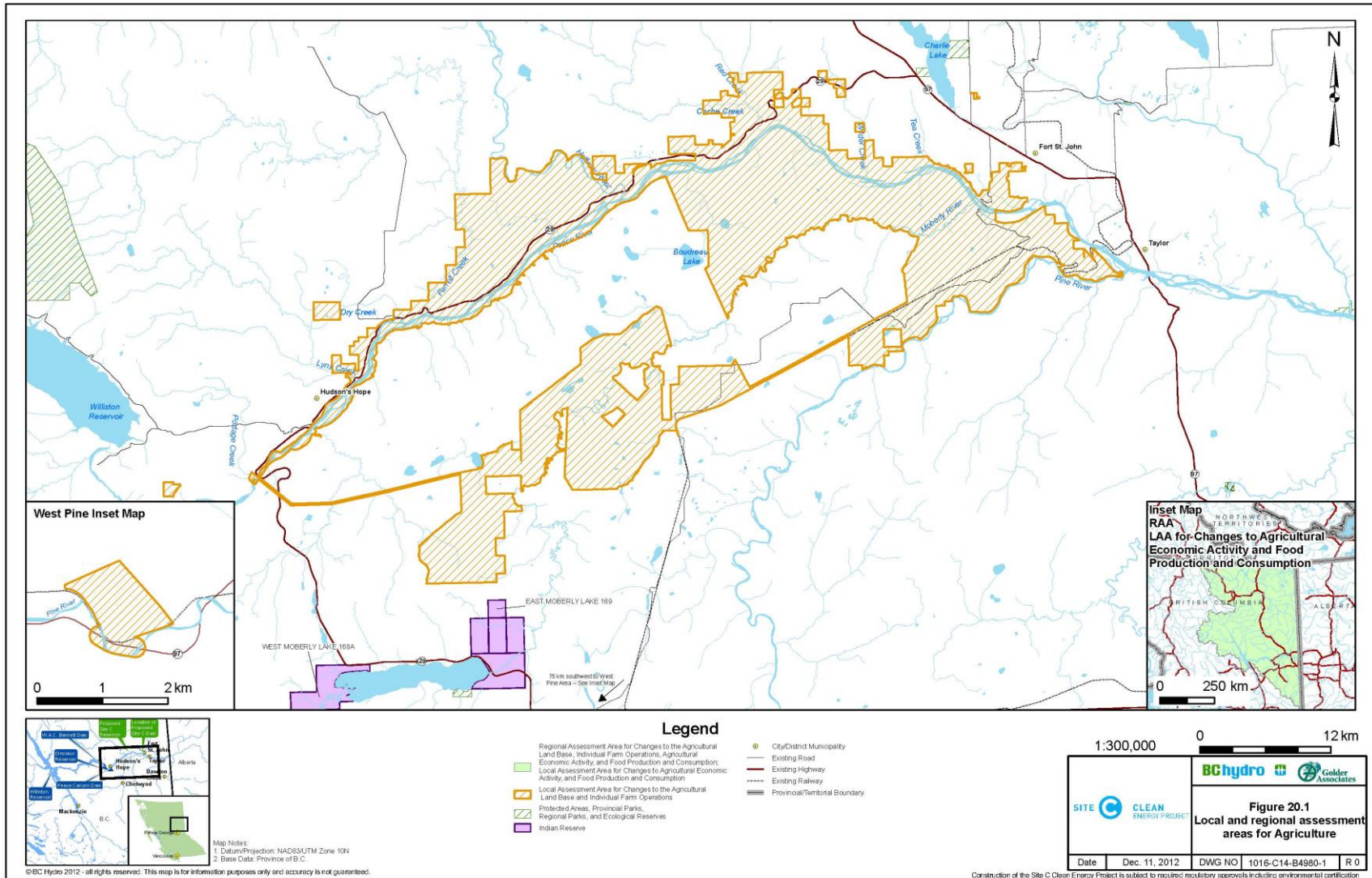
2. Assessment Area

The Local Assessment Area for changes to the agricultural land base and changes to individual farm operations includes the Project activity zone³ plus the remainder of any farm operations that overlap with the Project activity zone. The Local Assessment Area for changes to agricultural economic activity and changes to food production and consumption includes the entire Peace Agricultural Region (PRRD and the Northern Rockies Regional Municipality). The Regional Assessment Area includes the entire Peace Agricultural Region. Please see Figure 20.1 below for a map of the geographical extent of these areas.

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³ The Project Activity Zone is the area within which the project components and activities will be located or will occur, but this does not include existing transportation infrastructure that will be used without modification to transport materials or personnel required for the Project. (BC Hydro.2013c)

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3. Scope of Effects Assessment

The effect of the Project on the VC of agriculture is assessed considering the interactions between the Project and the four key aspects.

Loss of agricultural land considers the following key indicators:

- Land capability ratings (soil and climatic capability)
- Crop suitability
- Agricultural land use and Crown land tenures
- Agricultural utility (reflects relative likelihood of cultivation)

Effects on individual farm operations consider the following key indicators:

- Direct loss of land
- Changes to access routes
- Loss of farm infrastructure
- Soil disturbance and compaction
- Changes to livestock movement patterns
- Changes to irrigation and livestock watering facilities
- Changes to local hydrology and groundwater
- Changes to drainage patterns
- Introduction and proliferation of invasive plant species
- Increased biosecurity risks
- Farm worker safety
- Reservoir induced changes to microclimate on adjacent agricultural operations

Change to the agricultural economy considers the following key indicators:

- Agricultural costs and revenues at the individual farm level
- Primary agricultural economic activity
- Opportunities for potential new agricultural economic activity
- Secondary agricultural economic activity

Changes to regional food production and consumption consider the following key indicators: regional food production and food consumption (BC Hydro 2013c).

4. Baseline Conditions

Baseline conditions for each of the key indicators are described using information collected from:

- Literature reviews including local, provincial and federal government datasets
- Field surveys
- Orthophotographs and spatial analysis
- Interviews with land owners and operators, relevant agricultural associations, representatives of agriculturally related industries and representatives of government agencies

The baseline conditions described below were reported in the EIS (BC Hydro 2013c). It is recognized that baseline conditions are dynamic and change from time to time.

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4.1. Agricultural land capability ratings

The updated land capability for agriculture mapping is shown in EIS Volume 3, Section 20, Figure 20.2, Maps 1 through 25. Table 4 shows areas by capability class for the Peace River valley in B.C., both upstream of the Project to the Peace Canyon dam and downstream of the Project to the Alberta border, the Peace River Agricultural Region, and the province. Agricultural land capability statistics for the region and the province were obtained from B.C. Environment and Land Use Committee Secretariat (1976).

Table 4 Land Land Areas by Unimproved Agricultural Capability Class (ha)

| Geographic Area | Class 1 | Class 2 | Class 3 | Class 4 | Class 5 | Class 6&7 | Total |
|---|---------|---------|---------|-----------|-----------|------------|------------|
| Peace River valley in B.C. – upstream of the Site C dam site ^a | 0 | 6,419 | 3,765 | 1,019 | 401 | 18,280 | 29,884 |
| Peace River valley in B.C. – downstream of Site C to Alberta border | 926 | 3,132 | 2,385 | 930 | 1,079 | 16,751 | 25,203 |
| Peace River valley in B.C. – Total | 926 | 9,551 | 6,150 | 1,949 | 1,480 | 35,031 | 55,087 |
| Peace River Agricultural Region | 3,833 | 121,013 | 365,043 | 501,036 | 1,683,351 | 2,091,078 | 4,765,354 |
| Province | 21,057 | 235,480 | 692,041 | 1,701,715 | 6,671,820 | 20,674,336 | 29,996,449 |

^a Peace River valley in B.C. – upstream of the Project dam site includes lands both within and outside the Project activity zone.

4.2. Agricultural Suitability of Lands

Crops that are considered well suited or suited for different improved land capability classes within or adjacent to the proposed reservoir area are listed in Table 5. This table provides examples of crops that would be well suited or suited, and provides an indication of the range of crops that can be grown in areas of different land capability classes (BC Hydro 2013c).

Table 5 - Crop Suitability by Improved Land Capability Class

| Crop Type | Class 1 | Class 2 | Class 3 | Class 4 |
|---------------------|---|--|--|-----------------------|
| Grains and oilseeds | Barley, millet | Barley, millet | Barley, millet | Barley, millet |
| | Oats, rye, wheat | Oats, rye, wheat | Oats, rye, wheat | N/A |
| | Canola, flax | Canola, flax | Canola, flax | N/A |
| | Corn – silage | Corn – silage | N/A | N/A |
| Legumes and grasses | Native grazing | Native grazing | Native grazing | Native grazing |
| | Unimproved pasture | Unimproved pasture | Unimproved pasture | Unimproved pasture |
| | Hay, improved pasture | Hay, improved pasture | Hay, improved pasture | Hay, improved pasture |
| | Alfalfa, forage seed | Alfalfa, forage seed | Alfalfa, forage Seed | N/A |
| | Peas | Peas | N/A | N/A |
| | Beans | N/A | N/A | N/A |
| Annual vegetables | Cabbage, lettuce | Cabbage, lettuce | Cabbage, lettuce | Cabbage, lettuce |
| | Potatoes, turnips, Carrots | Potatoes, turnips, Carrots | Potatoes, turnips, carrots | N/A |
| | Broccoli | Broccoli | N/A | N/A |
| | Cantaloupe, corn, cucumber, peppers, tomatoes | N/A | N/A | N/A |
| Berries and fruits | Raspberries, strawberries, Saskatoon berries | Raspberries, strawberries, Saskatoon berries | Raspberries, strawberries, Saskatoon berries | N/A |
| | Blueberries | Blueberries | N/A | N/A |
| | Hardy apples | Hardy apples | N/A | N/A |
| | Nanking cherries | N/A | N/A | N/A |
| | Plums | N/A | N/A | N/A |

NOTE: N/A – NOT APPLICABLE

4.3. Agricultural utility ratings

Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use, using the following definitions developed by the agricultural assessment team:

- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future

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- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future

The agricultural utility ratings assigned to areas with agricultural capability within the Project activity zone are included in EIS Volume 3, Section 20, Figure 20.4, Maps 1 through 16.

The creation of the reservoir and other Project components would result in the permanent loss of approximately 3,816 hectares of land rated as capable for agricultural crop production, comprised of 3,433 hectares of Class 1 through 3, and 383 hectares of Class 4 through 5. Of these, approximately 1,666 hectares of land is rated as high to moderate agricultural utility for cultivated agriculture, reflecting the likelihood of future agricultural use. Approximately 540 hectares of land within the Project activity zone are currently cultivated and used for canola, grain, forage, and improved pasture. There are approximately 13,200 hectares land rated as agricultural capability class 1 through 3 within the B.C. Peace River valley, and approximately 485,000 hectares of remaining class 1 through 3 land in the Peace agricultural region, that would be unaffected by the Project (BC Hydro 2013c).

4.4. Agricultural land use

Agricultural land use within the Project activity zone was mapped using land use information collected during interviews with agricultural property owners and operators, from field observations, and from recent air photographs. Agricultural land use as of 2011, when the majority of the agricultural operator interviews were completed, is shown in Figure 20.5, Maps 1 through 11.

4.5. Agricultural tenure on Crown lands

A total of 19 grazing tenures including 4 leases and 15 licences were identified that would be affected by the Project. The tenure boundaries are noted in Figure 20.5, Maps 1 through 10.

4.6. Current and expected future agricultural operations and practices

Interviews were conducted in 2011 and 2012 with the owners and operators of agricultural operations located in the agricultural land local assessment area to collect information related to current and future agricultural activities. Table 6 describes land use by farm operation for 34 farm operations where a portion of the operation is within the Project activity zone Summary.

Table 6: Land Use by Farm Operation

| Operation | Crops | Livestock |
|-----------|---|------------------------------|
| 1 | Forage, grain | Beef (cow/calf) ^a |
| 2 | Forage | Horses |
| 3 | Forage | Beef (cow/calf) ^a |
| 4 | Forage | No livestock |
| 5 | No cropland | Bees |
| 6 | Unknown ^b | Unknown ^b |
| 7 | Forage | Beef (cow/calf) ^a |
| 8 | Forage | Beef (cow/calf) |
| 9 | Forage | Beef (cow/calf) |
| 10 | Forage (cropland is rented out) | No livestock |
| 11 | No farming activities | No livestock |
| 12 | Canola (cropland is rented out) | No livestock |
| 13 | Forage | Small numbers of livestock |
| 14 | Unknown ^b | Unknown ^b |
| 15 | Forage (cropland is rented out) (forage) | No livestock |
| 16 | Unknown ^b | Unknown ^b |
| 17 | Unknown ^b | Unknown ^b |
| 18 | Forage, canola | Beef (cow/calf), horses |
| 19 | Forage, grain, canola | Beef (cow/calf) ^a |
| 20 | Forage | No livestock |
| 21 | Forage | No livestock |
| 22 | Forage | Beef (cow/calf) |
| 23 | Canola | No livestock |
| 24 | Forage, some land leased out for canola | Horses |
| 25 | Forage | Beef (cow/calf) ^a |
| 26 | Forage (cropland is leased out) | No livestock |
| 27 | Pasture (cropland is rented out) | No livestock |
| 28 | Unknown ^b | Unknown ^b |
| 29 | Forage (cropland is leased out) | No livestock |
| 30 | Forage | Beef (cow/calf/yearling)a |
| 31 | Forage | No livestock |
| 32 | Canola (cropland rented out) | Horses |
| 33 | Forage, grain, canola | Horses |
| 34 | Pasture | Beef (cow/calf) ^a |

NOTES:

^a Farm has horses, but does not raise horses for sale^b Information is not available, as operator either declined or failed to respond to interview request

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The following is a breakdown of the use of land on Census farms in the B.C. Peace Agricultural Region:

- Natural land for pasture: 41.1%
- Crops: 32.5%
- Tame and seeded pasture: 12.1%
- Woodlands and wetlands: 9.8%
- All other lands: 2.6%
- Summer fallow: 1.9%

The agricultural sector of the Peace Agricultural Region is predominantly mixed farming, including cow/calf operations, other livestock and grain, forage, and seed production for own use or for sale of surplus. Cash crops such as wheat, barley, oats, canola, fescue seed, and field peas have provided opportunities to augment farm incomes.

In the Peace Agricultural Region, 77% of the farms specialize in hay (43%), beef (16%), horses (12%), or livestock combinations (6%). The Peace Agricultural Region alone represents 20% of B.C.'s hay farms and 10% of its beef farms. About 11% of Peace Agricultural Region farms are oilseed (5%), wheat (1%), and other grain farm types (5%). Other types of farms include sheep, apiculture, fruit, berries and nuts, poultry and eggs, vegetables, and potatoes, with each representing less than 1% of the total farms in the region.

While all types of livestock are raised in the Peace Agricultural Region, the area has larger concentrations of B.C.'s beef cattle and bison than other livestock. The bulk of Peace Agricultural Region agriculture is oriented to the export of harvested field crops and livestock. The agricultural support industry and infrastructure is set up for bringing inputs in and transporting harvested products to the U.S., Asia, and other provinces (e.g., Alberta).

A very small proportion of Peace Agricultural Region produce is oriented for domestic consumption, local retailers, and local farmers' markets. Several livestock operations sell livestock for local slaughter to meet domestic needs and for specialty processing of bison, sheep, and deer. According to the 2011 Agriculture Census (Statistics Canada 2012a), the Peace Agricultural Region contains the majority of the provincial area in canola (94%), dry field peas (94%), wheat (87%), forage seed (86%), oats (84%), and barley (60%) (Statistics Canada 2012a, 2012b).

4.7. Local and regional agricultural economic activity

Consolidation in the input supply sector (grains and oilseeds) of the agricultural industry has intensified over the last few decades. Most of the produce and meat food products sold in the Peace Agricultural Region are marketed by large retail chains with branches throughout B.C. and Canada, via centralized distribution centres.

In 2011 agriculture in the Peace Agricultural Region comprised 1,560 farms operated by 2,325 farm operators (Statistics Canada 2012a). Agriculture employed about 3% of the region's workforce (WorkBC No date). About 55% of the land in farms in the Peace Agricultural Region was privately owned in 2011, with a further 29% leased from governments, and 16% farmed through private rental and lease arrangements.

There is a wide variation in net returns to farming in the Peace Agricultural Region. Higher gross margins are being achieved by larger farms, and low or negative gross margins by smaller

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farms. Many farm operators rely on off-farm income in addition to revenues produced from farming (Statistics Canada 2012a).

4.8. Local and regional food production and consumption estimates

Regional self-reliance in the Peace Agricultural Region may be characterized as follows:

- Surplus self-reliance (over 100%) for grains (cereals), oils and fats, sugars.
- High self-reliance for red meats.
- Moderate self-reliance for fruits and berries
- Low self-reliance for vegetables, dairy and poultry
- Nil self-reliance for fish, as fish are not harvested commercially in the Peace Agricultural Region (Statistics Canada 2012a).

