



ELECTORAL AREA DIRECTORS COMMITTEE MEETING A G E N D A

Thursday, December 14, 2017
in the Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC
Commencing at 10:30 a.m.

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 November 16, 2017
5. BUSINESS ARISING FROM THE MINUTES:
BA-1 Locality Boundaries - Digital Road Atlas of BC
BA-2 Grant Writer Request for Proposal
6. DELEGATIONS
7. CORRESPONDENCE:
C-1 September 22, 2017 - Manfred Stief, Farrell Creek - Ownership of Hydro Equipment.
C-2 December 6, 2017 - UBCM - The Compass
8. REPORTS:
R-1 December 6, 2017 - Kole A. Casey, South Peace Land Use Planner - Temporary Use Permit Application No. 180/2017 (Borton)
9. DISCUSSION ITEMS:
DI-1 How to Liaison with Northern Alberta regarding health care
D-2 Cell Towers in Groundbirch and Hasler
D-3 Roundtable Meetings
D-4 Agriculture Support Program
D-5 Farmington Roundtable
 - Update
 - Above Ground Water Pumping for Oil and Gas Purposes
 - Letter requests
10. NEW BUSINESS:
11. COMMUNICATIONS:
12. DIARY:
13. ADJOURNMENT:



PEACE RIVER REGIONAL DISTRICT

M-1

ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

DATE: November 16, 2017
PLACE: Regional District Office Boardroom, Dawson Creek, BC
PRESENT:

DIRECTORS: Karen Goodings, Electoral Area 'B' (Chair)
Brad Sperling, Electoral Area 'C'
Leonard Hiebert, Electoral Area 'D'
Dan Rose, Electoral Area 'E'

STAFF: Chris Cvik, Chief Administrative Officer
Trish Morgan, General Manager of Community Services
Crystal Brown, Electoral Area Manager
Fran Haughian, Communications Manager/Commission Liaison
Erin Price, Bylaw Enforcement Officer
Claire Negrin, Planning Services Manager
Kim Frech, Chief Financial Officer
Kelsey Bates, Executive Secretary
Barb Coburn, Recording Secretary

CALL TO ORDER Chair Goodings called the meeting to order at 10:35 a.m.

ADOPTION OF AGENDA:

November 16, 2017 Agenda MOVED by Director Hiebert, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee agenda for the November 16, 2017 meeting be
adopted, including items of new business:
CALL TO ORDER: Director Goodings to Chair meeting
DIRECTOR'S NOTICE OF NEW BUSINESS:
ADOPTION OF AGENDA:
ADOPTION OF MINUTES:
M-1 Electoral Area Directors' Committee Minutes of October 19, 2017
BUSINESS ARISING FROM THE MINUTES:
DELEGATIONS
CORRESPONDENCE:
C-1 October 26, 2107 email - Roy and Elaine Hein - Farm Status
C-2 November 7, 2017 - Judy Madden - South Peace Stockmen's Association Invitation
C-3 November 10, 2017 - Mark Rollefson, Account Executive, Northwestel Inc. - Internet Service to
Shepard's Inn
C-4 November 1, 2017 - FCM -2018 Annual conference and Trade Show
REPORTS:
R-1 October 22, 2017 - Trish Morgan, General Manager of Community Services - North Peace Fall Fair
Agreement Updates
R-2 November 8, 2017 - Trish Morgan, General Manager of Community Services - Clearview Arena
Assessment
R-3 November 6, 2017 - Erin Price, Bylaw Enforcement Officer - Bylaw Enforcement Quarterly Update
R-4 Crystal Brown, Electoral Area Manager - Outstanding Items (to be handed out)
DISCUSSION ITEMS:
DI-1 Outlook Calendar Instructions (to be handed out at the meeting)
DI-2 Meeting with School District No. 60
DI-3 Role of the Electoral Area Manager

December 14, 2017

ADOPTION OF AGENDA (CONTINUED):

November 16, 2017 Agenda
(continued)

DISCUSSION ITEMS (CONTINUED):

- DI-4 Community Roundtable Meetings - Updates and Expectations of Staff
- DI-5 UBCM Ministry Meetings Follow-up
- DI-6 NCLGA - Memberships, Meetings, etc.
- DI-7 Rural Roads Taskforce

NEW BUSINESS:

- NB-1 Rural Dividend Program - Fourth Intake
- NB-2 Recycle Bins in Pouce Coupe

COMMUNICATIONS:

DIARY:

ADJOURNMENT:

CARRIED.

ADOPTION OF MINUTES:

M-1
EADC meeting minutes of
October 19, 2017

MOVED by Director Rose, SECONDED by Director Sperling
That the Electoral Area Directors' Committee Meeting minutes of October 19, 2017 be adopted.
CARRIED.

BUSINESS ARISING:

BA-1
NE BC Resource Municipal
Coalition

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that a letter be sent to the Northeast BC Resource Municipal Coalition thanking them for the invitation; however, the Directors decline to join at this time.

CARRIED.

CORRESPONDENCE:

C-1
Farm Status

MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommends to the Regional Board that a representative from the BC Assessment Authority be invited to a future Electoral Area Directors' Committee meeting to discuss the formula for meeting Farm Status requirements, including whether funds received for oil and gas activity on the farmer's property is considered.

CARRIED.

VARY THE AGENDA

MOVED by Director Hiebert, SECONDED by Director Sperling,
That the agenda be varied to deal with R-3 at this time.

CARRIED.