5. Potential Effects of the Project

Table 7 below describes the assessment of potential effects of the Project on agriculture including the following:

- Temporary and permanent loss of agricultural land
- Changes in individual farm operations, including potential changes to local microclimate that could affect agriculture
- Changes in agricultural economic activity
- Changes in local and regional food production and consumption

Table 7: Summary of Potential Effects and Mitigation Measures

| Potential Effects | Key Mitigation Measures |
|---|--|
| Temporary loss of agricultural land (construction and operations) | Implement Environmental Management Plans <ul style="list-style-type: none"> • Soil Management, Site Restoration, and Revegetation Plan • Borrow and Quarry Sites Reclamation Plan • Vegetation and Invasive Plant Management Plan |
| Permanent loss of agricultural land (construction and operations) | Implement mitigation measures including: <ul style="list-style-type: none"> • Irrigation improvements • Drainage improvements • Relocation of suitable quality soil in selected locations • Inclusion of land in the Agricultural Land Reserve • Agricultural compensation fund |
| Effects on individual farm operations during construction | Acquire land required for the Project and reimburse associated financial losses Implement environmental management plans, including: <ul style="list-style-type: none"> • Soil Management, Site Restoration and Revegetation Plan • Vegetation and Invasive Plant Management Plan (including biosecurity protocols) • Traffic Management Plan • Public Safety Management Plan |
| Effects on individual farm operations during Project operations | Evaluate effects at a property level and enter into agreements with affected landowners to mitigate in the event of: <ul style="list-style-type: none"> • Crop and stored feed damage due to changes in wildlife |

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| | |
|---|--|
| | habitat utilization <ul style="list-style-type: none"> • Crop drying due to changes in climatic factors • Crop production due to changes in groundwater elevation • Potential for unauthorized access to farm properties due to change in land or water-based access • Livestock damage due to new access to the reservoir |
| Change to agricultural economic activity (construction and operations) | Implement an Agricultural Fund |
| Change to regional food production and consumption during construction and operations | No changes anticipated to regional food self-reliance |

6. Residual Effects

The implementation of the proposed Agricultural Fund would result in improvements to production on remaining lands and mitigate the loss of current and potential production from permanently lost land. However, there would be a permanent loss of existing farm land, as well as other land with agricultural capability, which would result in a permanent reduction in the agricultural land base of the Peace Agricultural Region and the province. This permanent loss of land, in itself, is considered a significant residual effect.

Considering all aspects of the agriculture VC, an adequately funded and properly administered Agricultural Fund, by enhancing regional agricultural production and replacing the net agricultural returns that would be displaced from permanently lost land, would mitigate the Project effects on agricultural production and agricultural economies. Therefore the Project's net effect on agriculture is considered not significant. (BC Hydro.2013c)

An agriculture monitoring and follow-up program is proposed where the creation of the reservoir may result in site-specific changes that may affect agricultural operations on individual farm operations and where Project effects on agricultural operations are not already addressed under agreements with BC Hydro. If site-specific changes do occur, these changes would be detectable in the years immediately following reservoir filling.

APPENDIX B: Agricultural Consultation Steering Committee (as of January 27, 2017)

BC Hydro

Siobhan Jackson
Manager, Public Affairs and Community Relations
(former) Manager, Environmental and Community Mitigation
Site C Clean Energy Project
BC Hydro

James Thomas
Senior Manager, Properties
Site C Clean Energy Project
BC Hydro

Nancy Pepper
Community Mitigation Lead
Site C Clean Energy Project
BC Hydro

Mikky Walker
Properties Representative
Site C Clean Energy Project
BC Hydro

Ministry of Agriculture

TJ Schur
Director, Industry Development, Sector Development Branch
BC Ministry of Agriculture

Ministry of Energy and Mines

Oswald Dias
Electricity Transmission / Inter-Jurisdictional Branch
Ministry of Energy and Mines

Qualified Environmental Professional / Technical Advisor:

Patrick Brisbin, P.Eng. P.Ag.
Mr. Brisbin is a senior agriculture consultant with appropriate experience and QEP credentials to support the development of the AMCP. The foundation of the EAC conditions with respect to agriculture, and the AMCP, is the agricultural assessment prepared for the Project. Mr. Brisbin led the team that prepared the agricultural assessment provided in the EIS, Volume 3, Section 20 Agriculture and the accompanying technical report, Appendix D Agricultural Assessment Supporting Documentation.

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APPENDIX C: Agricultural Mitigation and Compensation Plan Framework Consultation Comment and Consideration Table

Below is a table of the comments received on the Framework and BC Hydro's consideration of the comments. Please note that commenters names have been listed as "private individual" unless they indicated they were representing an agency or group.

| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|--|---|--|
| Private individual | Section 5 | Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | Section 5, Farm Mitigation Plans- Specific funding mechanisms need to be established and implemented to support Peace Valley agricultural operators and landowners to participate in the development of farm mitigation plans to deal with all impacts of the Site C project on their respective operations. | <p>Please see section 2.4: Individual Farm Mitigation Plans for additional information and the Property Acquisition Process Guide available on the Site C website https://www.sitecproject.com/sites/default/files/property-acquisition-program.pdf</p> <p>Development and implementation of individual farm mitigation plans are part of BC Hydro's properties rights acquisition process. For clarity, the individual farm mitigation plan is not a separate document but rather all of the parts of the farm mitigation plans will be found contained in the individual property acquisition agreement agreed to and completed with the agricultural owner or tenure holder.</p> <p>Where agricultural land is required for the Project, it will be acquired at fair market value and associated financial losses, including funding of mitigation actions and compensation for those effects which cannot be mitigated, if any, which will be reimbursed as described in Land Status, Tenure and Project Requirements - Section 11.3 of the Site C Environmental Impact Statement (EIS).</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|--|--|--|
| Private individual | Section 5.3 | Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | <p>Section 5.3- re meaningful discussion with affected agricultural operators and landowners.</p> <p>– I have a concern with how meaningful discussion can be implemented equitably in regard to land owners and those that lease their respective properties, due to the identified confidentiality provisions. With agreement, potential implementation of farm mitigation measures and mitigation effects need to be fully discussed and open with both parties in this regard.</p> <p>Four specific areas are identified where potential new impacts could be considered with the farm mitigation scenario. This should not be an exhaustive list. There may be other “new” impacts that may not be foreseen, e.g an unpredicted slide event beyond “impact” lines, dust events effecting crops and productions, loss of water sources etc. and provision and potential mitigation/compensation for this “new” possibility should be addressed in release agreements.</p> | <p>Please see section 2.4: Individual Farm Mitigation Plans for additional information.</p> <p>Thank you for your comment, BC Hydro will work individually with land owners and tenure holders as part of the property acquisition process. Land owners are welcome to discuss their needs with their tenants.</p> <p>Please see section 2.4: Individual Farm Mitigation Plans for additional information</p> <p>Notwithstanding the scope of the monitoring programs described in the Agricultural Monitoring Program, landowners or tenure holders have the option of presenting a claim for impacts to BC Hydro for review at any time.</p> |
| Private individual | Section 6 | Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | <p>Section 6- re residual agricultural land- A priority should be established to utilize adjacent “residual” agricultural land to maintain the feasibility of Site C affected agricultural operators and landowner operations. Innovative strategies should be implemented to allow the ongoing ability for use and development by adjacent landowners that promote investment and wise use. Having these surplus lands not available until five years after project completion, with the potential to be carved off for other uses and priorities does not support long term</p> | <p>Please see section 2.5: Management of Residual Agricultural Land for additional information.</p> <p>Thank you for your comment, BC Hydro does not accept this change. As described in section 2.5, BC Hydro has multiple priorities to manage with surplus land and cannot commit to generally prioritizing agriculture over other uses.</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|---|--|---|
| | | | <p>agricultural investment and development in the remaining valley.</p> <p>In regards to a fair and transparent process there should be an opportunity for landowners to negotiate replacement placement lands from BC Hydro 'residual lands' to maintain viability of their operations.</p> | <p>Section 2.5 also states, "BC Hydro-owned lands deemed by BC Hydro as surplus to Project and mitigation requirements, and that have continuing agricultural value, may be dealt with in several ways. First, when these land parcels are to be sold, BC Hydro will make efforts to consolidate or connect residual agricultural parcels with adjacent agricultural land holdings, where practical and where owners agree. Secondly, BC Hydro will consult with the ALC and adjacent landowners to include suitable BC Hydro-owned land in the Agricultural Land Reserve (ALR) if not already included."</p> <p>As described in section 2.5, BC Hydro will work with directly affected agricultural land owners and tenure holders to evaluate effects and develop mitigation and compensation measures to fully address effects. These agreements generally will be concluded prior to the identification of "residual" agricultural lands so residual lands cannot be considered in the development of each operation's complete compensation package. BC Hydro anticipates that exceptions to this may occur if there are residual lands which are subject to existing commitments to previous owners prior to the Project entering the operations phase.</p> |
| Private individual | Section 7 | Site C Clean Energy Project Agriculture Mitigation and Compensation | <p>Section 7 Agricultural Compensation Fund- A cap should be established on administrative overhead and adhered to.</p> <p>Priority should be given to projects that have a Peace valley focus or application.</p> | <p>Please see section 2.6: BC Hydro Peace Agricultural Compensation Fund for additional information.</p> <p>While low administrative costs are a priority, a cap cannot be established until the Request for Proposal process to identify an Administrator is completed. The</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|--|--|--|
| | | Plan Framework July 27-2016 | It is crucial that a Peace Valley agricultural representative be on the decision making board. | <p>Request for Proposal process will include evaluation of the applicant's estimated administrative costs.</p> <p>A Peace Valley agricultural representative is included in the Regional Agricultural Executive Board composition as shown in Table 7 of the section.</p> <p>Section 2.6.2 of the Plan states, "The Fund's eligibility criteria will target activities that will enhance agricultural lands, operations, or agrifoods economic activity in the B.C. Peace River Region."</p> |
| Private individual | General | Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | Will the local decision making group be established to comment on the plan development? This may be helpful as they will be the ones tasked with running it. | <p>Please see section 2.6: BC Hydro Peace Agricultural Compensation Fund for additional information.</p> <p>Section 2.6, section 2.6.3 describes the process for the establishment of the Board who will oversee the Agricultural Fund.</p> <p>Plan Section 1.7 Agriculture Consultation states, "In addition to the public comment period, the CSC plans to hold a meeting with representatives of regional agricultural associations in February-March 2017 to gather input on the Draft AMCP and input on development of the governance for the BC Hydro Peace Agricultural Compensation Fund (Agricultural Fund) contemplated as part of the AMCP. The CSC anticipates that these would be same representatives as the March 2016 meeting described in section 1.7.2."</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|--|--|---|
| Private individual | General | Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | <p>I was very happy to see soil relocation as mitigation to impacts to ag lands. I would like to see more emphasis on this approach, including potential revenue scenarios which highlights the value of this approach. In addition, I do see the potential for BC Hydro's use of any stockpiled topsoil to respond with bio-engineered approaches to erosion issues and aesthetic concerns.</p> <p>Future use of the area needs to include recreational/heritage components. Currently, access to the river and shoreline is severely constrained by the ag holdings and the framework is an opportunity to set the stage for a "shared use" approach to the area. I see that there are potential ag holdings which could be released upon operational stages, but there needs to be requirement for recreational opportunities/access provisions included in this framework so that the interests are not perceived as being exclusive to agriculture. The resulting subdivision plans need to explicitly restrict these parcels' direct access to the waters and contain a recreational/heritage reserve of sufficient size to allow users of the waterways access to the shoreline/beaches/scenic viewpoints... without conflict with the farmers.</p> | <p>Please see section 2.4: Individual Farm Mitigation Plans for further information.</p> <p>Soil relocation is included as one mitigation option to address impacts to agricultural lands.</p> <p>Soil relocation will be done as part of construction site reclamation activities. Large scale soil relocation was not considered feasible due to cost, archaeological concerns, relocation of weeds, and potential for erosion once ground cover is removed.</p> <p>Please also see section 2.5: Management of Residual Agricultural Land for further information. BC Hydro will complete construction of the three replacement boat launches during construction prior to residual lands being identified.</p> <p>In addition, these comments were considered in the finalization of the Outdoor Recreation and Mitigation Plan (January 27, 2017) available on the Site C project website here.</p> |
| Private individual | General | Site C Clean Energy Project Agriculture Mitigation and Compensation | The agriculture framework was to be "developed in consultation with the affected agricultural land owners and tenure holders, ..." as an Agriculture: EAC Condition 30. This was not done. I am directly impacted and no one contacted me. | <p>Please see section 1.7 Agriculture Consultation, section 2.4 Individual Farm Mitigation Plans and Appendix C for further information regarding consultation on development of the Framework and Draft Plan.</p> <p>Development and implementation of individual farm</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|--|---|--|
| | | Plan Framework July 27-2016 . | <p>Also, "The EAC holder must develop, jointly with agricultural land owners and tenure holders, individual farm mitigation plans throughout the construction phase for all farms directly affected by the Project." a requirement that has not started and as my land will soon be expropriated, how will anything help after my land is expropriated.</p> <p>I am once again being ignored and left out even though I am losing land and very soon.</p> | <p>mitigation plans are part of BC Hydro's properties rights acquisition process. For clarity, the individual farm mitigation plan is not a separate document but rather all of the parts of the farm mitigation plans will be found contained in the individual property acquisition agreement agreed to and completed with the agricultural owner or tenure holder.</p> <p>BC Hydro invited all affected land owners and tenure holders to participate in the consultation process and the Framework through multiple email and phone call invitations and reminder emails related to the Framework consultation (Example below).</p> <p>An example of BC Hydro Properties notification to affected landowners is shown below.</p> <p>Subject: Site C Project: Agricultural Mitigation and Compensation Plan Framework & Monitoring Report</p> <p>Agricultural Mitigation and Compensation Plan Framework</p> <p>The Agricultural Mitigation and Compensation Plan Framework is available online (link). The framework was developed by the Site C Agriculture Consultation Steering Committee (BC Hydro, the Ministry of Agriculture and the Ministry of Energy and Mines) with consideration of consultation feedback, technical and financial input as well as the consideration of relevant research and the agricultural assessment presented in the Environmental Impact Statement and the Joint</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|---|---|--|
| | | | | <p>Review Panel Hearing report.</p> <p>We welcome your feedback on the Framework. Comments will be received until the end of September, 2016. All comments received will be reviewed and considered by the Consultation Steering Committee for the development of the draft Agricultural Mitigation and Compensation Plan. In accordance with the Site C project's Environmental Assessment Certificate condition 30, a draft Agricultural Mitigation and Compensation Plan will be developed in fall 2016 and is due January 27, 2017. The final Plan is due by July 27, 2017.</p> <p>Agriculture Monitoring and Follow-Up Program 2016 Annual Report As per EAC Condition 31, we are pleased to provide the Agriculture Monitoring and Follow-Up Program 2016 Annual Report. The report can be downloaded from the Site C website here.</p> |
| Private individual | General | Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | I am writing to state that your agricultural mitigation plan is fundamentally flawed because it ignores the value of Class 1 climate for agriculture. The micro-climate in conjunction with the alluvial soils make the valley unique. This is some of the most fertile land in northern Canada, capable of providing food security for well over a million people each year in perpetuity, if it is properly stewarded. In an era of global warming and lengthening drought in California, the destruction of this precious land cannot be underestimated. | Thank you for your comments. Your comments have been reviewed and considered by the CSC in the development of the draft AMCP. |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|------|--|--|
| | | | <p>Furthermore, your mitigation plan is morally bankrupt because it is based upon the premise that attempted genocide and gross violation of Treaty 8 rights and responsibilities is acceptable. Attached is a list of excerpts from Appendix 10 of the Joint Review Panel Report for the Site C Dam (2014). It shows that the vast majority of First Nations that you have tried to co-opt do not agree to the dam, even if you have subsequently been able to pressure and buy off one or two nations since then. As I see it, you are inflicting systemic violence upon Canadian farmers and Indigenous peoples, as well as every Canadian who needs intact biodiverse climate resiliency zones like the Peace, which is part of a large, globally critical watershed that flows all the way to the Arctic Ocean.</p> <p>Throwing some money at people for destroying what is priceless and irreplaceable does not distract us from what is happening: an agricultural “plan” that actually decreases our food security instead of increasing it. You may try to minimize it as 1% of the land, but what you ignore and devalue is the quality of this land, which is extremely rare and could feed so many Canadians.</p> <p>I am distressed that BC Hydro is flooding the precious remains of the Peace River Valley. It is not something that you can mitigate or ever adequately compensate. You are taking us in the wrong direction, one that has devastating consequences for current and future generations. You have not</p> | |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|------|--|--|
| | | | <p>adequately valued the biodiversity of the land, nor the capacity of its agricultural yield if left intact. I hope you learn the value of the Peace River Valley before it is too late. The valley could still recover from the violent clear cutting that has happened. It will not recover, however, from damming and flooding.</p> <p>Attachment: How Colonization Works Willful Ignorance and Official Brutality, or How Colonization Works¹</p> <p>Blueberry River First Nations (BRFN... asked that the Panel recommend against Project approval) Fort Nelson First Nation (FNFN... is unequivocally opposed to the Project) McLeod Lake Indian Band (MLIB asked for avoidance of adverse effects by denial of approval for the Project) Saulteau First Nations (SFN did not support the Project and said BC Hydro should find less intrusive ways to create power) Treaty 8 Tribal Association for Doig River, Prophet River, Halfway River, West Moberly First Nations (T8TA said the development of the Project would not be justified and not in the public interest) Athabasca Chipewyan First Nation (ACFN and MCFN recommended that the Panel recommend Mikisew Cree First Nation against Project approval) Beaver First Nation (BFN did not participate in the Joint Review Panel Stage) Dene Tha' First Nation (DTFN asked that the Panel recommend the provincial and federal ministers of environment to deny approval for the Project to proceed) Duncan's</p> | |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|------|---|--|
| | | | <p>First Nation (DFN asserts that their Aboriginal and treaty rights, cultural heritage, health and socio-economic conditions, and traditional land use would be significantly adversely impacted by the construction of the Project)</p> <p>Horse Lake First Nation (HLFN... did not participate in the Joint Review Panel process) Little Red River First Nation (LRRCN asked that the Panel recommend mitigation measures designed to restore and protect the land base) Smith's Landing First Nation (SLFN urged the Panel to suspend consideration of the Project pending completion of cumulative effects assessment using a pre-industrialization baseline...) Sturgeon Lake Cree Nation (SLCN did not participate in the Joint Review Panel Stage) Tallcree First Nation (TFN did not participate in the Joint Review Panel Stage) Woodland Cree First Nation (WCFN stated concerns regarding potential downstream environmental impacts on their ability to preserve their cultural heritage, exercise their inherent treaty rights and traditional land uses, and preserve their land for future generations) Deninu K'ue First Nation (DKFN members have observed the "drying up" of the Slave River watershed and resulting impacts on DKFN traditional use) Salt River First Nation (SRFN did not participate in the Joint Review Panel Stage) Kwadacha First Nation (KFN... said it would adversely affect the exercise of their Aboriginal rights) Tsay Keh Dene First Nation (TKDFN did not participate in the Joint Review Panel Stage) Kelly Lake Cree Nation</p> | |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|------|---|--|
| | | | <p>(KLCN identified a risk of further elevating the levels of chemical pollutants in fish consumed by humans as an important adverse effect from the Project)</p> <p>Metis Nation of Alberta—Zone 6 (Métis participants said their communities are located on the upper Peace River sub-basin and central Peace River sub basin, and rely on these locations for the exercise of their Aboriginal rights to fish, trap, hunt, gather plants, and use for transportation, as well as for ceremonial purposes)</p> <p>Paddle Prairie Metis Settlement Society (The Paddle Prairie Métis asserts that the Peace River and its environment are an important, central, and integral part of their traditional lands)</p> <p>Fort Chipewyan Metis Association (FCM said the Project would have serious, adverse, and permanent impacts on their Aboriginal rights to harvest for subsistence, culturally and commercially in, on, and under the lands and waters; navigate the waters and lands for commercial, recreational, and cultural reasons; exercise of their spiritual and cultural practices; and protect and allow their Métis way of life to survive and thrive)</p> <p>Northwest Territory Metis Nation (Observations were made that since the construction of the Bennett Dam, the flow regime of the Slave River has been altered so that the Slave River ecosystem now shows loss of channels and islands, changes in ice flow, all resulting in a dramatic reduction in fish population, bird population, and wildlife)</p> <p>Metis Nation of British Columbia (MNBC members have raised concerns about the high concentrations of methylmercury in fish in the Williston reservoir and</p> | |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|------------------------|---------------------------------------|--|--|--|
| | | | the potential for the Project to further increase toxicity in fish and risks to human health and safety) Kelly Lake Metis Settlement Society (Kelly Lake Métis expected extensive and progressive declines of wildlife habitat, loss of sensitive ecological features and moose licks, adverse impacts on food and cultural security from non-Aboriginal harvesters, destruction of high-yield harvesting sites, and cumulative environmental decline) | |
| Saulteau First Nations | General Section 7 – Framework. | Framework for an Agricultural Mitigation and Compensation Plan – Consultation Summary Report (March 8, 2016) Site C Clean Energy Project Agriculture Mitigation and Compensation Plan Framework July 27-2016 | Recognizing that FN often have a shortage of time to review some projects due to the amount of referrals received and the time required to review them; after reviewing the document cited below[Consultation Summary Report (March 8, 2016)] and Framework (July 27, 2016), SFN has the following comments: <ul style="list-style-type: none"> Pg. 4 of the document, 4th section, there were many comments at the meeting that I attended that the \$20 Million fund should only be made available to the Peace Region. “or other areas of the province” may lead to dollars flowing out of the fund that have nothing to do with mitigation in the Peace Region – this is unacceptable. (Other portions of the document have language that is more specific to the Peace Region.) Further, in the next paragraph, this should read ““ensure the funds will be used to support enhancement projects that improve agricultural land, productivity or | Please see section 2.6: BC Hydro Peace Agricultural Compensation Fund for additional information. Section 2.6 states that “The Fund’s eligibility criteria will target activities that will enhance agricultural lands, operations, or agrifoods economic activity in the B.C. Peace River Region.” |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|------|---|---|
| | | | <p>systems” in the Peace Region.” We were very clear on this, I believe.</p> <ul style="list-style-type: none"> • For any residual lands that become available or are considered surplus or have not been attached to adjacent agricultural lands, SFN requests priority access to acquire/purchase some of this land for our own agricultural purposes to sustain our goal to becoming self-sufficient. (Section 6. Framework Component C: Residual Agricultural Land paragraph 3.) • Section 7 – Framework Component D: Agricultural Compensation Fund – There will be no “lost agricultural lands and activities” in other parts of the province (outside of the Peace Region) due to Site C being built. Therefore, funds from the Compensation Fund should not be made available outside of the Peace Region unless it is for studies that directly benefit the Peace Region agriculturally. 7.1 states: “for use in the Peace Region” as it should. • Section 7.3 should read “...that improve agricultural land, productivity or systems” in the Peace Region.” • Section 7.6 SFN believes that First Nations should also be included/represented in the decision-making Board for the Fund. FN is not presently listed in the <i>Proposed Approach</i> but should be. • Section 7.7 – should a comprehensive | <p>Section 2.5: Management of Residual Agricultural Land identifies the approach proposed for disposition of any residual lands. Your comments have been shared with BC Hydro’s Aboriginal Relations team.</p> <p>Please see section 2.6: Agricultural Compensation Fund. The Regional Agricultural Executive Board will include three Members-at-Large. Section 3.2 has been updated as follows:</p> <p>“The Board will give priority to appointing a regional agricultural producer who is also a member of one of the following First Nations to one of the Member at Large positions on an on-going basis: Doig River First Nation,</p> |

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| Agency/ Group Name | Reference Source | Plan | Comment | Consideration of Comment in Draft Agricultural Mitigation and Compensation Plan |
|-----------------------|---------------------|------|--|---|
| | | | <p>review of the Fund's management be completed by BC Hydro, BC Hydro should shoulder the cost of such review. This is not clearly stated in the documentation.</p> <p>Saulteau FN reserves the right to provide additional comments should new information arise.</p> | <p>Blueberry River First Nation, Halfway River First Nation, West Moberly First Nation or Saulteau First Nation.”</p> <p>Please see section 2.6: BC Hydro Peace Agricultural Compensation Fund. Five year reviews will be a regular duty for the Board and Administrator to ensure the on-going relevance of the Fund for the agricultural industry.</p> <p>Section 2.6 has been updated to reflect that BC Hydro will be responsible for “engaging and funding a third party consultant” for the review by the BC Hydro after year 5 of Fund operations.</p> |

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**APPENDIX D: Draft BC Hydro Peace Agricultural
Fund Board Terms of Reference**

**BC Hydro Peace Agricultural Compensation
Fund Board
Terms of Reference**

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January 2017

TERMS OF REFERENCE FOR THE BC HYDRO PEACE AGRICULTURAL COMPENSATION FUND BOARD

1.0 THE SITE C CLEAN ENERGY PROJECT – AGRICULTURAL MITIGATION

1.1 Background

The Site C Clean Energy Project (the “**Site C Project**”) is a third dam and hydroelectric generating station on the Peace River in northeast B.C. which is being built by British Columbia Hydro and Power Authority (“**BC Hydro**”). Approved by the Province of B.C. on December 16, 2014, construction of the Site C Project began in the summer of 2015.

BC Hydro received an Environmental Assessment Certificate (“**EAC**”) for the Site C Project in October, 2014. In order to avoid or manage the effects of the Site C Project on agricultural land owners and tenure holders, the EAC includes two conditions for agriculture. Condition 30 requires the development of an Agricultural Mitigation and Compensation Plan (the “**Plan**”) which includes the establishment of a \$20M fund to benefit the Peace Region – the BC Hydro Peace Agricultural Compensation Fund (the “**Agricultural Fund**”). Condition 31 requires BC Hydro to implement agricultural monitoring and follow up programs. The Plan is attached as Appendix A to these Terms of Reference and is incorporated herein.

A Consultation Steering Committee was established with representatives from BC Hydro, the Ministry of Agriculture and the Ministry of Energy and Mines (the “**CSC**”) to guide consultation with agricultural stakeholders and to work together to jointly develop the Plan, the governance with respect to distribution and allocation of the Agricultural Fund, and development of these Terms of Reference.

As contemplated in the Plan, a BC Hydro Peace Agricultural Compensation Fund Board (the “**Board**”) is established to oversee distribution of the Agricultural Fund in accordance with the Plan and EAC Condition 30, and all members appointed to the Board are governed by these Terms of Reference.

1.2 BC Hydro Peace Agricultural Compensation Fund

EAC Condition 30 requires:

“establishment of an agricultural compensation fund of \$20 million for use in the Peace Region or other areas of the province as necessary to compensate for lost agricultural lands and activities, and an approach for establishing the governance and allocation of funds. The EAC Holder must work with the Ministry of Agriculture to establish a governance structure for the agriculture compensation fund that will ensure funds will be used to *support enhancement projects that improve agricultural land, productivity or systems.*” (italics added for emphasis)

The Agricultural Fund is created by BC Hydro in accordance with EAC Condition 30.

1.3 Agricultural Fund Vision Statement

The Agricultural Fund vision statement, in addition to the statements in EAC Condition 30, both of which guide distribution and administration of the Agricultural Fund is to:

“Support the Peace Region’s opportunity for agricultural production and agrifoods economic activity.”

Distribution of the Agricultural Fund will target activities that will enhance agricultural lands, operations, or agrifoods economic activity in the B.C. Peace River Region.

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2.0 FUND GOVERNANCE:

The Plan establishes a staged approach to governance of the Agricultural Fund with several entities being retained or involved in establishing processes and guidelines to meet Plan objectives and ensuring fulfillment of those objectives in the distribution of the Agricultural Fund. This would include the Board, the Administrator and BC Hydro as set out below.

An entity is, or will be retained by BC Hydro by way of contract, to hold and administer the Agricultural Fund (the “**Administrator**”) in furtherance of meeting EAC Condition 30 and fulfilling the Plan objectives, as described in more detail in these Terms of Reference.

The efforts of the CSC to this point were very beneficial in finalizing the Plan, which meets the needs of the agricultural community in the Peace Region. While the Ministries of Agriculture and Energy and Mines may still be contacted for advice and consultation by BC Hydro, or may be part of a future committee, it is contemplated that the CSC will not be involved in distribution of the Agricultural Fund and will cease when the final Plan is submitted.

2.1 Role of BC Hydro:

During year one through five of the Agricultural Fund, BC Hydro’s role will be to ensure the Agricultural Fund process is meeting the requirements of EAC condition #30, by finalizing annual and longer term plans for the Agricultural Fund, overseeing the contract for the Administrator, establishing a Board, and participating in annual reviews. BC Hydro will be the liaison with the Environmental Assessment Office (the “**EAO**”) to ensure any direction received from EAO with respect to the Agricultural Fund is addressed, and communicated to the Board and Administrator as required for action. To fulfill its role, BC Hydro will seek the advice and assistance of Ministry of Agriculture and Ministry of Energy and Mines on Agricultural Fund operations as needed. The purpose of these Terms of Reference is to further outline the responsibilities of BC Hydro, the Administrator, and the Board with respect to the Agricultural Fund.

In accordance with these Terms of Reference, and until such time as the Terms of Reference are amended, BC Hydro will also have the power to remove a Board member and to dissolve the Board and may be accessed as a final decision maker, all as described further.

It is BC Hydro’s intent to be involved as minimally as possible to ensure that EAC condition #30 is met, and that the Agricultural Fund process is established and managed responsibly. Subject to the approval of the EAO, BC Hydro’s ultimate objective is to establish a responsible and accountable Agricultural Fund structure that may allow BC Hydro to remove itself from the management and distribution of the Agricultural Fund, allowing the Board and Administrator to operate autonomously. In such event, these Terms of Reference, the Agricultural Mitigation and Compensation Plan, and any related documents would be amended to reflect the changes and ensure clarity.

The Board, BC Hydro and the Administrator will work cooperatively and diligently to achieve this, while ensuring that the requirements in the Plan and EAC Condition 30 are fulfilled and direction from the EAO is followed.

An initial review by BC Hydro, of distribution of the Agricultural Fund in accordance with the Plan and EAC Condition 30, will take place after the first full year of implementation – the start of the period would commence after the Administrator is retained and the full Board has been appointed. Annual reviews may continue thereafter, as needed.

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Prior to distribution of the \$20 million fund to the Administrator, BC Hydro will receive for approval from the Administrator a Five Year Financial and Operating Plan [**“Five Year Plan”**] for the Agricultural Fund including at least the following information:

- a. Input from the Board;
- b. Agricultural Fund financial management structure;
- c. Process and timing for audits and reviews;
- d. Procedure for completion of an Annual Report and Annual Plan;
- e. Procedure for completion of an independent audited financial statement;
- f. Expense policy for the Board and the Administrator;
- g. Budget for the Board and Administrator operations;
- h. Estimate of total amount awarded to projects for the first three years of distribution of the Agricultural Fund.

BC Hydro will receive for approval, on an annual basis, an Annual Report and Plan and audited financial statements for the previous year, for the Agricultural Fund consistent with the approved Five Year Plan. BC Hydro’s approval is required prior to implementation of the Annual Plan each year.

After five full years of operation, BC Hydro will undertake a comprehensive review of the Agricultural Fund’s performance, including the performance of the Administrator and the Board and the Five Year Plan. The Administrator, with input from the Board, will also develop a Long Term Plan on the future of the Agricultural Fund which will be part of the review. BC Hydro will establish a terms of reference for the review, and will fund and engage a consultant to complete the review. BC Hydro will invite the Ministry of Agriculture and the EAO to review the terms of reference and to participate in the process. For clarity, the Administrator and the Board must fully cooperate in the review process. The review may include:

- a. Financial management and annual allocation approach
- b. Metrics to understand how the Agricultural Fund has achieved relative to the vision.
- c. Agricultural Fund eligibility, evaluation criteria
- d. Annual funding limits and priorities
- e. Board and Administrator operations
- f. Governance
- g. Funded project audits

After the five-year review is completed to the satisfaction of all parties, or after a subsequent period that may be determined by the review results, and with EAO approval, a timeline for change or removal of the BC Hydro role from Agricultural Fund governance structure would be established, including any considerations that may have arisen from the review. BC Hydro would work with the Board and Administrator to determine the process for BC Hydro to transfer its roles to other entities.

2.2 Role of the Administrator:

The Administrator will contract directly with BC Hydro and BC Hydro will manage the contractual relationship with the Administrator. The Administrator has several key roles, financial management of the Agricultural Fund, administration of the Agricultural Fund application and distribution processes and the provision of secretariat support to the Board.

The Administrator will be responsible for submitting an initial Five Year Plan, Annual Report and Plans, and a Long Term Plan to BC Hydro, and related implementation, operational and reporting procedures, that meets the requirements of EAC condition #30 and the Agricultural Mitigation and Compensation Plan. The Administrator will seek input from the Board in development of plans and processes related to the Agricultural Fund.

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The Administrator must plan and implement proper financial management of the Agricultural Fund, with the objective of minimizing expenses and maximizing the total amount of the Agricultural Fund available for distribution. Preservation of the initial \$20 million fund capital for the first five years of Agricultural Fund distribution is a required objective of the Five Year Plan.

Duties of the Administrator will include the following:

1. actively manage and invest the Agricultural Fund to maximize returns;
2. develop, in consultation with the Board, the proposal process;
3. develop, in consultation with the Board, eligibility criteria for proposals;
4. provide for the intake and be the repository of proposals;
5. implement eligibility criteria and processes established for securing eligible proposals;
6. provide secretariat support to the Board;
7. be the liaison between the Agricultural Fund applicants and the Board;
8. prepare annual budgets and reports with respect to expenditures;
9. prepare and implement annual and five year management and business plans for the Agricultural Fund; and
10. regularly report to BCH in accordance with the contract terms, and the Board as directed.

The Administrator will provide secretariat and administration support to the Board for the Agricultural Fund application and distribution processes, as the Board fulfills one of its key objectives in evaluating proposals and making decisions regarding specific funding recommendations.

3.0 ESTABLISHMENT AND PURPOSE OF THE BOARD

The Board is a regional decision-making entity with nine members that are appointees of regional agricultural associations or members at large. The Board will represent regional agricultural producers, and seeks to provide opportunity for participation from all agricultural sectors in the Peace region.

The primary purpose and objective of the Board is to ensure that the Agricultural Fund is distributed in accordance with the Plan, at the direction of the EAO, BC Hydro, and in fulfillment of EAC Condition 30, and to ensure that the Fund is fairly reflecting the region's diverse agricultural priorities, interests and opportunities.

Without limiting the Terms of Reference, responsibilities of the Board include:

- Provide guidance to the Administrator in their development of its required plans, procedures and processes, based on their role in determining any regional strategic agricultural priorities with respect to the Agricultural Fund;
- Review the draft Annual Report and Plan and provide feedback to the Administrator;
- Ensure Board decisions with respect to recommended disbursement of funds and strategic objectives are aligned with the Plan, EAC Condition 30 and current Agricultural Fund plans;
- Provide input to the Administrator on the Agricultural Fund application process, including annual schedule, eligibility criteria, selection of successful applicants and other items;
- Follow the Agricultural Fund application process;
- Engage with the agricultural community to bring forth public ideas, concepts and concerns to the Board, through open houses, forums for discussion and other means;
- Represent regional agricultural industry through a composition that reflects Peace Region

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agricultural sectors;

- Provide a cross-commodity perspective relative to the Agricultural Fund's distribution and decision-making;
- Set transparent priorities for distribution of the Agricultural Fund that are aligned with agricultural industry, as set out in current Annual Report and Plan;
- Making fair decisions on applications, renewals, and effectiveness determinations; and
- Report to BC Hydro on the performance of the Administrator and any issues that have been encountered, on a timely basis, and work cooperatively to resolve any issues, should any arise.

4.0 GUIDING PRINCIPLES AND OBJECTIVES:

4.1 Guiding Principles:

The Board will follow the principles outlined in the Plan, EAC Condition 30, and these Terms of Reference in fulfilling its responsibilities with respect to the Agricultural Fund.