REPORTS:

R-3
Bylaw Enforcement
Quarterly Report

Erin Price, Bylaw Enforcement Officer, reviewed the report with the Directors.

CORRESPONDENCE (CONTINUED):

C-2
South Peace Stockmen's
Association Invitation

MOVED by Director Hiebert, SECONDED by Director Rose,
That the letter from Judy Madden be received for information.

CARRIED.

December 14, 2017

CORRESPONDENCE (CONTINUED):

C-3
Internet Service to
Shephard's Inn

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that a letter be sent to Telus to enquire whether Telus will be providing internet service to the Shephard's Inn through the fibre optic cabling that runs right by the Inn; and if so, advice what the expected timeline is to complete the installation.

CARRIED.

C-4
FCM Annual Conference
and Trade Show

MOVED by Director Hiebert, SECONDED by Director Sperling,
That the invitation from the Federation of Canadian Municipalities be received for information.

CARRIED.

REPORTS:

R-1
North Peace Fall Fair Facility
Use Agreement

The Directors discussed the North Peace Fall Fair Facility Use Agreement.

R-2
Clearview Arena
Assessment

The Directors discussed the Clearview Arena Assessment.

R-4
Outstanding Items - Possible
Gas Extensions

MOVED by Director Sperling, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommends to the Regional Board that staff be directed to create maps of the four electoral areas, indicating residences that could possibly request natural gas services in the future.

CARRIED.

Regional District Tool Kit

MOVED by Director Rose, SECONDED by Director Sperling,
That the Directors discuss the Regional District Tool Kit at a future Electoral Area Directors' Committee meeting.

CARRIED.

Internet

MOVED by Director Rose, SECONDED by Director Hiebert,
That Internet be diarized.

CARRIED.

Water Advisory Committee
Tour

MOVED by Director Rose, SECONDED by Director Hiebert,
That the tour for the Water Advisory Committee be diarized.

CARRIED.

VARY THE AGENDA

MOVED by Director Rose, SECONDED by Director Hiebert,
That the agenda be varied to deal with NB-2 at this time.

CARRIED.

NEW BUSINESS:

NB-2
Recycle Bins in Pouce
Coupe

MOVED by Director Hiebert, SECONDED by Director Rose,
That the email from Patt and John Kendrew be received for information.

CARRIED.

Recess The meeting recessed at 2:37 p.m.

Reconvene The meeting reconvened at 2:47 p.m.

DISCUSSION ITEMS:

DI-1 Kelsey Bates, Executive Secretary reviewed the Outlook calendar instructions with the Directors.
Outlook Calendar
Instructions

DI-2 Director Goodings advised that a meeting with School District No. 60 has been arranged for
Meeting with SD No. 60 November 22, 2017 at the Clearview School.

DI-3 The Directors discussed the role of the Electoral Area Manager.
Role of Electoral Area
Manager

DI-4 The Directors discussed the expectations for staff to attend roundtable meetings.
Community Roundtable
Meetings

DI-5 This was already handled at the Regional Board meeting on October 26, 2017.
UBCM Ministry Meetings
Follow-up

DI-6 MOVED by Director Sperling, SECONDED by Director Rose,
NCLGA That the Electoral Area Directors' Committee recommends to the Regional Board that a letter be
sent to the North Central Local Government Association to request a list of initiatives undertaken
by the association that would indicate the value of or justify the membership fees.
CARRIED.

DI-7 The Directors discussed the Rural Road Taskforce.
Rural Roads Taskforce

NEW BUSINESS:

NB-2 MOVED by Director Sperling, SECONDED by Director Rose,
Rural Dividend Program - That the media release regarding the Rural Dividend Program be received for information.
Fourth Intake CARRIED.

COMMUNICATIONS:

CO-1 MOVED by Director Sperling, SECONDED by Director Rose,
Meetings with Ministers and That the meetings with Ministers and Members of the Legislative Assembly be diarized.
MLA's CARRIED.

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

From: Peter [<mailto:patria@pris.ca>]
Sent: September-22-17 2:49 AM
To: Karen Goodings
Subject: Ownership

This email from Manfred E. Stief, Farrell Creek.

Hi Karen > hope this email will get to you.

You may recall, when, with your and MLS Newfield's assistance, Farrell Creek got phone and hydro in 1988, all residents had to pay for the lines, poles and the transformers for parts running on private land. To the query, 'since we have to pay for it, who owns the infrastructures located on private land?' you replied, 'you, the landowners own it, BCH maintains it' and MLA Newfield sitting next to you, nodding agreement.

On an issue of privacy related to Hydro's demand to access 'their' meter at all times, BCH staff denied private ownership on private land, admonishing they own it all right to the meter. For various reasons which are not relevant here to mention, I need you to confirm that we do indeed own lines, poles and transformer, located on our private land. I find it hard to believe that you and Mr. Newfield lied about it at the time or merely took a wild guess.

Thank you.
Manfred.

From: [Karen Goodings](#)
Sent: Friday, September 22, 2017 10:18 PM
To: '[Peter](#)'
Cc: [Crystal Brown](#)
Subject: RE: Ownership

Good evening Manfred and thank you for sending me a reminder of what you remember me saying so many years ago. I can honestly say that I do not remember the conversation. I would not want to say that I lied as that is not ever my intent to do so. What I can do is find out what the present rules are as to ownership on private land. Hopefully that will be an answer to your questions. As you know nothing ever stays the same and change is part of life. I will try and get you the answers to your questions. I am away for the next week but will do my best.