In administering the Agricultural Fund, the Board is also guided by the principles of:

- **Fairness and Transparency:** The Agricultural Fund will be administered in a fair and transparent manner so that all projects are reviewed and given equitable consideration.
- **Regional Decision-Making:** Funding allocation decisions will be made in the region, benefiting from regional knowledge of agricultural strengths, needs, challenges and opportunities in the assessment of funding proposals.
- **Professional and Cost Effective:** The Board will ensure that it is an efficient organization that can make timely decisions, be diligent in document management, record keeping and reporting, and have strong communication capabilities to interact with and support Agricultural Fund applicants. It must be cost-effective as administration costs must be covered internally by the Agricultural Fund budget.
- **Accountable:** The Board will ensure that the Agricultural Fund meets the regulatory requirements set out by the EAC Condition 30, that funding recipients and projects meet the eligibility and reporting requirements of the Agricultural Fund, and that financial and other reporting is completed to acceptable standards.
- **Inclusive:** The Agricultural Fund must be administered in a manner that recognizes the diversity of agricultural sectors, interests and opportunities in the Peace Region.

The Board will strive to meet best practices in fund management, ensure that the Agricultural Fund is administered in a cost-effective manner, and has regional funding decision-making.

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5.0 BOARD COMPOSITION AND PROCESS

5.1 Composition of the Board

The Board will be comprised of nine members – the composition may include appointees from the following regional agricultural sectors:

- Grains and Oilseeds industry
- Forage industry
- Cattle industry
- Forage Seed industry
- Peace River Valley agricultural producer representative
- Peace River Regional District agricultural appointee (to represent smaller commodity groups, such as horticulture)
- Three members at large – regional agriculture appointees

5.2 Appointment Procedures

After submittal of the final Plan on July 27, 2017, BC Hydro will invite organizations in the following table to nominate an appointee to the Board for the terms shown. The initial term varies to ensure that only 3 members of the Board may change in any one year to support continuity on the Board. The initial lengths of term were assigned randomly in order to establish a staggered turnover over the longer term for Board members.

| Industry Sector Represented | Appointing Organizations | Initial Term | Regular Term |
|---|-------------------------------------|--------------|--------------|
| Grain and Oilseeds | TBD | 3 years | 3 years |
| Forage | TBD | 1 years | 3 years |
| Cattle | TBD | 2 years | 3 years |
| Forage Seed | TBD | 3 years | 3 years |
| Peace River Valley agricultural producer | TBD | 2 years | 3 years |
| PRRD agricultural appointee (to represent smaller commodity groups) | Peace River Regional District Board | 1 years | 3 years |

The appointing organizations will nominate their appointee to BC Hydro and BC Hydro will appoint them to the Board. Where more than one entity represents a sector, the appointing entities must work together to nominate a single appointee.

Board Chair Appointment Process

After the first six members of the Board are nominated, BC Hydro will seek statements of interest for the Board Chair for a 12 month term from the nominated members and appoint the Board Chair. Thereafter, the Chair shall be appointed by vote of the Board.

Appointment of Members-at-Large

After the first six members of the Board and the Board Chair are appointed by BC Hydro, the Board will issue a call for volunteers for three Members at Large for staggered terms of one 1 year term, one 2 year term and one 3 year term.

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Volunteers must be involved in Peace Region agricultural production and may include new entrants, agricultural researchers, aboriginal groups, and representatives of emerging commodity groups. The Board will give priority to appointing a regional agricultural producer who is also a member of one of the following First Nations to one of the Members at Large positions on an on-going basis: Doig River First Nation, Blueberry River First Nation, Halfway River First Nation, West Moberly First Nation or Saulteau First Nation.

On-going Board Appointments by Organizations

After the initial Board is established, future appointments to the Board will be made as follows:

- Board members representing an industry sector will be nominated by the appointing organizations for that sector and appointed by the Board through a vote;
- The Board will establish a process to change the appointing organization when necessary based on changes in industry sectors or organizations.

5.3 Vacant Seats

The Board will utilize best efforts to ensure that a full Board complement is achieved and maintained. However, up to two seats may remain vacant, if the Board is unable to fill those seats, without affecting the ability for the Board to reach quorum for all decision making requiring a vote within these Terms of Reference.

5.4 Proposal to Remove Board Members by BC Hydro

At any time, BC Hydro may propose to the Board that a Board member be removed. Sufficient details to support the request will be provided by BC Hydro at the time of the proposal. The Board shall consider the request without delay and provide a decision to BC Hydro, along with reasons for the decision. In coming to a decision, the Board will come to a consensus decision in accordance with Section 5.11 of these Terms of Reference, failing which a vote will occur.

5.5 Removal of Board Members

Board members may be removed by the Board upon a vote of all other Board members, in favour of the removal.

5.6 Dissolution of the Board

At any time, BC Hydro may dissolve the Board.

5.7 Role of the Board Chair

The Board Chair of the Board works with the Administrator to fulfill the direction as received from the Board and BC Hydro and to chair meetings. The Board Chair works and speaks on behalf of the Board as a whole. The Board Chair serves an initial 1 year term with an additional term of 1 year upon majority vote of the Board. The Board Chair may only serve as Board Chair for a maximum period of 2 years, however may continue to serve as a Board member if appointed pursuant to these Terms of Reference.

5.8 Specific tasks of the Chair (supported by the Administrator) are to:

1. Develop and monitor the annual Board calendar;
2. Ensure meeting agendas are prepared and distributed a minimum of one-week prior to each

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Board meeting and that draft meeting minutes are distributed within a maximum of two weeks after each Board meeting;

3. Chair Board meetings and facilitate productive, respectful discussions that conform to the principles contained within these Terms of Reference;
4. Ensure the Board reviews and abides by a budget for its own Board work and expenses;
5. Ensure that information and analyses presented to the Board are focused on the Board mandate and support the decisions to be made; and
6. Represent Board views to stakeholders and the community, in consultation with BC Hydro.

5.9 Board Secretary

The Administrator will function as the Board's Secretary.

5.10 Mode of Operation

Meetings: The Board will meet at a minimum of two times a year, or more frequently as determined by the Board.

Board members commit to:

1. Read the agenda and associated material prior to the meeting. Requests for additional information should be made at least five-business days prior to the meeting.
2. Attend the meetings wherever possible and it will be the responsibility of absent or late-arriving members to ensure they are informed of any missed discussion or decisions without disrupting the meeting in order to make the most efficient use of time.
3. Participate constructively in discussions and encourage others to do the same. Listen with an open mind to the opinions of others, and seek common ground and shared solutions (i.e., consensus) and be respectful to others at all times.
4. Respond to requests to review draft minutes and other action items in a timely way or accept their finalization without input.
5. All Board members are expected to attend Board meetings to the best of their ability/availability. In situations where a Board member has missed three consecutive meetings, she/he can be removed by majority vote of the Board, and the Board can initiate actions for appointment of a replacement.

5.11 Decisions

Notwithstanding the ability of the Board to make decisions by way of a vote in accordance with these Terms of Reference, the Board will strive to fully explore all interests and options, and to develop consensus decisions. Consensus is defined as a decision that all members can accept. Members may not agree with all the specific details of a decision reached by consensus, and it may not fully incorporate everyone's views, but it is a decision that members can and will support both within and outside the Board. When consensus cannot be achieved, differing views will be recorded in the meeting's minutes and other relevant documents.

If consensus is not possible, decisions may be made by a majority vote of two-thirds of the members in attendance at a meeting. A quorum is required for all decisions made by the Board and allowed for pursuant to these Terms of Reference. A quorum is attained when two-thirds of all members are in attendance.

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The Board is empowered to make decisions on the following:

- i. appointment of Board members after initial appointment by BC Hydro;
- ii. appointment of the Board Chair after initial appointment by BC Hydro;
- iii. recommendations to the Administrator regarding regional and strategic priorities for distribution of the Agricultural Fund, for inclusion in the Five Year Plan, Annual Report and Plan, and Long Term Plan;
- iv. recommendations to the Administrator regarding the Agricultural Fund procedures, application and proposal submission and review process, schedule, and related matters;
- v. recommending the acceptance or rejection of applications for funding in accordance with the Annual Report and Plan;
- vi. administrative decisions with respect to operation of the Board, such as approval of minutes and proposed agendas; and
- vii. removal of Board members.

Where the Board is unable to reach a consensus decision, and the majority of members agree that a vote would not be appropriate, the matter will be elevated to BC Hydro for resolution.

5.12 Code of Conduct

All Board members agree to abide by the following:

1. Professional Conduct – Board members will conduct themselves in a professional manner which fosters confidence and reflects positively on the Board, the Plan, and BC Hydro.
2. Board members will act in the best interest of the Plan objectives in making decisions. Members may bring perspectives of partner groups or communities that they are members of (or are familiar with) to discussions but do not act as advocates for a specific group when exercising their duties.
3. Staying informed – Board members will make every effort to become familiar with the Plan and its objectives, to understand the submissions of the applicants to the Agricultural Fund, and to learn more about projects and issues with respect to agricultural land in and around the Site C Project.
4. Confidentiality – Board members in discussion with applicants, potential applicants, program contractors, potential program contractors, the general public, their own organizations, or other parties, will use the utmost professional judgment and discretion related to confidential and sensitive aspects of their position as Board member. Confidential matters include all personnel matters, Administrator matters, all Board and ad hoc committee discussions related to review of applications, including details of project proposals not selected by the Board for funding. All draft documents are considered confidential. Legal issues, rationale for individual funding decisions, and other issues designated by the Board are treated as confidential.
5. Conflict of Interest – All Board members will conduct themselves in a way so as to preserve and retain the confidence of stakeholders, First Nations and the public in the Board's ability to discharge its responsibilities properly, accomplish its purpose, and carry out its functions in a fair, objective, and transparent manner, without actual or apparent conflict of interest. In

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particular, they will avoid any situation where they might be in a position of actual or apparent conflict of interest in relation to the Plan and the Agricultural Fund. The Board member commits to immediately declare a conflict of interest for any situation that arises where they might be in a position of actual or apparent conflict of interest in relation to the Plan and/or the Agricultural Fund, and absent themselves from further decision-making involvement with the particular issue.

6. Limits to Authority - Board members will recognize that they have no individual authority to direct Administrator staff, committees, or contractors.
7. Respect - Board members acknowledge that there are multiple, legitimate objectives being addressed during implementation of the Agricultural Fund through the Plan, and will respect the rights of all members to be heard during discussions and decision processes.

5.13 Remuneration

Board members will not be reimbursed for time but may recover reasonable and supported expenses related to travel costs in accordance with a travel policy, approved in advance by the Board, to attend Board meetings.

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APPENDIX A: Agricultural Mitigation and Compensation Plan

C-2

(see attached)

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APPENDIX B: Application Process and Agricultural Fund Eligibility Criteria

Applications for funding - process:

The application intake and evaluation will be an efficient and transparent staged process:

Step 1: Administrative staff to review applications for completeness and eligibility.

Step 2: Board to review and compare all eligible applications and make final decision on annual funding allocations using evaluation process. If required, the Board could seek additional technical review from other experts, as required.

Step 3: Administrator reviews decision making process and decision recommendations, to ensure the evaluation process has been followed and process is fair and transparent.

Agricultural Fund Eligibility

Board will be involved in setting eligibility and criteria for projects, and establishing a scoring system and priorities through development of an annual work plan.

The list of eligible activities/projects will be reviewed annually and updated as needed to ensure that it is current, comprehensive, and distinct, while also being complementary to other funding programs available to the agriculture sector. Further, Agricultural Fund eligibility and project criteria will be reviewed at the five-year anniversary of Agricultural Fund establishment, and at least every five years onwards to ensure relevance to the agricultural industry.

Proposed eligibility and criteria for consideration and formal approval:

Applicant Eligibility:

Eligibility may target agricultural organizations in the Peace Region, or activities that will directly benefit agriculture in the Peace Region. The Agricultural Fund may be open to the following agricultural groups for use in the Peace Region:

- Individuals and/or partnerships active in agriculture in the Peace Region (including new agricultural industry entrants and young agricultural operators)
- Non-profit agricultural organizations in the Peace Region
- Peace Region industry associations, agencies, Boards, and councils
- Educational institutions undertaking research directly related to the Peace Region.

Project Eligibility:

The Agricultural Fund may consider a broad range of project categories to allow for consideration of projects that can provide maximum benefit to the agricultural sector in the Peace Region including:

- Research and development to directly benefit agriculture in the Peace Region.
- Market development for agricultural sector

- Training and education, used to engage youth, and support new entrants into the agricultural industry and new agricultural enterprises
- Capital investment for agriculture industry infrastructure
- Transportation and supply chain improvements for agriculture

Project Activity Eligibility:

Projects may address one or more of the following criteria related to agriculture in the Peace Region, and have demonstrated industry support, to be eligible:

- Land productivity (such as new crops and technology)
- Land base management (such as shelterbelts or windbreaks, weed management programs and improvements to grazing capacity)
- Land base improvements and infrastructure (such as livestock watering facilities, fencing for wildlife control and irrigation)
- Market access and infrastructure (such as regional value-added initiatives, institutions and services)
- Infrastructure and transportation improvements (such as cleaning and packing, warehousing and storage, and distribution facilities to support the vegetable industry and new agricultural commodities)
- Sustainability (adoption of green and alternative technologies)
- Climate change response (on-farm responses and adaptations)
- New product and practice viability (studies, demonstrations to test new products and methods).

The following activities are proposed to be ineligible for funding:

- Core activities of government or non-government agencies or programs, including lobbying activities
- Development of policy related to land or agricultural management
- Administration of government regulations
- Engagement in enforcement and compliance activities
- Costs incurred prior to formal notification of funding approval

Applications with a second contribution source will receive additional consideration within the evaluation process. A second contribution source, defined as in-kind contributions, government or private funding, provides external validation of project value, and also creates a greater commitment by the project proponent to deliver the project.

The Agricultural Fund will allow multi-year project funding, with annual reporting requirements.

The Agricultural Fund will adopt application submission deadlines appropriate for the Peace region agricultural sector. The Board will work with the Administrator and agricultural producer groups to determine the best approach for application deadlines and review processes.

**APPENDIX E Draft BC Hydro Peace Agricultural
Compensation Fund Administrator Contract
Proposed Term Sheet**

**Administration and Management Agreement
Agricultural Compensation Fund**

PROPOSED TERMS

Note to DRAFT:

These terms may be amended to ensure consistency with the Final Agricultural Mitigation and Compensation Plan, and Board Terms of Reference, and will be used form the basis of a contract with a Fund Administrator.

Term of Agreement: Initial 5 year term to coincide with anticipated review/audit, with two options to renew of 2 years each.

Services:

1. Administration of the Fund by the Administrator will have two components:
 - financial management of the Fund; and
 - management of Fund application processes and secretariat support to the Board.
2. Financial Management of the Fund

The Fund is to be managed in a fiscally responsible manner consistent with the objectives to establish the \$20 million Fund as an endowment for long term benefit to agriculture in the Peace Region.

The Administrator, with input from the Board, and in accordance with the Agricultural Mitigation and Compensation Plan, EAC condition #30, and the Administrator's contract, will:

- Develop and submit an initial Five Year Financial and Operating Plan [Five Year Plan], Annual Report and Plans, and a Long Term Plan to BC Hydro, and related implementation, operational and reporting procedures, that meets the requirements of EAC condition #30 and the Agricultural Mitigation and Compensation Plan. The Administrator will seek input from the Board in development of plans and processes related to the Agricultural Fund. BC Hydro may seek advice from the BC EAO, MEM or AGRI prior to issuing approval. The initial Five Year Plan must be approved by BC Hydro prior to BC Hydro's distribution of the \$20 million Fund capital, and must include the following:
 - a financial investment plan for the \$20 million Fund capital, including a plan for engaging a financial investment manager and risk management;
 - a plan that ensure low spending in the first five years to allow the Fund to be established, that ensures the initial \$20 million fund capital is preserved for the first five years until a Long Term Plan is approved;

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- regional strategic agricultural priorities with respect to the Agricultural Fund based on input from the Board;
- an outline and a plan to develop the necessary procedures for operation of the Agricultural Fund;
- a process for the development and submission of an Annual Report and Plan, and a Long Term Plan, with input from the Board, for submission to BC Hydro, including annual and long-term budgets;
- A process for ensuring ongoing engagement of the public, and a transparent process for receiving and considering feedback from the public and agricultural stakeholders, with respect to the Agricultural Fund, and the Administrator's performance, procedures or other related matters.
- manage the \$20 million Fund in accordance with the approved Financial Plan, and plan and implement proper financial management of the Agricultural Fund, with the objective of minimizing expenses, managing risk, and maximizing the total amount of the Agricultural Fund available for distribution;
- participate in and support as required, BC Hydro's planned review of the Fund's performance and management to be undertaken after the first five years by an independent third party retained by BC Hydro. The review may include, but not be limited to, the following:
 - Financial management and annual allocation approach
 - Metrics to meet Fund vision with consideration of the baseline and how success will be demonstrated relative to the vision.
 - Fund Eligibility, evaluation criteria
 - Annual funding limits and priorities
 - Board and Administrator operations
 - Funded project audits
 - Input from the BC Environmental Assessment Office
 - Public feedback
- consider results from the comprehensive review and work with the Board, and BC Hydro to ensure implementation of recommendations approved by BC Hydro.

3. Management of the BC Hydro Peace Agricultural Compensation Fund (Agricultural Fund) Application and Distribution Process:

The Administrator will develop and maintain the following procedures and documents, with input from the Board, with respect to the operational management of the Agricultural Fund application process, Agricultural Fund distribution process, and any required reporting by Agricultural Fund recipients:

- Agricultural Fund application and proposal process;
- Agricultural Fund eligibility criteria for proposals;
- Agricultural Fund application intake and record keeping processes;
- Implement Agricultural Fund processes to seek eligible proposals;
- Provide secretariat support to the Board;
- Act as the liaison between the Agricultural Fund applicants and the Board;
- Prepare annual budgets and reports with respect to Agricultural Fund expenditures;
- Prepare and implement annual and five year management and business plans for the Agricultural Fund; and

- Report to the Board and BC Hydro in accordance with contract terms, the Board Terms of Reference, and any established procedures with the Board.

C-2

Compensation and Expenses: All fees, costs, administration expenses and Board expenses will be paid from the Agricultural Fund.