Kind regard to you.

December 14, 2017

From: Peter [<mailto:patria@pris.ca>]
Sent: September-23-17 12:46 AM
To: Karen Goodings
Subject: Re: Ownership

Glad to know you are alright, Karen. At our age, three score plus ten is up, we are living on borrowed time.

When we accidentally met at the old hospital you mentioned, I have always been a good supporter of you. If you meant politically, I do not take part in elections, any elections. That's because I don't want to endorse this nauseous system, pawned to us as 'Democracy'. Personally, however, given your dedication which you showed us at the time, to get affordable Hydro and phone to us; for me, that was and is cause for respect.

Regarding BCH: Would you have any sway over these people? If not, you'd be wasting your time. That's a fiefdom all its own, with all rights reserved. As we've all seen with the Site C disaster, they don't listen to anyone.

Take those \$5 billion replacement meters, for one. They fan-fared the show to us with – in a nutshell – great savings for the people. One of those 'great savings' was supposed to be the end of expensive meter readers in the vast rural country of ours. What happened? Oh, 'it doesn't work in rural areas, we still require meter readers', BCH says. I called the manufacturer of those things and was assured that the meters monitor consumption constantly, report outages instantly, etc., etc., and do so via satellite from any point on this earth to wherever the head office is situated. Now, why would the manufacturer lie to me.

They keep sending meter readers to snoop around, invading personal privacy. My security cameras caught one taking photos of the house and walking around. For this reason I demanded (asking assistance from the BCUC) that the meter be moved from pole 235-5 (which is right at my house) to pole 235-1, which is outside the gate, but still on private land, but accessible for reading any time. That's when I mentioned that, according to you, Karen, and MLA Newfield, I own all the stuff, so, I probably have to pay for it. And they came back claiming ownership right to the meter, but it would still be my responsibility to pay for moving the meter. Then I said, we should get our money back then, in 1988 dollars, plus interest. Which was ignored by both, hydro and BCUC.

Along with that is the issue of having a key for the farm gate, so they get in to read the meter. Over the years I provided them with three locks and three keys. They lost them all. Last, they put the key in a lock box bolted to the fence at the gate. When complaining again the gate was locked, I pointed to the lock box and got, "I don't have a key to open this thing and wouldn't know who has". Just a month ago, BCH agreed to purchase a replacement lock for me and retain one key for themselves. This was supposed to come down at next meter reading, which was on September 20. Guess what > no lock.

One of the poles on my land, 235-3, was planted in very soft ground. Each year after breakup, the thing gave way to the strongest pull of the lines. It hangs now at a 25 degree lean, held up by the lines, otherwise it would fall. Can't recall how many times I pointed this out to BCH > all ignored. Each time they lose a key, my property and all its machinery is up for grabs. My insurance agent told me, 'in that case, we will likely not pay'.

December 14, 2017

For a year now, or so, they completely disallowed communication via email > obviously to suppress complaints. Only phone contact is still allowed, and I don't have a phone anymore. I may have to see a lawyer about this. Intend to built a large wrought iron gate next year and will not allow anyone a key to it. It is totally in BCH interest to move the meter adjacent to the public road for access to the meter any time they feel like it and that at their expense.

I thought I give you the story now, since you indicated you want to make inquiries. I was never very fond of laws, Karen; they are here today and there tomorrow. Moreover, they were supposed to be 'guidelines', not something we go down on our knees and pray to. BCH threw their Riot Act at me, saying, 'according to tariffs, anyone asking for changes has to pay for it himself'.

That's why our system is so utterly despicable. The chiefdoms, the establishment wants to do something > they make the laws allowing them to do it. Remember PM Trudeau (Pierre) saying (when the RCMP got caught, pants down, illegally opening letters, listening to phone calls, burning down barns), "if the RCMP did something that is illegal, we simply make laws allowing them to do it, retroactively". That's a direct quote, Karen. Check it out.

Can't help myself now, but few people know what Democracy actually stands for. I never found it more clearly defined, in one sentence, as depicted in my first dictionary from the 1960ties:

Democracy!

The Practice and Acceptance of the Principle of Equality of Rights, Opportunity, and Treatment.

Many times over the years I threw this at many honourables around our land, demanding to show me where this is the law anywhere in Canada. No one ever replied.

Cheers,
Manfred

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December 14, 2017

From: Peter [<mailto:patria@pris.ca>]
Sent: October-18-17 11:08 PM
To: Karen Goodings
Subject: Re: BCHydro

That's very good, Karen. However, I ask one thing: Please, do not fall in line with all and sundry within government or associated with, reading me the 'Riot Act', i.e., 'these are the laws and we follow them'. All of my – very legitimate – grievances, in this regard, put before BCUC and BCH were replied with just that, 'these are the rules and they must be obeyed'. You may want to bow out of this effort then, but I have always demanded of government establishments to look at right and wrong, not the rules. You must know yourself, there are literally hundreds of laws contrary to the Charter > the whole Forest Act, to take one, is illegal, as it demands to play judge, jury and executioner. Why don't I take them to court? Yes, I will, as soon as I win \$60 mill in the lottery.