Transfer of Agreement:

Agreement will be transferrable upon consent of both parties.

Changes to the Agreement:

BC Hydro, at its sole discretion, may amend the Fund Administration and Management Agreement, including the term, duties and scope. BC Hydro will notify the Board of its intent to make any such changes.

From: Dale London [<mailto:dalondon@live.com>]
 Sent: Tuesday, February 07, 2017 8:43 AM
 To: Trish Morgan <Trish.Morgan@prrd.bc.ca>
 Subject: Fw: Draft Agriculture Mitigation and Plan

Please forward the following to the Electoral Directors Committee.

Thanks
 Clara London

In regards to the Draft Agriculture Mitigation Plan:

2.4 individual farm mitigation plans -- Page 21:

"For clarity, the individual farm mitigation plan is not a separate document. The individual property acquisition agreements agreed to and completed with the agricultural owner or tenure holders will include all of the parts of the farm mitigation plans as described in this section."

This needs to change because if the plan is not a document, B.C. Hydro does not have to supply the landowner with any written plan to say what will be dealt with and how these issues will be dealt with.

With no written plan, then the Agriculture Mitigation Plan does not exist.

There is no such thing as "individual property acquisition agreements" as stated above.

Some agriculture land, mine included, have been expropriated without landowners being consulted and without a plan in place. B.C. Hydro decided where my new access was going to be into my field without my input. No one talked to me about access, fences, or gates, etc.

A plan is supposed to be a document. This wording is a loophole which would allow B.C. Hydro to not create a written plan.

Landowners need a written document.

The Agriculture Mitigation Plan was put in place to protect the remaining agriculture land and help the landowners with the resulting changes of Site C and this is not being done.

Thanks
 Clara London
dalondon@live.com
 250-787-0838

February 16, 2017

From: Dale London [<mailto:dalondon@live.com>]
 Sent: Monday, February 06, 2017 2:53 PM
 To: Trish Morgan <Trish.Morgan@prrd.bc.ca>
 Subject: Fw: Draft Agriculture Mitigation Plan

Hi Trish:

Can the following email be sent to the Electoral Directors Committee.

Thanks
 Clara London
 250-787-0838

From: Dale London <dalondon@live.com>
 Sent: February 6, 2017 1:14 PM
 To: prrd.dc@prrd.bc.ca
 Subject: Draft Agriculture Mitigation Plan

To the Chair of the PRRD and all Board Members:

Regarding Site C and the Draft Agriculture Plan:

Logging adjacent to agriculture land needs to be suspended and the Highway Realignment Plan at Cache creek area should not be able to be finalized at this time as the majority of the planned realignment is through 7 agriculture operations. The Highway Realignment should not be started until all 7 land owners have completed plans in place. The plan should be agreed to and signed by both B.C. Hydro and the Landowner of the Agriculture land.

Page 17 and 18 - EAC condition 30 states that it is a requirement that meeting with individual land owners and tenure holders start in July 2015 - ongoing to now and 10 years... B.C. Hydro has not started meeting, no plans are in place and no discussion around moving farm buildings, fencing, drainage, or livestock issues, have taken place. This issue has been brought to the attention of the EAO and they are looking into the possibility that B.C. Hydro may be in non-compliance regarding this condition.

The remaining agriculture land and the continuing operations of farm operations are at risk. There are 7 farm holdings that have been expropriated, 5 by Section 3 and 2 by Full Expropriation. Two of these are the biggest agriculture holders affected by the Site C project.

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I have been asking for a Farm Mitigation Plan since August 31, 2016 and B.C. Hydro has not been open to this whatsoever. I sent an email to the Consultation Steering Committee stating that the requirement had not been started and they took no action. I have asked for an independent agrologist to assist the landowners and this has not happened.

Agriculture is a important factor regarding Site C and its impacts and B. C. Hydro has not taken the required steps to protect the remaining agriculture land and remaining operations.

Thanks

Clara London

250-787-0838

dalondon@live.com

February 16, 2017

From: Oliver Ray [<mailto:oray@nclga.ca>]
Sent: Thursday, February 09, 2017 10:27 AM
To: Trish Morgan <Trish.Morgan@prrd.bc.ca>
Subject: PRRD Draft Resolutions

Hi Trish,

As per our conversation yesterday, the attached resolutions seem to capture the sentiments discussed when our Prez visited your Board on January 12th. They also look good according to resolution writing/ AGM rules. In terms of content, I'm sure the PRRD's fellow NCLGA members would appreciate seeing them. If they aren't ratified quickly in Terrace, they will undoubtedly be the basis for a healthy discussion.

If your team does decide to submit these, the deadline to get finalized versions to us is March 3rd.

Oliver Ray
Executive Director

"The Elected Voice of Central & Northern BC"
North Central Local Government Association
206 - 155 George Street
Prince George, BC V2L 1P8
Office: (250) 564-6585

Twitter: @NCLGA
Website: <http://www.nclga.ca>



February 16, 2017

DRAFT

Resolution Number 1

Sponsor: Peace River Regional District

Title: Streamlining the NCLGA Board

WHEREAS reducing the number of NCLGA Board members by removing the three Director at Large positions will not affect the breadth or depth of the board's regional diversity, ability to advocate or overall effectiveness

AND WHEREAS the real cost of these three positions (depending on who fills them) could be as high or higher than \$20,000 per year (over 10% of the NCLGA's total overall membership dues)

THEREFOR BE IT RESOLVED that NCLGA's Board of Directors make draft amendments to our bylaws that would remove the three Director At Large positions, reducing the number of board members to eleven from fourteen.

THEREFOR BE IT FURTHER RESOLVED that, in accordance with the Societies Act and the current NCLGA constitution and bylaws, the NCLGA's Board of Directors make the necessary arrangements to have said draft amendments presented to members at the 2018 AGM for consideration.

Background:

While the NCLGA's role as advocate for the social, economic and environmental welfare of its member governments is valued, it is not contingent on having a fourteen member board (especially considering that pan-regional representation is guaranteed by virtue of Regional District representatives.

The Association of Vancouver Island and Coastal Communities lists 52 members and operates with only nine board members. As a comparison of ratios, the NCLGA has a 14 member board with only forty two members.

The \$20,000 stated above is based on board member per diems, accommodation costs, \$.53/ kilometer travel expense and regional airfare. "Real cost", though, also means the administrative and material support costs associated with the three Director at Large positions.

Resolution Number 2:

Sponsor: Peace River Regional District

Title: Review of Membership Fees

WHEREAS a cursory review of area association fees across British Columbia shows that total NCLGA membership fees are far higher than any other area association (in some instances, five time higher).

AND WHEREAS past NCLGA budgets and financial statements show that reductions to the association's static expenses might be possible without affecting overall performance. The real cost of just four regular board meetings, for example, is over \$50,000 (which equates to over one third of total membership fees).

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THEREFOR BE IT RESOLVED that the NCLGA's Board of Directors investigate and implement overall cost saving measures before the 2018 annual general meeting and that an associated reduction be made to membership fees for all members for the NCLGA's 2018-2019 fiscal year.

Background:

This is a friendly resolution aimed at driving positive change and hopefully reducing local government costs.

February 16, 2017



CONSTITUTION & BYLAWS

July 2016

NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION TABLE OF CONTENTS

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SOCIETY ACT CONSTITUTION AND BYLAWS OF THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION

- The name of the Society is North Central Local Government Association.
- 1 The purposes of the Society are:
 - a. To secure united action among the members in dealing with all matters of individual or common local government interest.
 - b. To be an agency for cooperation with the Union of British Columbia Municipalities for the continued development of sound local government.
 - 2 In the event that the Society should at any time be wound up or dissolved, the remaining assets after payment of all debts and liabilities shall be turned over to a recognized charitable organization in the Province of British Columbia or elsewhere in Canada. This provision is unalterable.

BYLAWS

Bylaws of the North Central Local Government Association

Part 1 – Interpretation

- 1 (1) In these bylaws, unless the context otherwise requires:
 - a. “directors” means the directors of the society for the time being;
 - b. “*Society Act*” means the *Society Act* of British Columbia from time to time in force and all amendments to it;
 - c. “registered address” of a member means the member’s address as recorded in the register of members.
- (2) The definitions in the *Society Act* on the date these bylaws become effective apply to these bylaws.
- 2 Words importing the singular include the plural and vice versa; and words importing a male person include a female person and a corporation.

Part 2 – Membership

- 3 The membership in the Association shall consist of all cities, districts, townships, towns, villages, regional districts and other local governments within the north area of British Columbia, that being the area north of, and including, the District of 100 Mile House, who have subsequently become members, in accordance with these bylaws and, in either case, have not ceased to be members, and that meet criteria established by the Executive and that make application to join the Association and pay the annual dues.
- 4 Cities, districts, townships, towns, villages, regional districts and other local governments in the north area of British Columbia as described above may apply to the directors for membership in the society and on acceptance by the directors will become members.
- 5 Every member must uphold the constitution and comply with these bylaws.
- 6 (1) Changes to membership dues will be recommended by the NCLGA Executive and subsequently approved by the membership at a general meeting.
 - (2) The annual membership dues cover the fiscal year of the society, that being April 1 – March 31 of any given year. The annual membership dues must be paid before the annual general meeting in order to be considered a member in good standing and to have voting privileges.

- 7 A municipality, regional district or other local government ceases to be a member of the society:
 - a) by delivering its resignation in writing to the secretary of the society or by mailing or delivering it to the address of the society;
 - b) on being expelled; or
 - c) on having been a member not in good standing for 12 consecutive months.
- 8
 - (1) A member may be expelled by a special resolution of the members passed at a general meeting.
 - (2) The notice of special resolution for expulsion must be accompanied by a brief statement of the reasons for the proposed expulsion.
 - (3) The municipality, regional district or other local government which is the subject of the proposed resolution for expulsion must be given an opportunity to be heard at the general meeting before the special resolution is put to a vote.
- 9 All members are in good standing except a member who has failed to pay its current annual membership fee or any other subscription or debt due and owing by the member to the society and the member is not in good standing so long as the debt remains unpaid.

Part 3 – Meetings of Members

- 10 General meetings of the society must be held at the time and place, in accordance with the Society Act, that the directors decide.
- 11 Every general meeting, other than an annual general meeting, is an extraordinary general meeting.
- 12 The directors may, when they think fit, convene an extraordinary general meeting by a three-fourths majority vote of all directors.
- 13
 - (1) Notice of a general meeting must specify the place, day and hour of the meeting, and, in case of special business, the general nature of that business.
 - (2) The accidental omission to give notice of a meeting to, or the non-receipt of a notice by, any of the members entitled to receive notice does not invalidate proceedings at that meeting.

- 14 The first annual general meeting of the society must be held not more than 15 months after the date of incorporation and after that an annual general meeting must be held at least once in every calendar year and not more than 15 months after the holding of the last preceding general meeting and the location of an annual general meeting other than the first annual general meeting must be determined by ordinary resolution at the annual general meeting.

Part 4 – Proceedings at General Meetings

- 15 Special business is
- a) all business at an extraordinary general meeting except the adoption of rules of order; and
 - b) all business conducted at an annual general meeting, except the following:
 - i. the adoption of rules of order;
 - ii. the consideration of the financial statements;
 - iii. the report of the directors;
 - iv. the report of the auditor, if any;
 - v. the election of directors;
 - vi. the appointment of the auditor, if required; and
 - vii. the other business that, under these bylaws, ought to be conducted at an annual general meeting, or business that is brought under consideration by the report of the directors issued with the notice convening the meeting.
- 16
1. Business other than the election of a chair and the adjournment or termination of the meeting must not be conducted at a general meeting at a time when a quorum is not present.
 2. If at any time during a general meeting there ceases to be a quorum present, business then in progress must be suspended until there is a quorum present or until the meeting is adjourned or terminated.
 3. A quorum is 20 members present or a greater number that the members may determine at a general meeting.
- 17 If within 30 minutes from the time appointed for a general meeting a quorum is not present, the meeting, if convened on the requisition of members, must be terminated; but in any other case, it must stand adjourned to the same day in the next week, at the same time and place, and if, at the adjourned meeting, a quorum is not present within 30 minutes from the time appointed

for the meeting, the members present constitute a quorum.

- 18 Subject to bylaw 19, the president of the society, the first or second vice president or in the absence of all three, one of the other directors present, must preside as chair of a general meeting.
- 19 If at a general meeting
 - a) there is no president, first vice president or other director present within 15 minutes after the time appointed for holding the meeting; or
 - b) the president and all the other directors present are unwilling to act as the chair, the members present must choose one of their number to be the chair.
- 20 (1) A general meeting may be adjourned from time to time and from place to place, but business must be conducted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
 - (2) When a meeting is adjourned for 10 days or more, notice of the adjourned meeting must be given as in the case of the original meeting.
 - (3) Except as provided in this bylaw, it is not necessary to give notice of an adjournment or of the business to be conducted at an adjourned general meeting.
- 21 (1) The chair of a meeting may move or propose a resolution.
 - (2) In the case of a tie vote the chair does not have a casting or second vote in addition to the vote to which he or she may be entitled as a member and the proposed resolution does not pass.
 - (3) Unless the Society Act or these bylaws otherwise provide, any action to be taken by a resolution of the members of the Society may be taken by ordinary resolution.
 - (4) Subject to clause (7) below, resolutions will be considered by the Society at the annual general meeting only if they are in the hands of the secretary/treasurer no later than 60 days prior to the annual general meeting.
 - (5) Copies of the resolutions received by the secretary/treasurer must be distributed to the clerk or secretary of the members at least 14 days prior to the annual general meeting;
 - (6) Notwithstanding the foregoing, the directors may submit any matter to

any meeting for consideration or action at any time;

- (7) A resolution to amend the Constitution must be given in writing to the secretary/treasurer 60 days before an annual general meeting or special meeting.
- 22 (1) All elected officials of members in good standing present at a meeting of members of the society shall be delegates entitled to participate in debates and to vote on any matter at the meeting. Each such elected official present at a meeting is entitled to one vote. Any other delegates or representatives of members present at a meeting shall not be entitled to vote. Unless authorized in advance at the meeting, any other delegates or representatives of members shall not be entitled to the privilege of the floor.
- (2) Voting is by show of hands.
 - (3) Voting by proxy is not permitted.
 - (4) Notwithstanding subparagraph (1), an elected official who holds a position in the local government of more than one member of the society may vote as the delegate for only one member of the society.

Part 5 – Directors and Officers

- 23 (1) The directors may exercise all the powers and do all the acts and things that the society may exercise and do, and that are not by these bylaws or by statute or otherwise lawfully directed or required to be exercised or done by the society in a general meeting, but subject, nevertheless, to
- a) all laws affecting the society;
 - b) these bylaws; and
 - c) rules, not being inconsistent with these bylaws, that are made from time to time by the society in a general meeting.
- (2) A rule made by the society in a general meeting does not invalidate a prior act of the directors that would have been valid if that rule had not been made.
- 24 (1) the president, vice president and one or more other persons are the directors of the society.
- (2) The number of directors must be nine (9) until after the first annual general meeting at which time the number of directors shall be fourteen (14) or a greater number determined from time to time at a general meeting.

- (3) A person is eligible to be a director if they are an elected official from an NCLGA local government member
 - (4) The composition of the fourteen (14) directors shall be appointed or elected subject to the following:
 - I. the immediate past president shall be a director;
 - II. the president, vice-president and 2nd vice-president (to be elected from the members' delegates at large) shall each be a director;
 - III. one representative as appointed by each regional district area shall be a director; and;
 - IV. all remaining vacancies in the directorship shall be elected from the members' delegates at large.
- 25 (1) The directors must retire from office at each annual general meeting when their successors are elected.
- (2) Separate elections must be held for each office to be filled, except for the office of the secretary treasurer (if any) who shall be appointed pursuant to section 43.
- (3) An election may be by acclamation; otherwise it must be by ballot.
- (4) If a successor is not elected the person previously elected or appointed continues to hold office.
- (5) A director may be nominated in writing in advance of the annual general meeting or may be nominated from the floor at the annual general meeting.
- 26 (1) The directors may at any time and from time to time appoint a delegate of a member as a director to fill a vacancy in the directors.
- (2) A director so appointed holds office only until the conclusion of the next annual general meeting of the society, but is eligible for re-election at the meeting.
- 27 (1) If a director resigns his or her office or otherwise ceases to hold office, the remaining directors must appoint a delegate of a member to take the place of the former director.
- (2) An act or proceeding of the directors is not invalid merely because there are less than the prescribed number of directors in office.
- (3) If a director ceases to be an elected official of an NCLGA local

government member the director automatically ceases to hold office as a director of the Society.

- 28 (1) The members may by special resolution remove a director before the expiration of his or her term of office, and may elect a successor to complete the term of office.
- (2) The office of a director must be vacated if the director:
- a) delivers a resignation in writing to the secretary or mails or delivers it to the address of the Society;
 - b) is convicted of an indictable offence, and the directors must have resolved to remove him;
 - c) fails to attend three consecutive meetings of the directors without good and sufficient reason in the opinion of the directors and the directors must have resolved to remove him;
 - d) if he or she is found by a court to be of unsound mind;
 - e) if he or she becomes bankrupt; or
 - f) on death;
- 29 A director must not be remunerated for being or acting as a director but a director must be reimbursed for all expenses necessarily and reasonably incurred by the director while engaged in the affairs of the society.

Part 6 – Proceedings of Directors

- 30 (1) The directors may meet at the places they think fit to conduct business, adjourn and otherwise regulate their meetings and proceedings, as they see fit.
- (2) The directors may from time to time set the quorum necessary to conduct business, and unless so set, the quorum is seven (7) directors then in office.
- (3) The president is the chair of all meetings of the directors, but if at a meeting the president is not present within 30 minutes after the time appointed for holding the meeting, the vice president must act as chair; but if neither is present the directors present may choose one of their number to be the chair at that meeting.