One thing I wanted to ask you (if I haven't done so already in the past), that's to do with property assessment and farm classification thereof. Farm classification demands farmers show an actual sale of farm products > in a certain amount > so much per section of land ----- thereby making the farmer responsible for the variants of the markets. Not wanting to go on here at length, but this is clearly outrageous, if not illegal at that. Since they took my farm status away in 2007 (thereabouts) I have been after the creators of this anti-farm law, demanding it be changed to the effect, "a farmer must grow, in commercial quantities, and offer for sale, a farm product of his choice". Something like that, with emphasize on, 'grow and offer for sale'. Wanted to get hold of you because then minister Bennet told me, he goes entirely by some kind of independent farmers association, and they are in full support of the rules as they are, i.e., 'a farmer must have sales'. He rattled off the members of this association and your name was included. Wanted to get the email address of this 'association' but never found one. Can you confirm that you are or were a member of such an association, and if so, the query begs, 'how can farmers themselves foster such a ag. hostile law?

Needles to say, my farm 'Patria' continues to be and so do farming expenses.

Manfred
.....

December 14, 2017

From: Crystal Brown [<mailto:Crystal.Brown@prrd.bc.ca>]
Sent: Tuesday, December 05, 2017 9:13 AM
To: Gammer, Bob
Subject: RE: Ownership

Bob, I was wondering if you had an update that I can share with the Director.

.....

From: Gammer, Bob [<mailto:Bob.Gammer@bchydro.com>]
Sent: Tuesday, December 05, 2017 11:39 AM
To: Crystal Brown <Crystal.Brown@prrd.bc.ca>
Subject: RE: Ownership

Hello Crystal,

We continue to work with Mr Stief to find an agreeable solution for the future. Right now, we are able to access his property to get a meter reading – we were last there in November. We will have access until he builds the new gate, at which time we'll review access arrangements with him.

Please let me know if you have any questions.

Thanks,
Bob

.....

From: Crystal Brown [<mailto:Crystal.Brown@prrd.bc.ca>]
Sent: Tuesday, December 05, 2017 10:55 AM
To: Gammer, Bob
Subject: RE: Ownership

Thank you Bob, this is helpful. Could I also request that you give me something in writing regarding ownership of the poles/lines verses the meter. When we spoke last, you had explained to me that Mr Stief is correct that he owns the infrastructure (poles/lines) since he paid for it, but BC Hydro owns the meter.

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From: Gammer, Bob [<mailto:Bob.Gammer@bchydro.com>]
Sent: Tuesday, December 05, 2017 12:47 PM
To: Crystal Brown <Crystal.Brown@prrd.bc.ca>
Subject: RE: Ownership

Hi Crystal,

When we spoke earlier about this I unfortunately gave you incorrect information about ownership of the line on Mr Stief's property. I have since been able to check with the group responsible for customer projects about connecting homes and commercial businesses to the power system. They have advised me that the meter, line, and poles on Mr Stief's property are all owned by BC Hydro and that we operate and maintain this equipment. The equipment is there as a condition of the customer's service connection.

I apologize for any confusion that I caused regarding the ownership question.

Regards, Bob

December 14, 2017



2018 LGLA Leadership Forum Program

December 6, 2017

The full program for the 2018 LGLA Leadership Forum is now available. Keynote speaker Shachi Kurl, Executive Director of the Angus Reid Institute, highlights this year's agenda. The program also includes sessions on a wide range of topics including responsible conduct, women in local government, the summer 2017 forest fires, and cannabis legalization. [Read More](#)



Agriculture Support Program Recognized

Agriculture is a critical part of the economy in the Central Okanagan, but in recent years a range of issues have impacted the ability of local farm operators to derive income from their land. In response, the Regional District of Central Okanagan's Economic Development Commission (EDC) created the Agriculture Support Program to provide business support to local farms. This program is a 2017 winner of a Community Excellence Award. [Read More](#)



Greyhound Application Meetings in 4 Cities

The Passenger Transportation Board is holding public meetings on Greyhound Application 256-17 in Prince George, Terrace, Smithers and Fort St. John between December 11 and 14, 2017. The deadline to register as a speaker is noon on Friday December 8. [Read More](#)



Funding & Resources Update

Each month we provide an update on UBCM funding programs and information on other programs or resources that may be of interest to local governments and First Nations. [Read More](#)

Smart Cities Challenge

The Smart Cities Challenge is a competition open to local governments of all sizes. The Challenge encourages communities to adopt a smart cities approach to improve the lives of their residents through innovation, data and connected technology. Four winners will share in \$75 million of prize money. The application period closes April 24, 2018. [Read More](#)

Upcoming Courses in Community Energy Management

The Community Energy Association and BC Institute of Technology are offering two online courses in community energy management in winter 2018. Registration is now available for Introduction to Community Energy and Emissions Planning and Community Based Renewable Energy. [Read More](#)

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December 14, 2017

**Peace River Regional District
Memorandum**

To: Dan Rose, Director of Electoral Area 'E'

From: Kole Casey, South Peace Land Use Planner

Date: December 6, 2017

RE: Temporary Use Permit Application # 180/2017

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The revised application and report are provided for your review.

Please return this form with your comments by or before December 20, 2017.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if
No Comment

Date: _____

December 14, 2017

Initial: _____



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
Temporary Use Permit Report
FILE NO.180/2017

R-1

APPLICANT: Pat & Sheri Borton

DATE: October 2, 2017

AREA: Electoral Area E

LEGAL: Lot 1 District Lot 2097 PRD, Plan PGP43510

LOT SIZE: 1.7 ha (4.2 ac)

LOCATION: East of the District of Chetwynd

PROPOSAL

To permit the use of the property for a recreational vehicle and boat storage facility.