- (4) A director may at any time, and the secretary, on the request of a director, must, convene a meeting of the directors.
- (5) Without limiting the generality of bylaw 31(1), the directors of the Society must manage the affairs and the property of the Society, including, but not limited to, the power to:
- a) enter into contracts and agreements on behalf of the Society and to delegate in such terms and conditions it considers appropriate the entering into of contracts and agreements;
 - b) authorize expenditures on behalf of the Society from time to time;
 - c) delegate by unanimous resolution to an officer or officers of the Society the right to employ and pay salaries to employees.
 - d) enter into trust arrangements with a trust company, bank or the Municipal Finance Authority for the purpose of creating a trust fund in which the capital interest may be made available for the benefit of promoting the interests of the Society in accordance with the terms as the directors may prescribe;
 - e) take any steps it deems requisite to enable the Society to acquire, accept, solicit or receive legacies, gifts, grants, settlements, bequests, endowments and donations of any kind whatsoever for the purpose of furthering the objects of the Society; and
 - f) subject to section 32 of the Society Act, the directors may from time to time on behalf of the Society invest the funds of the Society in any investments whatsoever which in the directors' discretion it may consider advisable, and the directors may delegate on such terms and conditions as it considers appropriate the power to invest the funds of the Society.
- (6) Reasonable notice of a meeting must be given by specifying the place the date and the hour of such meeting by mail, postage prepaid, addressed to each of the directors at his or her address as it appears on the books of the Society or by leaving it at his or her usual business or residential address or by telephone, email or any method of transmitting legibly recorded messages or by personal service.

Reasonable notice must be seven days or a lesser period if agreed to by all 14 directors.

- 31 (1) The directors may delegate any, but not all, of their powers to committees consisting of the director or directors as they think fit.
- (2) A committee so formed in the exercise of the powers so delegated must conform to any rules imposed on it by the directors, and must report every act or thing done in exercise of those powers to the earliest meeting of the directors held after the act or thing has been done.
- 32 A committee must elect a chair of its meetings; but if no chair is elected, or if at a meeting the chair is not present within 30 minutes after the time appointed for holding the meeting, the directors present who are members of the committee must choose one of their number to be chair of the meeting.
- 33 The members of a committee may meet and adjourn as they think proper.
- 34 For a first meeting of directors held immediately following the appointment or election of a director or directors at an annual or other general meeting of members, or for a meeting of the directors at which a director is appointed to fill a vacancy in the directors, it is not necessary to give notice of the meeting to the newly elected or appointed director or directors for the meeting to be constituted, if a quorum of the directors is present.
- 35 A director who may be absent temporarily from British Columbia may send or deliver to the address of the society a waiver of notice, which may be by letter or email, of any meeting of the directors and may at any time withdraw the waiver, and until the waiver is withdrawn,
- a) a notice of meeting of directors is not required to be sent to that director; and
 - b) any and all meetings of the directors of the society, notice of which has not been given to that director if a quorum of the directors is present are valid and effective.
- 36 (1) Questions arising at a meeting of the directors and committee of directors must be decided by a majority of votes.
- (2) In the case of a tie vote the chair does not have a second or casting vote.
- 37 The chair of a meeting may move or propose a resolution.
- 38 A resolution in writing, signed by all the directors and placed with the minutes of the directors is as valid and effective as if regularly passed at a meeting of directors.

Part 7 – Duties of Officers

- 39 (1) The president presides at all meetings of the society and of the directors.
- (2) The president is the chief executive officer of the society and must supervise the other officers in the execution of their duties.
- (3) The president must designate the bank with which the Society's accounts must be kept.
- (4) Either the president or a director authorized by resolution of the directors must co-sign with the secretary/treasurer banking resolutions and cheques drawn on the society's bank account.
- (5) The president must generally exercise such oversight of the affairs of the society as may best promote its prosperity and protects its interest.
- (6) The president may appoint two persons to audit the accounts of the secretary/treasurer if he or she deems it necessary.
- (7) The president may appoint such special committees as he or she deems necessary.
- 40 The secretary must do the following:
- a) conduct the correspondence of the society;
 - b) issue notices of meetings of the society and directors;
 - c) keep minutes of all meetings of the society and directors;
 - d) have custody of all records and documents of the society except those required to be kept by the treasurer;
 - e) have custody of the common seal of the society;
 - f) maintain the register of members; and
 - g) in January of each year advise all members in the Society the amount of their annual dues.
- 42 The treasurer must
- a) keep the financial records, including books of account, necessary to comply with the Society Act;
 - b) render financial statements to the directors, members and others when required;
 - c) deposit all monies to the credit of the Society's bank and pay all accounts due by the Society; and
 - d) prepare for the annual general meeting a full and complete statement of the finances of the Society.
- 43 (1) The offices of the secretary and treasurer may be held by one person, who is to be known as the secretary treasurer.

(2) The secretary treasurer (if any) shall be appointed by unanimous resolution of the directors.

(3) The secretary treasurer (if any) may be an employee of the society, to be employed and paid a salary in an amount and on employment terms and conditions authorized by unanimous resolution of the directors.

- 44 In the absence of the secretary or the secretary treasurer, as the case may be, from a meeting, the directors must appoint another person to act as secretary at the meeting.

Part 8 – Indemnities to Directors and Officers

- 45 Subject to the provisions of the Society Act, the directors may cause the Society to indemnify a director or former director of the Society and the heirs and personal representatives of any such person against all costs, charges and expenses, including an amount paid to settle an action or satisfy a judgment, actually and reasonably incurred by him, her or them including an amount paid to settle an action or satisfy a judgment in a civil, criminal or administrative action or proceeding to which he or she or they are made a party by reason of his or her being or having been a director of the Society, including any action brought by the Society. Each director of the Society on being elected or appointed must be deemed to have contracted with the Society on the term of the foregoing indemnity.
- 46 Subject to the provisions of the Society Act, the directors may cause the Society to indemnify any officer or former officer of the Society and his or her heirs and personal representatives against all costs and expenses whatsoever incurred by him, her, or them and resulting from acting as an officer of the Society.
- 47 The directors may cause the Society to purchase and maintain insurance for the benefit of any person who is or was serving as a director or officer of the Society and his or her heirs or personal representatives against any liability incurred by him or her as such director or officer.

Part 9 – Execution of Documents

- 48 Contracts, documents or any instruments in writing requiring the signature of the Society, must be signed by any two directors, or one officer and one director, and all contracts, documents and instruments in writing so signed shall be binding upon the Society without any further authorization or formality. The directors have the power from time to time by unanimous agreement of the directors to designate an officer or officers on behalf of the Society to sign specific documents, contracts and instruments in writing. The directors may give the Society's power of attorney to any registered dealer in

securities for the purposes of the transferring of and dealing with any stocks, bonds and other securities of the Society.

Part 10 – Seal

- 49 The directors may provide a common seal for the society and may destroy a seal and substitute a new seal in its place.
- 50 The common seal must be affixed only when authorized by a resolution of the directors and then only in the presence of the persons specified in the resolution, or if no persons are specified, in the presence of the president and secretary or president and secretary treasurer.

Part 11 – Borrowing

- 51 In order to carry out the purposes of the society the directors may, on behalf of and in the name of the society, raise or secure the payment or repayment of money in the manner they decide, and in particular but without limiting that power, by the issue of debentures.
- 52 The Society shall not borrow nor shall it issue a debenture without the authorization of a special resolution of the members.
- 53 The members may by special resolution restrict the borrowing powers of the directors, but a restriction imposed expires at the next annual general meeting.

Part 12 – Auditor

- 54 This Part applies only if the society is required or has resolved to have an auditor.
- 55 The first auditor must be appointed by the directors who must also fill all vacancies occurring in the office of auditor.
- 56 At each annual general meeting the society must appoint an auditor to hold office until the auditor is re-elected or a successor is elected at the next annual general meeting.
- 57 An auditor may be removed by ordinary resolution.
- 58 An auditor must be promptly informed in writing of the auditor's appointment or removal.
- 59 A director or employee of the society must not be its auditor.

- 60 The auditor may attend general meetings.

Part 13 – Notices to Members

- 61 A notice may be given to a member by hand delivery to the member's registered address, by mail to the member at the member's registered address, by facsimile (fax) to the member's fax number or by email to the member's email address.
- 62 Any notice given as aforesaid will, if delivered by hand be deemed to have been given and received on the day delivered, if sent by mail be deemed to have been given and received on the third day following the day on which the notice is mailed, if sent by facsimile (fax) or email be deemed to have been given and received upon receipt by the sender of electronic confirmation of completion of the fax transmission or email to the member at the correct fax number or email address.
- 63 (1) Notice of a general meeting must be given to
- a) every member shown on the register of members on the day notice is given; and
 - b) the auditor, if Part 12 applies.
- (2) No other person is entitled to receive a notice of a general meeting.

Part 14 – Voting of Members

- 64 At all meetings of members of the Society every question must be determined by a majority of votes unless otherwise specifically provided by statute or by these bylaws.
- 65 A resolution in writing, signed by all the members and placed with the minutes of the members is as valid and effective as if regularly passed at a meeting of the members.

Part 15 – Financial Year

- 66 Unless otherwise ordered by the directors the fiscal year end of the society will be March 31st.

Part 16 – Rules and Regulations

- 67 The proceedings of the annual general meeting must be governed by Robert's Rules of Order, or such other rules or procedures as approved by the members at the meeting.

- 68 The board of directors may prescribe such rules and regulations not inconsistent with these bylaws relating to the management and operation of the society as they deem expedient, provided that such rules and regulations will have force and effect only until the next annual general meeting of the members of the society when they will be confirmed, and failing such confirmation at such annual general meeting of members, will at and from time to time cease to have any force and effect.

Part 17 – Bylaws

- 69 On being admitted to membership, each member is entitled to and the society must give the member, without charge, a copy of the constitution and bylaws of the society.
- 70 These bylaws must not be altered or added to except by a resolution passed in a general meeting by a majority of not less than 75% of the votes of those delegates of members of the society who, being entitled to do so, vote in person at the general meeting.

From: Bruce Simard
Sent: Tuesday, February 14, 2017 8:39 AM
To: Director Leonard Hiebert <leonard.hiebert@prrd.bc.ca>; Trish Morgan <Trish.Morgan@prrd.bc.ca>
Cc: Director Dan Rose <Dan.Rose@prrd.bc.ca>; Director Karen Goodings <karen.goodings@prrd.bc.ca>;
Chair Brad Sperling <brad.sperling@prrd.bc.ca>
Subject: RE: ALC North Panel

Hi Director Hiebert,

I have no problem adding it to EADC. I will also look up some legislation, or policy, of TOR for the Panels to see how they must operate.

Bruce Simard | General Manager of Development Services

Direct: 250-784-3204 | Cell: 250-219-0447 | bruce.simard@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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From: Director Leonard Hiebert
Sent: Tuesday, February 14, 2017 6:59 AM
To: Bruce Simard <Bruce.Simard@prrd.bc.ca>
Cc: Director Dan Rose <Dan.Rose@prrd.bc.ca>; Director Karen Goodings <karen.goodings@prrd.bc.ca>;
Chair Brad Sperling <brad.sperling@prrd.bc.ca>
Subject: RE: ALC North Panel

Hi Bruce,

Can this be brought to EADC for discussion? I feel there has to be a way that this can be addressed as I have had one application turned down because of two members in disagreement and the north chair decision was final.

Thanks,

Leonard Hiebert
Electoral Director Area "D"
250-219-8098
leonard.hiebert@prrd.bc.ca

February 16, 2017

From: Grout, Kim ALC:EX [<mailto:Kim.Grout@gov.bc.ca>]
 Sent: Wednesday, February 01, 2017 9:49 AM
 To: Bruce Simard <Bruce.Simard@prrd.bc.ca>
 Cc: Director Leonard Hiebert <leonard.hiebert@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>;
 Chris Cvik <Chris.Cvik@prrd.bc.ca>
 Subject: RE: ALC North Panel

Good morning Bruce.

While I'm not sure of the specific time period you are inquiring about we did lose a Commissioner in October who was not replaced until December.

On October 8th the appointment from Commissioner Scott expired and the Provincial government did not appoint a replacement until late in December. Ross Ravelli is our new North Panel Commissioner. His orientation session with the Commission was held early January and he is now hard at work.

That being said, it is likely that a few more decisions of Panel (from the time when they were operating as only a 2 member Commission) and the deliberations did not involve Mr. Ravelli will be released.

There are also instances (and there have been a few in the North) where a Commissioner has recused themselves due to potential conflict of interest and in these instances the decisions would be made by only two Commissioners.

I hope this information proves helpful. Best regards Kim

Kim Grout | CEO | Agricultural Land Commission
 T 604-660-7028 | F 604-660-7033

From: Bruce Simard [<mailto:Bruce.Simard@prrd.bc.ca>]
 Sent: Wednesday, February 1, 2017 8:40 AM
 To: Grout, Kim ALC:EX
 Cc: Director Leonard Hiebert; PRRD_Internal; Chris Cvik
 Subject: ALC North Panel

Hello Kim,

Director Leonard Hiebert (Electoral Area D) is requesting some information about the North Panel with particular concern about decisions being made by only two panel members.

Why are there only two instead of three commissioners in the decisions?

How often is this happening?

Director Hiebert is concerned that the applicant is at a disadvantage with only two commissioners making decisions instead of three, because the Panel Chair essentially gets the decision by default if there is disagreement.

Any clarification and information you could provide would be appreciated.

Thanks

Bruce Simard | General Manager of Development Services
 Direct: 250-784-3204 | Cell: 250-219-0447 | bruce.simard@prrd.bc.ca

February 16, 2017



REPORT

To: EADC

Date: November 10, 2016

From: Claire Negrin, Assistant Manager of Development Services

Subject: Zoning Bylaw Update Options

RECOMMENDATION(S):

OPTION 1

That the Electoral Area Director's Committee recommend to the Regional Board that Staff be directed to undertake a Zoning Bylaw update process by developing a single integrated Regional Zoning Bylaw, and that EADC be the Steering Committee for the process.

BACKGROUND/RATIONALE:

The Peace River Regional District 2015-2018 Strategic Plan identifies the completion of a Regional Zoning Bylaw as a proposed strategy.

A Regional Zoning Bylaw is beneficial for the transparent and equitable application of regulations within the region. A Regional Zoning Bylaw will not prevent the development of area specific zones within the document, which will help ensure that community identity is not lost.

One point to consider regarding multiple Zoning Bylaws is the fact that people and businesses within the PRRD are very mobile. Businesses may have multiple locations and will operate throughout the region. It is easy for people to understand that they are located within the Regional District, and therefore they have different rules than within the cities. However, it may be quite confusing if multiple sets of rules apply within different areas of the Regional District. This will lead to regulations being missed or applied incorrectly, which is confusing and causes hardship on residents and will also cause an increase in administrative time trying to fix those issues.

Based on this rationale, Staff is recommending a single integrated Regional Zoning Bylaw.

OPTIONS:

The following four options are provided for EADC to consider:

- Option 1 – One Regional Zoning Bylaw
- Option 2 – Fringe and Rural Zoning Bylaws
- Option 3 – Match with OCPs
- Option 4 – No Overall Change

OPTION 1 – ONE REGIONAL ZONING BYLAW

That the Electoral Area Director's Committee recommend to the Regional Board that Staff be directed to undertake a Zoning Bylaw update process by developing a single integrated Regional Zoning Bylaw, and that EADC be the Steering Committee for the process.

February 16, 2017

Staff Initials:

Dept. Head:

CAO:

Page 1 of 4

Discussion

Combine existing Zoning Bylaws into one integrated Regional Zoning Bylaw. This is the option that is currently identified within the PRRD Strategic Plan. This option is the most equitable for the region as only one set of regulations will apply to everyone. Also, *this option can accommodate area specific regulations and zones* to ensure that the needs of each area are provided for.

| PROS: | CONS: |
|--|--|
| User Friendly – only one document for the public to refer to – reduces confusion | Sub-region identity lost in zoning but maintained in OCPs |
| Can still have 'area specific' regulations and zones | One zoning bylaw will require periodic updates as all four OCPs evolve |
| Will not have to update multiple Bylaws | Some updates could be complicated |
| Least work for staff after completion | |
| Equitable – same bylaw applies to all areas | |

OPTION 2 – FRINGE AND RURAL ZONING BYLAWS

That the Electoral Area Director's Committee recommend to the Regional Board that Staff be directed to undertake a Zoning Bylaw update process by updating Bylaw 1343 as the Fringe Area Zoning Bylaw and by combining and updating the remaining Zoning Bylaws into a Rural Area Zoning Bylaw, and that EADC be the Steering Committee for the process.

Discussion

Redevelop existing Zoning Bylaws into two (2) separate Zoning Bylaws coinciding with the rural and fringe areas:

- Fringe Areas: Bylaw 1343 update and amend boundaries to coincide with fringe area OCPs
- Rural Areas: combine and update Bylaws 1000, 506, 479, and 85

This is a good compromise if one regional Zoning Bylaw is not desired. This option would leave Bylaw 1343 to remain as the Fringe Zoning Bylaw, and would combine the remaining bylaws into one Rural Zoning Bylaw. Bylaw 1343 has been in place since 2001 and has been functioning well, so this option builds on that success and applies it to the rural areas.

In reality, Option 2 and 4 are very similar – once Bylaws 1000, 479, and 506 are updated, they will end up looking very similar, if not identical. Therefore, if all of these Bylaws are so similar, they should be combined into one document for ease of use and understanding by the public.

| PROS: | CONS: |
|---|---|
| Easy process | Still two bylaws which can be complicated |
| Least different from existing while accomplishing 'regional' zoning | Different rules will apply to rural and fringe areas which may be viewed negatively |
| Can easily utilize existing 1343 (fringe) as basis for update | Creates 'separatism' between rural and fringe areas (us vs. them) |
| Clearly differentiates Fringe and Rural areas | |

OPTION 3 – MATCH WITH OCPs

That the Electoral Area Director's Committee recommend to the Regional Board that Staff be directed to undertake a Zoning Bylaw update process by redeveloping four area Zoning Bylaws coinciding with each PRRD Official Community Plan, and that EADC be the Steering Committee for the process.