RECOMMENDATION: OPTION 1

THAT the Regional Board authorize the issuance of Temporary Use Permit No. 180/2017 to allow the use of the subject property for storage of recreational vehicles, all-terrain vehicles and boats.

OPTIONS

OPTION 1: THAT the Regional Board authorize the issuance of Temporary Use Permit No. 180/2017 to allow the use of the subject property for storage of recreational vehicles, all-terrain vehicles and boats.

OPTION 2: THAT the Regional Board refuse authorization for the application, as the property is designated and zoned for residential use.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): R-'Residential', West Peace Official Community Plan Bylaw No.1086, 1997

ZONING: R-3 (Residential 3 Zone), PRRD Zoning By-law No. 1343, 2001

AGRICULTURAL LAND RESERVE (ALR): Outside

BUILDING INSPECTION AREA: Within the mandatory building permit area.

SITE CONTEXT

The subject property is located west of the District of Chetwynd between Highway 29 and Jackfish Lake Road. Braden Road. The general area is a mix of residential developed land, (developed/undeveloped?) industrial and commercial lots, and an agricultural parcel lower in the valley.

SITE FEATURES

LAND: The subject parcel is developed for residential use with a small forested portion.

STRUCTURES: One existing house and shop.

ACCESS: Site access is from Norris Road.

CLI SOIL Class 5_t & 7_{tr} soils. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 7 soils have no capacity for arable culture or permanent pasture. Subclass T denotes topography. Subclass R denotes consolidated bedrock.

RATING:

FIRE: The subject property is within the Chetwynd Rural Fire Protection Zone.

COMMENTS AND OBSERVATIONS

APPLICANT: It is the intent of applicant to use the property for a recreational vehicle and boat storage facility. The applicant would like to install fencing and security for the parcel for this use. The applicant is also planning on constructing a 12.2m by 18.3m= 223.6m² covered storage for 6 R.V's in the coming years.

{All accessory buildings sizes are regulated within all PRRD Zoning Bylaws. This proposed shop will have to conform to the regulated accessory building size or be required to submit a Development Variance Permit application.}

ALR: The subject property is outside the Agricultural Land Reserve.

OCP: **West Peace Official Community Plan Bylaw No. 1086, 1997.**
Pursuant to the West Peace Official Community Plan Bylaw No. 1086, 1997, the subject property is designated 'Residential', which is intended for low density clustered growth.

Section 5.2 Objectives of this Plan

- B. To promote a settlement and land use pattern that is compatible with physical and the man-made environment
- C. To conserve the various unique and sensitive parts of the environment and to safeguard development from natural and man-made hazards.
- D. The preferred development pattern is clustered growth which is to take place on non-agricultural land reserve dedicated areas.

Residential Area Preamble:

The Residential designation signifies that the predominant land use is for residential purposes.

Section 6.2.1 Residential Policies:

This proposal does not fit with any of the Residential policies laid out within this OCP

Section 7.1 Temporary Designations

Section 7.1

All regions within the West Peace Official Community Plan may be utilized for temporary commercial use purposes. A temporary use permit may be issued if the following conditions prevail:

- a. the site is adjacent to a major road or railway track
- b. the impacts to agricultural land, settlement areas, and residential

areas are kept to a minimum.

Comment:

- *This area is adjacent to Highway 29*
- *This area is a mix residential, industrial and commercial use.*

Therefore this proposal does not require an OCP amendment. However, should the landowner wish to rezone the property in the future to allow this as a permanent use, an OCP amendment would be required.

ZONING: Peace River Regional District Zoning Bylaw No. 1343, 2001

The Peace River Regional District Zoning Bylaw No. 1343, 2001 the subject property is zoned R-3 (Residential 3 Zone).

A recreational vehicle and boat storage facility is not considered a home based business and is not a permitted use within the R-3 zone.

Therefore this proposal requires a re-zoning application or temporary use permit.

NOTIFICATION

Pursuant to Section 494 of the *Local Government Act*, public notification was mailed to all landowners within 1,500 meters of the subject property on **MONTH DAY, 2017** and was advertised in the Mirror on **MONTH DAY, 2017**

Additional public notification was advertised in the Northern Horizon on **MONTH DAY, 2017**, in Energetic City starting **MONTH DAY, 2017**, and was placed on the PRRD webpage and PRRD Facebook page.

At the time of finalization of this report, no letters from the public was received as a result of this notification.

MUNICIPAL AND AGENCY COMMENTS

Referred Municipalities and Agencies:

• Northern Health	• MOTI	• OGC	• School District #59
• District of Chetwynd	• District of Hudson's Hope	• District of Taylor	• District of Tumbler Ridge
• City of Dawson Creek	• City of Fort St. John	• Village of Pouce Coupe	

The following were the responses received from the referred Municipalities and Agencies:

CITY OF FORT. ST JOHN Interests unaffected by Temporary Use Permit.

DISTRICT OF TAYLOR: Interests unaffected by Temporary Use Permit.

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE Thank you for your notification received September 12, 2017 for the proposed development and operation of a recreational vehicle and boat storage facility within L 1 DL 2097 PEACE RIVER PL PGP43510. The Ministry of Transportation and Infrastructure (MoTI) has reviewed your proposal and has no objections at this time.

**OIL & GAS
COMMISSION**

Thank you for the opportunity to comment.

There is a proposed (approved) pipeline Right-of-Way within proximity of the subject property, however as there is no boundary change and the status is transitioning from R-3 to I2, conditions as previously considered would not have changed. As such the BCOGC does not see any impact.