Discussion

Redevelop existing Zoning Bylaws into four (4) separate Zoning Bylaws coinciding with each PRRD Official Community Plan:

- Rural Area OCP <--> Rural Area Zoning Bylaw
- South Peace Fringe Area OCP <--> SPFA Zoning Bylaw
- North Peace Fringe Area OCP <--> NPFA Zoning Bylaw
- West Peace Fringe Area OCP <--> WPFA Zoning Bylaw

| PROS: | CONS: |
|--|---|
| Zoning Bylaws will coordinate with already established areas | Still multiple bylaws which can be complicated |
| Coordinated OCPs and Zoning Bylaws can assist with ease of understanding | Creates 'separatism' between rural and fringe areas (us vs. them) |
| OCP and Zoning Bylaws can easily be updated concurrently | Creates additional 'separatism' between areas of the region (us vs. them) |
| | As time passes, bylaws will diverge further, creating large gaps in regulations between bylaws – this may lead to confusion and loss of regional identity |

OPTION 4 – NO OVERALL CHANGE

That the Electoral Area Director's Committee recommend to the Regional Board that Staff be directed to undertake a Zoning Bylaw update process by updating the existing Zoning Bylaws, and that EADC be the Steering Committee for the process.

Discussion

Update existing Zoning Bylaws (would not include an update to Bylaw 85, as this bylaw was intended to be rescinded previously but a portion of the Bylaw's applicable area was missed in error)

- Bylaw 1343 (includes all fringe areas around Fort St. John, Dawson Creek, and Chetwynd); applicable within portions of Electoral Areas B, C, D, and E
- Bylaw 1000 (includes rural areas in the North Peace); applicable within portions of Electoral Areas B and D
- Bylaw 506 (includes rural areas around Chetwynd); applicable within portions of Electoral Area E
- Bylaw 479 (includes rural areas around Dawson Creek); applicable within portions of Electoral Area D

R-1

| PROS: | CONS: |
|-------|---|
| N/A | Does not accomplish anything |
| | Remains difficult for staff to administer |
| | Remains complicated for the public to understand |
| | Updates to 1000, 506, and 479 will result in very similar bylaws – they may as well be combined |

STRATEGIC PLAN RELEVANCE:

1.4 Development Services

Strategic Objective #4

| Proposed Strategies | Estimated Completion Status | | | | |
|--|-----------------------------|-----|-----|-----|------|
| 1.4.1 Establish agreements with municipalities to implement shared services to provide required services in a cost effective manner. | X 0% | 25% | 50% | 75% | 100% |
| 1.4.2 Completion of major long range planning reviews including updating four Official Community Plans. | X 0% | 25% | 50% | 75% | 100% |
| 1.4.3 Completion of regional zoning bylaw. | X 0% | 25% | 50% | 75% | 100% |
| 1.4.4 Completion of regional agriculture plan. | X 0% | 25% | 50% | 75% | 100% |
| 1.4.5 Finalize direction for building inspection services in the rural areas. | X 0% | 25% | 50% | 75% | 100% |
| 1.4.6 Complete WebMap integration for all member municipalities. | X 0% | 25% | 50% | 75% | 100% |

Summary: Finalizing direction for building inspection services is key strategy.

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

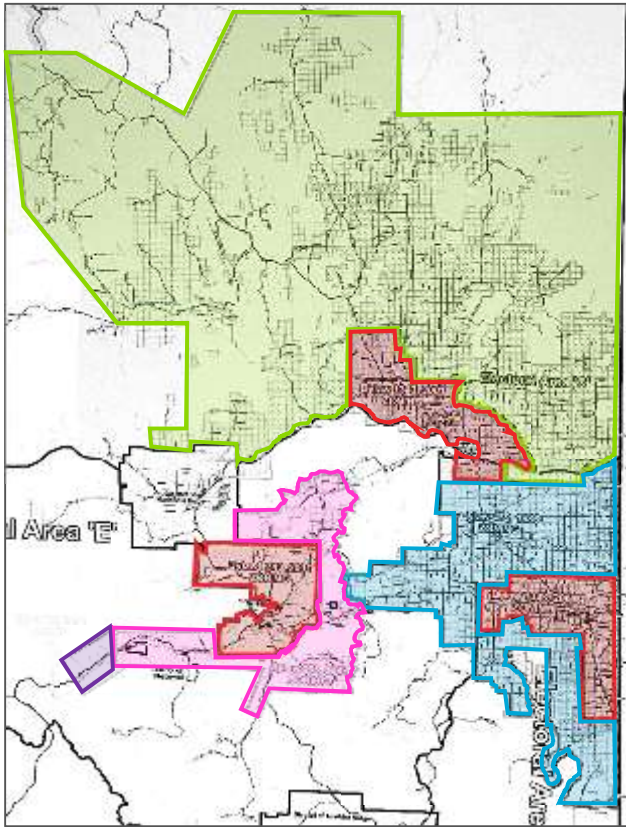
OTHER CONSIDERATION(S):

Attachments:

- Existing OCP and Zoning Bylaw Applicable Area Maps
- Zoning Bylaw Update and Consolidation Option Maps

February 16, 2017

Existing OCP & Zoning Bylaw Application Area Maps



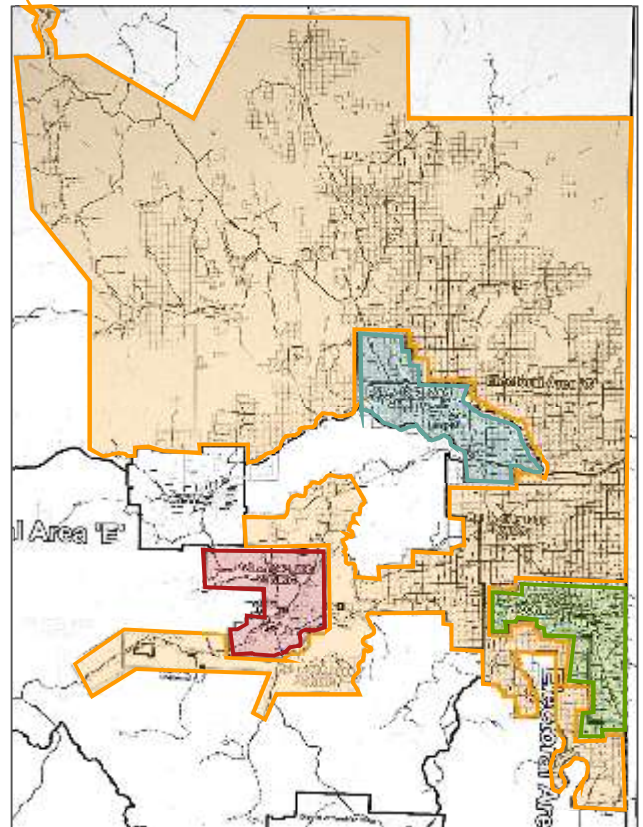
PRRD Zoning Bylaw 1343, 2001
Applicable Areas: B, C, D, E

PRRD Zoning Bylaw 1000, 1996
Applicable Areas: B, D

Chetwynd Rural Area Zoning Bylaw 506, 1986
Applicable Areas: E

Dawson Creek Rural Area Zoning Bylaw 479, 1986
Applicable Areas: D, E

Peace River-Liard Regional District Zoning Bylaw 85, 1979
Applicable Areas: E



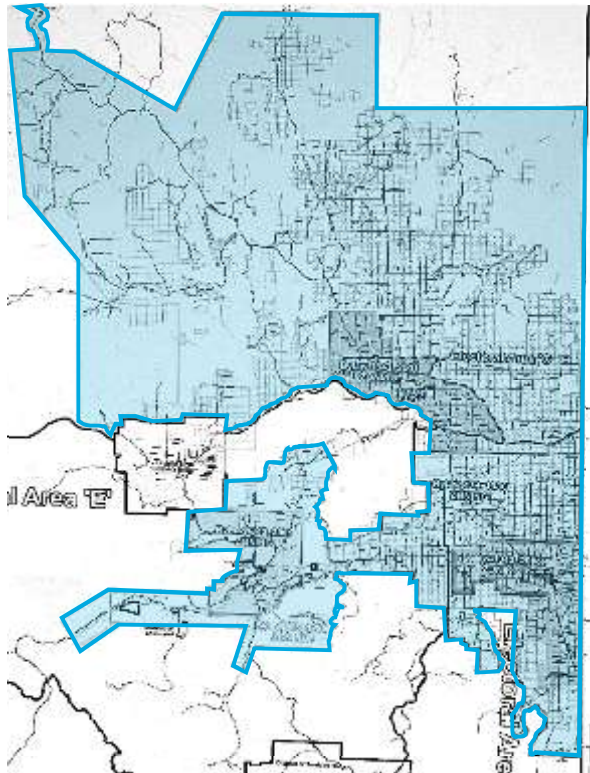
Rural OCP Bylaw 1940, 2011
Applicable Areas: B, D, E

North Peace Fringe Area OCP 1870, 2009
Applicable Areas: B, C, D

South Peace Fringe Area OCP 2048, 2012
Applicable Areas: D

West Peace OCP 1086, 1997
Applicable Areas: E

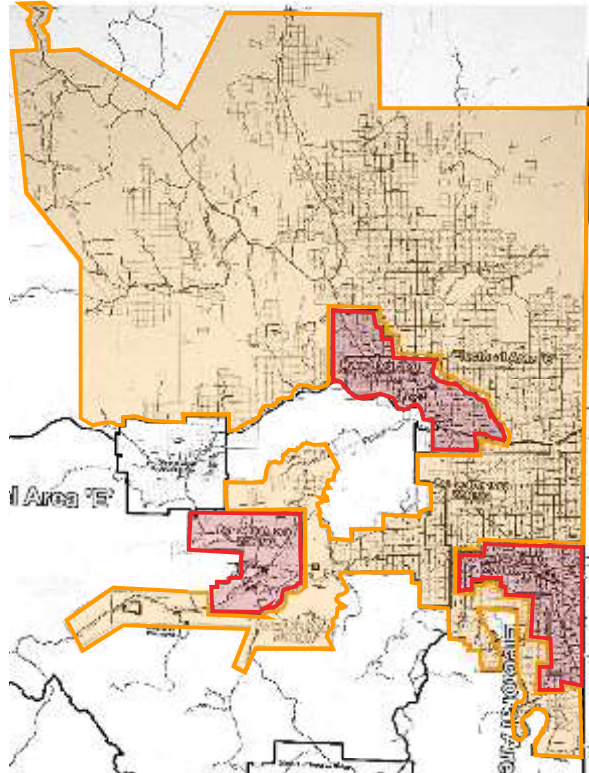
OPTION 1



One Regional Zoning Bylaw

- PROS:**
- User Friendly – only one document for the public to refer to – reduces confusion
 - Can still have ‘area specific’ regulations and zones
 - Will not have to update multiple Bylaws
 - Least work for staff after completion
 - Equitable – same bylaw applies to all areas
- CONS:**
- Sub-region identity lost in zoning but maintained in OCPs
 - One zoning bylaw will require periodic updates as all four OCPs evolve
 - Some updates could be complicated

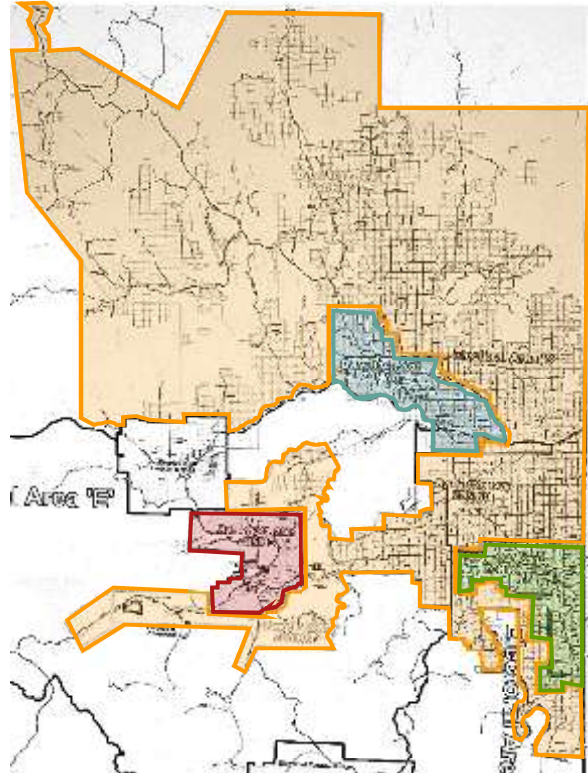
OPTION 2



Fringe & Rural Zoning Bylaws

- PROS:**
- Easy process
 - Least different from existing while accomplishing ‘regional’ zoning
 - Can easily utilize existing 1343 (fringe) as basis for update
 - Clearly differentiates Fringe and Rural areas
- CONS:**
- Still two bylaws which can be complicated
 - Different rules will apply to rural and fringe areas which may be viewed negatively
 - Creates ‘separatism’ between rural and fringe areas (us vs. them)

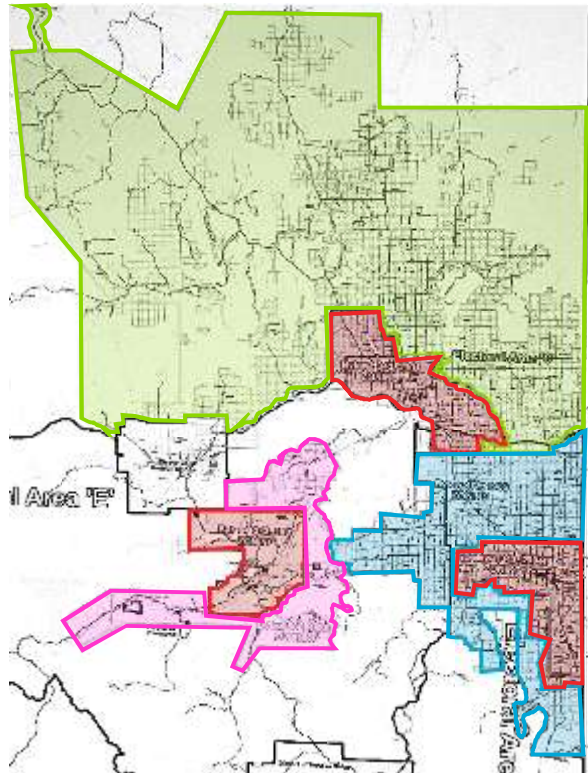
OPTION 3



Match with OCPs

- PROS:**
- Zoning Bylaws will coordinate with already established areas
 - Coordinated OCPs and Zoning Bylaws can assist with ease of understanding
 - OCP and Zoning Bylaws can easily be updated concurrently
- CONS:**
- Still multiple bylaws which can be complicated
 - Creates ‘separatism’ between rural and fringe areas (us vs. them)
 - Creates additional ‘separatism’ between areas of the region (us vs. them)
 - As time passes, bylaws will diverge further, creating large gaps in regulations between bylaws – this may lead to confusion and loss of regional identity

OPTION 4



No Overall Change

- PROS:**
- N/A
- CONS:**
- Does not accomplish anything
 - Remains difficult for staff to administer
 - Remains complicated for the public to understand
 - Updates to 1000, 506, and 479 will result in very similar bylaws – they may as well be combined



Peace River Regional District

Development Services

BYLAW ENFORCEMENT REPORT

R-2

To: Electoral Area Directors Committee

From: Erin Price, Bylaw Enforcement Officer

Subject: Enforcement File Quarterly Update

Date: December 31, 2016

INFORMATION

Attached is a table summarizing the enforcement files- current to December 31st, 2016.

To date, there are 37 Bylaw Enforcement Files in total (Active + Inactive).

Active Files- shaded blue:

There are 26 active enforcement files.

3 files are new since the last report and include a SWN, and an absentee land owner.

1 from 2009 should be able to be closed by the next report.

1 owner did not meet the requirements of a court order, the enforcement order will be obtained once the new Corporate Officer witnesses my affidavit.

Inactive or On Hold Files- shaded green:

There are 11 inactive or "on hold" files.

1 has had an extension revision from the ALC until July 23, 2018.

1 involves too many homes for the zone, 2 of the residents are trying to relocate.

- The complainant and the other neighbors do not want them evicted and are happy with the current state of the file.

1 has been put on hold pending MOTI signature on a re-zoning application so it can be adopted.

2 have been deferred by the RB pending the NPFA OCP revision

2 are awaiting the results of their DVP applications.

1 has applied for OCP/Zoning amendment

1 is waiting for a subdivision response from MOTI.

2 had their DVP application refused and will be moved to the "Active" list in January 2017.

Staff Initials: *EXP*

Dept. Head: *Bruce Simard*

CAO:

Ch. G. Kirk

Page 1 of 2

February 16, 2017

Closed Files- shaded orange:

There have been 10 files closed since the last report

5 of these have been opened and closed since the last report.

1 was an anonymous complaint that had no contact information. I was not able to contact them the let them know we can't accept complaints without names.

1 was a complaint of late night/early morning noise from Site "C" construction. However, we do not regulate business hours.

1 was a SWN with 2 fines. The BP was issued, the SWN was lifted and the fines were paid.

1 was a TUP that had been refused and the tanks were removed by the applicant.

1 was a complaint that a structure was unsafe and did not meet the BC Building Code. It is outside of the mandatory building permit area so there is no bylaw to enforce.

1 was a stolen trailer in a PRRD Park that was removed by the RCMP.