Continued email discussion with OGC

PRRD Staff:

Hello Ben in review of your response I would like to bring to your attention that this application is for a Temporary Use Permit and will not change its zoning designation. The zoning will still remain R-3, however it will allow the use of the RV, boat and ATV storage. Does this change OGC response?

OGC:

As discussed before the lunch hour, the Commission continues with the assertion that there will no impact to or from oil and gas activities re: the subject property. Please advise of any further questions or concerns.

NORTHERN HEALTH

All activities conducted on this lot must be done in accordance with the provisions of:

- Drinking Water Protection Act (CSBC2001) Ch.9
- Drinking Water protection regulation B.C Reg. 200/2003
- Sewerage system Regulation BC. Reg. 326/2004, and
- Public Health Act 9SBC 2008) Ch. 28

IMPACT ANALYSIS

- AGRICULTURE:** The proposed recreational vehicle and boat storage facility should not impact the limited agricultural use in the surrounding area.
- CONTEXT:** This area is predominantly residential, with some industrial and commercial uses nearby. This proposal does meet the requirements for considering temporary uses within the West Peace OCP. A building permit would be required for any new construction on the subject property and may be limited by the maximum accessory building floor area as stipulated with the PRRD Zoning Bylaw No. 1343, 2001. If the proposal is approved and the applicant wishes to continue the storage of recreational vehicle and boats as a long term business use after three years, it would be recommended that the applicant apply for a zoning amendment.
- TRAFFIC AND POPULATION:** The proposal would not increase the local population as no residences are proposed. Traffic to and from the site would be expected to increase seasonally when users would pick up and drop off their items.

December 14, 2017



TUP REPORT MAPS

FILE NO. 180/2017 (Borton)

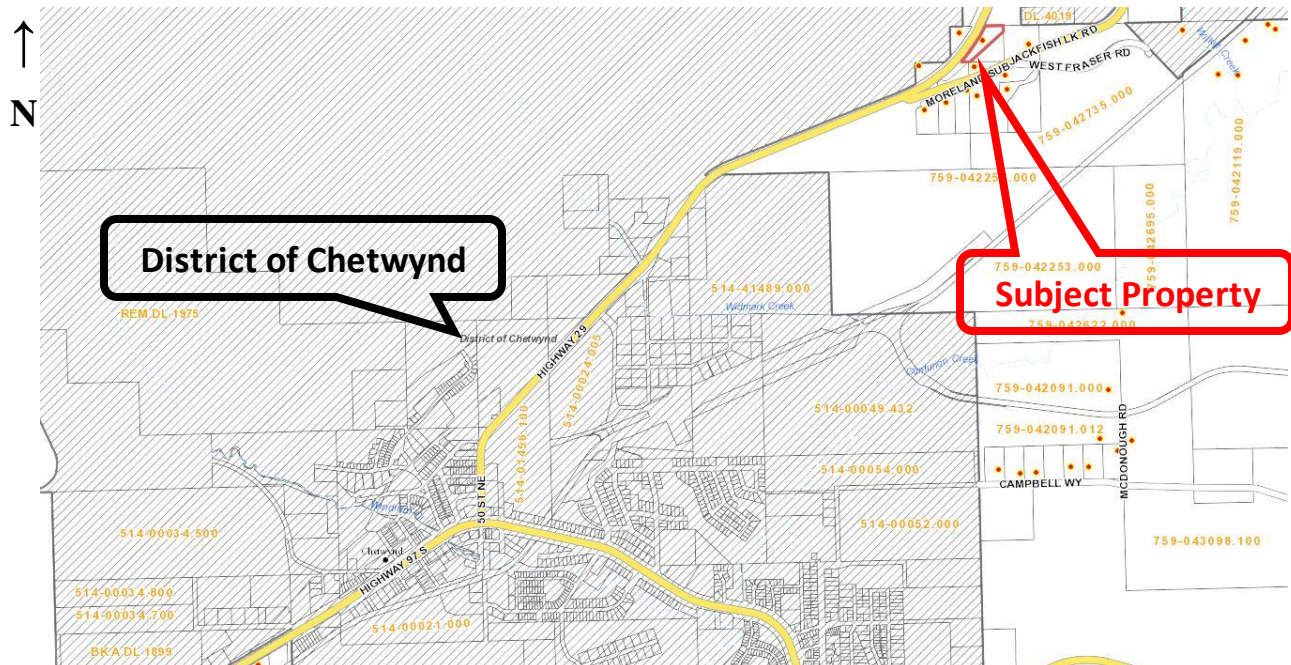
File No. 180/2017

R-1

Air Photo



Context Photo



December 14, 2017



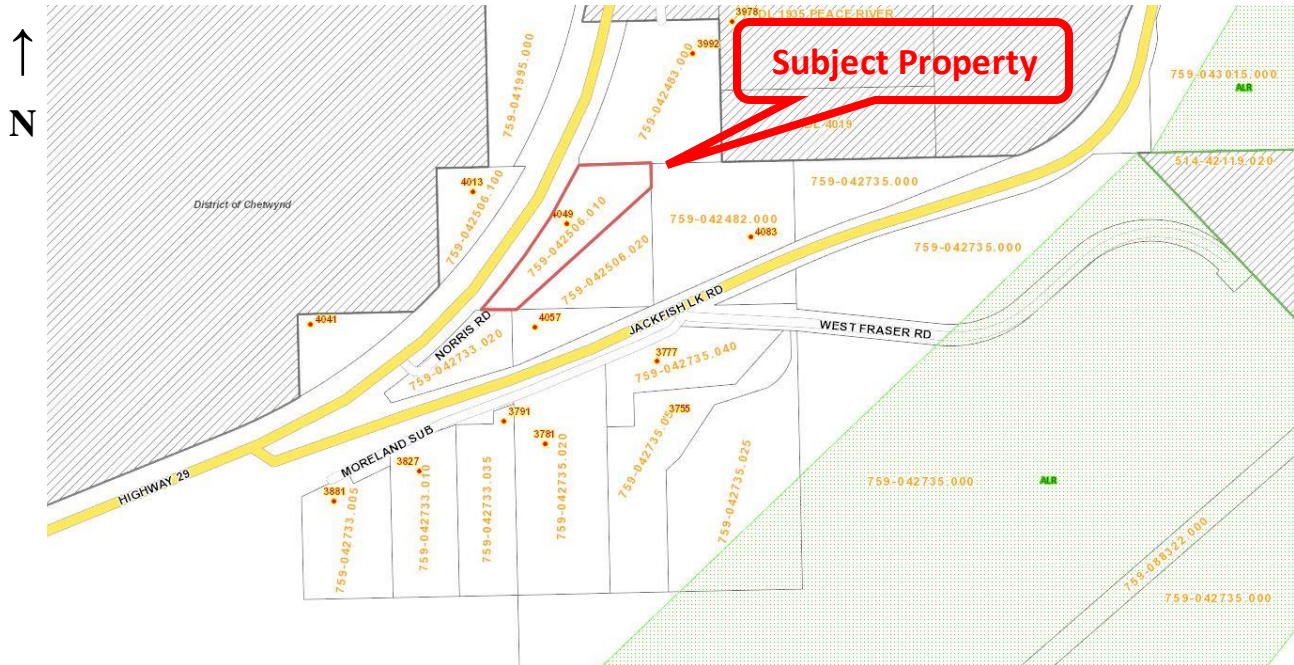
TUP REPORT MAPS

FILE NO. 180/2017 (Borton)

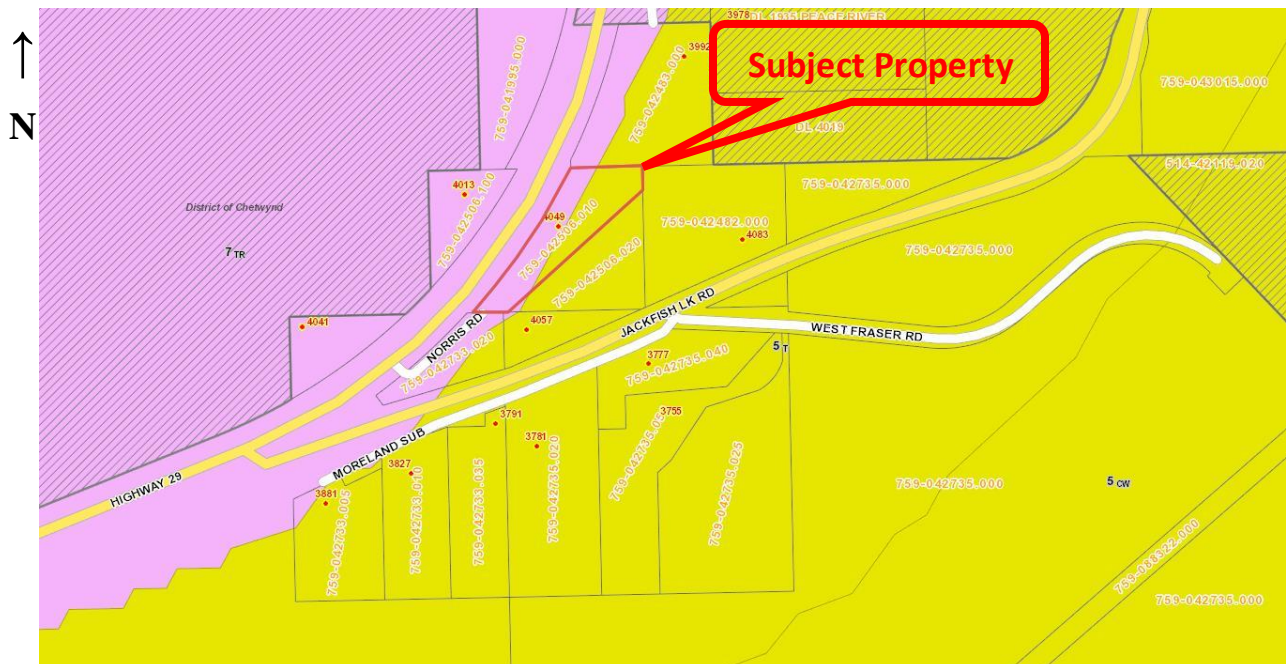
File No. 180/2017

R-1

Agricultural Land Commission (093P.073)



CLI Soil classification (093P/12)



December 14, 2017

File # 180/2017

R-1



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4
 [Toll Free: 1-800-670-7773]

(T) 250-784-3200..(F) 250-784-3201
 (T) 250-785-8084 (F) 250-785-1125

Receipt # _____

Application for Development**1. TYPE OF APPLICATION**

<input type="checkbox"/> Official Community Plan Bylaw Amendment	FEE \$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input checked="" type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name PAT & Sheri Borton	Authorized Agent of Owner (if applicable)
Address of Owner 5401 Hillside Ave	Address of Agent
City/Town/Village Chetwynd B.C.	City/Town/Village
Postal Code V0C-1S0	Postal Code
Telephone Number: 250 788-5976	Telephone Number:
Fax Number:	Fax Number:
E-mail: paborton@outlook.com	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
L1-DL 2097 Peace River PL PGP 43510	1.72 ha./acres
P1D024-589-543	ha./acres
Roll 259-042506.010	ha./acres
4049 Morris Road	TOTAL AREA ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