ACTIVE FILES

R-2

Bylaw Enforcement File Summary December 31, 2016

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | CIVIC ADDRESS LEGAL DESCRIPTION | ELECTORAL AREA |
|---|------|----------|----------------------------|-----------|---|--|---|-------------------|
| 1 | 2007 | 91 | WHITFORD, Jerry | 27-Apr-07 | Junkyard in residential zone | Met Mr. Whitford at property on Feb. 22, 2016. Will contact him with more information. | 12498 256 RD Lot 1 & 2, Plan 27341, Part SW-15-86-19 | B |
| 2 | 2007 | 132 | LUNDQUIST, Lanny | 27-Jun-07 | Junk yard in C-2 zone | Need to update Board after the expiry of the Bylaw Notice Ticket- on Oct. 5/15. Disputed ticket- working on a Compliance Agreement | 7087 255 RD L 1 24-83-18 Pl 9697 | C |
| 3 | 2007 | 203 | CLAY, Martin & Wendy | 17-Apr-07 | Concern regarding a recycling and salvage yard operating in Rolla not in compliance with zoning | 3 of the Crown lots are completely clear of all scrap metals and vehicles. Met with Lonnie's son at property. Discussed cleanup needs. Will monitor over the summer and check back by September 2016 | 5209 Rolla RD Parcel A (S22581), Blk 1, Plan 10648, 32-79-14; and Parcel B (T18682), Blk 1, Plan 10648, 32-79-14; and Lots 5,6, 7 & 10, Bk1, Pl 10648, 32-79-14 | D |
| 4 | 2009 | 96 | MEEK, Faye & BEEBE, Brandy | 10-Jul-09 | Non-farm use in ALR & commercial use in A-2 zone | MOTI has indicated they will sign off with an approved covenant- the Agent sent a draft to MOTI for review on Dec.14.2016. Once they sign off, PRRD can adopt (has 3rd reading). Hopefully Jan.12.2017 RB Meeting! | Hwy 97N and 269 Rd in FSJ Pt NE 1/4 3-84-19 | C |
| 5 | 2010 | 64 | LEFFERSON, Allan | 12-Apr-10 | Salvage yard in A-2 | March13,2015- I spoke to Tammy from Richmond Steel. They are planning to go when it dries up- March 2016 activity on property however not likely to be completely cleaned or remain cleaned up | 13492 & 13522 Old Edmonton Hwy Lot 1, PL 28960, 21-77-14 | D |
| 6 | 2010 | 107 | SAMUEL RANCH LTD | 19-Jul-10 | 3 homes | ALC has requested consolodation of a full section with a half section. Property owners are requesting an alternative | 13805 Rose Prarie RD Lot 16,Plan 3986 | B |
| 7 | 2011 | 207 | LUNDQUIST, Lanny | 15-Nov-11 | Unsightly Premises, 20-30 vehicles and junk yard | There has been some improvement, Mr. Lundquist has sold the tractor that was outside the fence. | 9336 Willow RD Lot 2 & 3, Blk 4, 35-83-19 Plan 14402 | C |
| 8 | 2012 | 210 | DONALDSON, Hilding | 12-Oct-12 | Salvage yard in A-2 | Spoke to new owner on Feb. 24 and took pictures on site Feb. 25, 2016. Property is noticably improved and Mr. Donaldson is no longer involved. Will continue to work with new owner | 15927 Prespatou RD NE 30-86-19 | B |

February 16, 2017

ACTIVE FILES

R-2

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | CIVIC ADDRESS LEGAL DESCRIPTION | ELECTORAL AREA |
|----|------|----------|----------------------------|-----------|---------------------------------------|--|--|-------------------|
| 9 | 2013 | 91 | SHEARS, John | 23-May-13 | unsightly premises | noticeable improvement, lots 7 & 8 are clean, lot 6 has a renter and is a work in progress | 7617 269 RD Lot 6, 7 & 8 PL 13235, 26-83-19 | C |
| 10 | 2013 | 102 | NORNBERG, Neil | 3-Jun-13 | Salvage yard in R-4 Zone | March13,2015- I spoke to Tammy from Richmond Steel. They are planning to go when it dries up | 1728 210 RD Lot 2, Plan BCP30608 28-78-15 | D |
| 11 | 2013 | 164 | ZIRA PROPERTIES | 03-Sep-13 | Property set up as a trucking company | trucks, trailers, several Atco type trailers on skids, and heavy equipment now on property | 10782 East Bypass RD Lot 8, 5-84-18 Plan 38300 | C |
| 12 | 2013 | 206 | MAXWELL, Joe | 4-Nov-13 | Storage of many old vehicles | RCMP reported a person, impersonating a PRRD Bylaw Officer, went to Mr. Maxwells place of employment and complained to his supervisor that buses could not turn around on Fell Rd. I reported that it was not a PRRD employee. | 13305 Fell RD Lot 2, Plan BCP38667 19-84-19 | C |
| 13 | 2013 | 207 | WESTERGAARD, William | 4-Nov-14 | Storage of many old vehicles | have not looked at file yet | 12937 Cherry RD Lot 1, Plan BCP 38667 19-84-19 | C |
| 14 | 2014 | 116 | OSTERLUND/ GILLET/UNRUH | 23-May-14 | Railway repair business | sent Bylaw Notice Ticket No. PRRD 00129-unnecessary delays | Between 6352 & 6342 Daisy Ave Lot 3, Block 2, 34-83-18 Plan 16203 | C |
| 15 | 2014 | 219 | BLAIR, Roxann | 17-Sep-14 | Junk yard in R-4 zone | Property not cleaned up in 30 days going back to court for an Enforcement Order- waiting for new Corporate Officer to sign affidavit | 3992 Blair RD DL 2083 | E |
| 16 | 2014 | 245 | EVENSON, David | 20-Oct-14 | Junk yard in R-4 zone | ABC Recycling left a "metal only" container which Mr. Evenson filled. Mr. Evenson told ABC not to bring another bin for the garbage.- Sept.29/15 sent warning ticket and letter | 1372 210 RD Lot 5, 27-78-15 Plan 11473 | D |

February 16, 2017

ACTIVE FILES

R-2

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | CIVIC ADDRESS LEGAL DESCRIPTION | ELECTORAL AREA |
|----|------|----------|--|-----------|---|---|--|-------------------|
| 17 | 2015 | 97 | WIDDICOMBE, John & PHILLIPS, Randy | 5-May-15 | Complaint was of unsightly property but no unsightly bylaw in area. Storage of many old vehicles | John called me and I asked for a written plan for compliance but did not receive one. Will send a letter to all property owners (there are 5 listed) | 5907 Hillview Access RD Lot 3, DL 1909, PR, PL 26267 | E |
| 18 | 2015 | 250 | SMITH, Frank & John (both deceased) | 6-Nov-15 | Dangerous buildings & contents. Vacant land & buildings for years- owners both deceased. Strangers come to dump garbage and vandalize | Opened file, sent initial letter. Contacted Les Dellow(lawyer representing family)?? Asked for his assistance in contacting executor. | 7114 Jorgensen Sub Lots 20-23, S31, T78, R15, W6M, PR, PL 13534 | D |
| 19 | 2016 | 80 | WALTER, Peter & Agnes | 6-Apr-16 | industrial use in A-2 Zone- Commercial trucks, oil tanks, industrial washing | Mr. Walter reported he has moved forward on a mutually agreeable solution and has had an environmental engineer look into contamination issues. I said I'd contact him in January 2017 | 11040 271 RD NE 1/4, S4, TP84, R19, W6M, Peace River | C |
| 20 | 2016 | 97 | HANEY, Darryl | 9-May-16 | HBB, BP, and Zoning contraventions on 3 parcels | Obtained entry warrants and conducted site inspection on November 15, 2016 | 8340, 8306 Micro Sub & 1080 210 RD Lots 1&2, S26, TP 78, R15, PL PGP46412 & PCL A (BNG a Consolidation of Lots 3&4 See BB1974913) S 26, TP 78, R15, PL 12184 | D |
| 21 | 2016 | 99 | BASTION HOLDINGS LTD | 12-May-16 | 3 dwellings in R-4 zone | received response from land owner. I did a site inspection and took photos. Will follow up | 5979 Hillview Sub. PCL B, DL 1910, PL PGP35656 | E |
| 22 | 2016 | 113 | GSD HOLDCO Ltd. | 31-May-16 | Unsightly | garbage removed, RV relocated, lumber stacked and covered with tarps- property is under a building permit so some construction material is allowed as it relates to the construction | 10050 257 RD Lot 1, S3, TP84, R18, W6M, PRD, PL 6885 | C |
| 23 | 2016 | 213 | WILLIAMS, Darrell | 9-Sep-16 | Disobey SWN, Restrictive Covenant and Consent Order | RB approved RAR. Hand delivered notices on Nov. 25, 2016. Mobile home has been removed and most of 2nd level of red structure has been demolished. Ms. Williams requested an extension. RB gave until Jan. 31, 2017 for the landowners to request reconsideration at a board meeting | 9813 River Drive Lot 1, BK 2, S18, TP83, R18, W6M, PR, PL 14194 | C |

February 16, 2017

ACTIVE FILES

R-2

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | CIVIC ADDRESS LEGAL DESCRIPTION | ELECTORAL AREA |
|----|------|----------|-----------------------|-----------|---|--|--|-------------------|
| 24 | 2016 | 250 | ROSENKRANZ, Harvey | 21-Nov-16 | building in setback | contacted owner, indicated they would apply for a DVP | 9325 River Drive Lot 3, BK 3, S18, TP83, R18, W6M, PR, PL 14194 | C |
| 25 | 2016 | 253 | PUTRUS, Peter | 21-Nov-16 | too many dwellings, building in setback, garbage | contacted owner, sent pictures will contact again | 2016 Taylor Frtg. Rd PCL A (PJ28394), S24, TP82, R18, W6M, PRD, Plan 3039 | D |
| 26 | 2016 | 269 | MADDIGAN HOLDINGS LTD | 22-Dec-16 | Construction without DP or BP | posted SWN and issued Bylaw Notice Ticket | 8600 Old Fort Rd Lot B, S36, TP83, R19, W6M, PRD, Plan BCP 45985 | C |

February 16, 2017

INACTIVE FILES

R-2

Bylaw Enforcement File Summary December 31, 2016

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | LEGAL DESCRIPTION | ELECTORAL AREA | DATE PLACED ON INACTIVE LIST |
|---|------|----------|-----------------------------|-----------|--|---|---|----------------|------------------------------|
| 1 | 2011 | 194 | GOERTZ, Howard-sold to WARD | 7-Dec-11 | Worker Camp | ALC gave new owner WARD extension until July 23/18. Our TUP is on hold until then | Block A, District Lot 1307 | B | 11-Mar-15 |
| 2 | 2012 | 109 | AKULENKO, Andreas & Olga | 28-May-12 | four homes on A-2 Zone | Property owner knows no more homes can be placed, 2 of the families are looking for alternate place to live. Neighbours do not want them evicted and are satisfied with current state of file | 12728 260 RD SE 1/4, 4-87-19 W6M | B | 1-Apr-15 |
| 3 | 2014 | 104 | SILVER SPIRITS INVESTMENTS | 20-May-14 | Campsite operating long term contrary to C-2 Zone | Received 3rd reading on Nov. 24, 2016. Waiting for MOTI sign off then can go for adoption | 10688 Alder RD Lot 8, Plan 9723, 2-84-19 | C | 15-May-15 |
| 4 | 2015 | 103 | GARDNER, Robert | 6-May-15 | Oilfield equipment storage on A2 land | deferred at Jan. 14/16 meeting pending NPFA OCP revision | 9819 240 RD PCL A (46726M), 19-83-18, W6M PR, EXC PL 20464 | C | 27-May-15 |
| 5 | 2015 | 251 | KILFOYLE, Robert | 6-Nov-15 | 3 Sheds located within Interior Side Parcel Setbacks | has a BP to add onto his home, then will remove the sheds from the setback. One shed has been moved. Has also applied for a DVP- he has a BP approved for a 5 foot setback but may be approx 3' from line | 12278 Oak Ave. Lot 7, Block 5, S2, T84, R19, W6M, PRD, PL 15012 | C | 14-Dec-15 |
| 6 | 2015 | 263 | DUSTY ROSE ENT | 20-Nov-15 | tank farm in I-1 Zone | deferred at Jan. 14/16 meeting pending NPFA OCP revision | 9808 240 RD Lot 10, S30, T83, R18, W6M, PR, PL 24226 | C | 18-Dec-15 |
| 7 | 2015 | 265 | Dr. BADENHORST | 24-Nov-15 | 3 dwellings on .63 acres, no BP's, ALR Land | DP and BP have been issued. DVP refused at Dec. 9, 2016 RB Meeting | 8931 Old Fort Loop Lot 7, Bk 2, DL 418, Cariboo Situated in the PRD, PL 18222 | C | 26-Jan-16 |

February 16, 2017

INACTIVE FILES

R-2

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | LEGAL DESCRIPTION | ELECTORAL AREA | DATE PLACED ON INACTIVE LIST |
|----|------|----------|-------------------------|-----------|---|--|--|----------------|------------------------------|
| 8 | 2015 | 288 | GOLDEN SUNRISE LAND DEV | 14-Dec-15 | Industrial Use in C-2 zone, yard lights shine in homes | Landowner has applied for an OCP/Zoning Amendment. Going to Jan. 12, 2017 RB Meeting | 13076 Firehall RD Lot 1, S17, T84, R19, W6M PL 4750, EXC portions of PL PGP47983 & BCP 5647 | C | 7-Jul-16 |
| 9 | 2016 | 153 | MACDONALD, Darryl | 7-Jul-16 | Construction w/o BP | DVP and BP application received | 12881 Palm Ave. Lot 1, S17, TP84, R19, W6M, PR, PL BCP3749 | C | 11-Jul-16 |
| 10 | 2016 | 111 | AITCHISON, Kevin | 31-May-16 | building with no BP, in setback and possibly over accessory buiding size | DVP refused at Dec. 9, 2016 RB Meeting | 8931 River Dr Lot 8, Bk 4, S18, TP83, R18, W6M, PRD, PL14194 | C | 13-Jul-16 |
| 11 | 2015 | 254 | SUNDMAN, Glenn | 13-Nov-15 | No sewer, furntature and hay bales stacked around holiday trailer being used as a residence, wood stove | has a subdivision application in with MOTI. | 5266 West Arras RD E1/2, S8, TP 78, R17, W6M PR EXC PCL A(A1051), PCL B(PL 17268) & PL H311 | D | 18-Aug-16 |

February 16, 2017

CLOSED FILES

R-2

Bylaw Enforcement File Summary December 31, 2016

| | YEAR | FILE NO. | LAND OWNER | DATE OPEN | COMPLAINT DESCRIPTION | STATUS | LEGAL DESCRIPTION | ELECTORAL AREA | DATED CLOSED |
|----|------|----------|------------------------------------|-----------|---|---|--|----------------|--------------|
| 1 | 2016 | 149 | HENRY, Aaron | 6-Jul-16 | Construction w/o BP | BP issued, SWN's lifted, BNT's paid | 13263 Old Hope RD Lot 1, S11, TP84, R20, W6M, PR, PL EPP45749 | C | 13-Oct-16 |
| 2 | 2016 | 155 | SURERUS, Sharon | 8-Jul-16 | Campground in R-3 Zone | Camping units removed | 2071 Caroline St. Lot 1, DL 1449, PR, PL 8412 | E | 14-Oct-16 |
| 3 | 2016 | 230 | TITLEY, Dorothy & Ian | 3-Oct-16 | Unightly, horse on small parcel, unsafe structure | Not a valid complaint- complaint received was not signed, did not have a name, address, email, phone number or email. | 13205 Paradise St. Lot 3, BK 1, S21, TP84, R19, W6M, PR PL 14263 | C | 17-Oct-16 |
| 4 | 2016 | 231 | BC HYDRO & AUTHORITY | 3-Oct-16 | noise from construction | No noise bylaw for construction. No regulation powers for hours of construction | Specific address not given- just said Site "C". Must be near 240 Rd and Old Fort Road | C | 17-Oct-16 |
| 5 | 2015 | 96 | STEWART, Andrea | 5-May-15 | Complaint was of unsightly property but no Unsightly Bylaw in area. Storage of scrap vehicles, scrap metal and ruined travel trailers | Vehicles and demolished travel trailers and junk has been removed. | 6702 Dokkie Access RD Lot A, DL 2980, PR, PL34149 | E | 21-Oct-16 |
| 6 | 2016 | 5 | STEWART, Bernie | 8-Jan-16 | Dumping and burning construction waste on A-2 Land | Property has been cleaned up. Landowner understands he is not allowed to do this and said no more will come onto property. | 13705 211 RD NE 1/4, S18, TP77, R14, W6M PR | D | 18-Nov-16 |
| 7 | 2015 | 268 | PRRD- Montney Centennial Park | 25-Nov-15 | 2 abandoned campers in park | units have been towed. Posted letter at site and sent letter to registered owner. Ads in newspapers. No owners came forward | 14460 279 RD PT SE1/4, S23, T85, R20 W6M Lying S of Bk F | B | 18-Nov-16 |
| 8 | 2016 | 112 | Ultra Oilfield (NALCO) | 31-May-16 | TUP refused- tank farm in I-1 | Site inspection on Nov. 25, 2016. Tanks have been removed. | 11111 & 11149 Enterprise Way Lot 12, S25, TP83, R19, W6M, PRD, PL EPP24591 | C | 28-Nov.16 |
| 9 | 2016 | 260 | 499701 BC Ltd (Sasquatch Crossing) | 6-Dec-16 | Building Code Infractions | This property is not within the Mandatory Building Inspection Area. No Bylaw to Enforce. | 24331 Hwy 97N District Lot 2086, W6M, PRD | B | 6-Dec-16 |
| 10 | 2016 | 258 | PRRD- Blackfoot Park | 5-Dec-16 | trailer left in park | RCMP had it towed by Able Towing | 213 Rolla Rd Block A, S24, TP82, R14, W6M, PRD | D | 12-Dec-16 |

February 16, 2017

Updated: January 23, 2017

ELECTORAL AREA DIRECTORS' COMMITTEE

DIARY ITEMS

Item

Status

Notes

Diarized