December 14, 2017

4. Civic Address or location of property: 4049 Norris Road

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☒ Temporary Use Permit – describe proposed use:

1) Development of RV & boat Storage
2) Non Home base business as per Section 19.1.2 of bylaw 1343

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Rental of Shop & House

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

- (a) North Residents R4 Mobile house & junk yard
(b) East Residents R3 House with several out buildings, I1 Residents & Mechanical Shop
(c) South Residents R4 House with several out building, Vacant lot
(d) West Highway 29 & other side of Highway is Residents R3 & I1 Logging repair shop

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Development of RV & Boat Storage

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

See attach

8. Describe the proposed development of the subject property.

2017 is cleanup of property and apply for zone change from R3 to I1

2018 install fencing and gate the property, install security and in the fall, open for business.

2019 build 40 x 60 covered storage for 6 RVs

9. Reason and comments in Support of the application.

The area is a mixture of R3 and I1 property and is one lot away from the Chetwynd and Regional District land fill and is close to West Fraser Saw Mill

The property is border to west by Highway 29 for easy access and to the east is R3 and I1 then the Jackfish LK road. To the north is one R4 property and then Chetwynd and District Regional District Landfill, to the souths is two R4 properties and then the junction of Highway 29 and the Jackfish Lake Road

The proposed development has a minimal impact to the resident with very low volume of traffic to drop off and pickup of RV and boats.

December 14, 2017

10. Describe the means of sewage disposal for the development:

existing (not required) for development
septic field. office has holding tank
for sewage pumped & haul offsite

11. Describe the means of water supply for the development:

existing Cistern for office

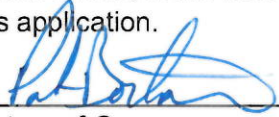
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.




Signature of Owner



Date signed



Signature of Owner



Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

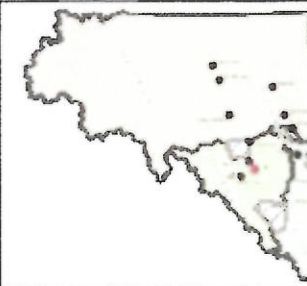


R-1

Peace River Regional District

80 x 60 covered storage

15' V
Covered Storage



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

December 14, 2017

1: 1,250



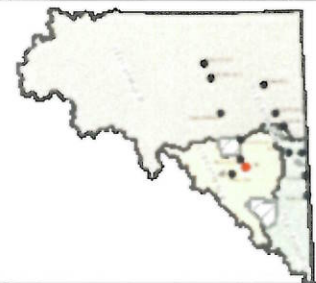
63.5 0 31.75 63.5 Meters

NAD_1983_UTM_Zone_10N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



December 14, 2017



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Bylaw 1343
- Bylaw 1000
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- ▣ Regional District Boundary
- ▣ Municipal Boundaries

1:10,000

天

Notes

508.0	0	254.00	508.0 Meters
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NAD_1983_UTM_Zone_10N
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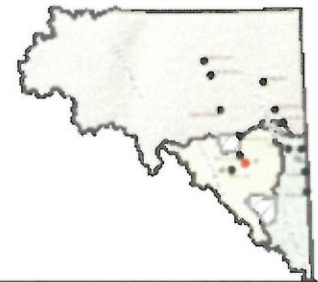
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R-1

Peace River Regional District



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Bylaw 1343
- Bylaw 1000
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

December 14, 2017

1: 5,000



254.0 0 127.00 254.0 Meters

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Notes



PEACE RIVER REGIONAL DISTRICT

R-1

TEMPORARY USE PERMIT NO. 180/2017

Issued this **XX** day of **XXXX**, 2017.

ISSUED TO: **Patrick & Sheri Borton**
P.O Box 952
Chetwynd, B.C
V0C 1J0

- A.
1. Property affected: Lot 1, District Lot 2097 PRD, Plan PGP43510
 2. Official Community Plan: West Peace OCP Bylaw No. 1086, 1997.
"Residential"
 3. Zoning Bylaw: Peace River Regional District Zoning Bylaw No. 1343, 2001
"R-3 (Residential 3 Zone)"
- B. Development upon the land referenced in this permit shall conform to the following specifications and terms:
1. This *Temporary Use Permit* is valid up to and including the **XXXX/XX/2020** at which time it shall expire and the property affected by this permit will be subject to the applicable zoning regulations.
 2. The property referenced in Item A(1) above may be used for the following purposes in addition to those permitted by the zoning applicable to the property:
 3.
 - i) **Development and operation of a recreational vehicle and boat storage facility.**
 3. The conditions under which the *Temporary Use* must be carried out are as follows:
 - i) Permit to be posted on site for its duration;
 - ii) Compliance with all statutory and by-law requirements;
 - iii) The temporary use may occur on the noted area of the property as shown on Schedule A attached to and forming a part of this permit.
 4. All terms and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the Peace River Regional District where such terms and specifications do not comply with any duly enacted law or by-law and such non-compliance is not specifically permitted by this *Temporary Use Permit*; other variations which do not substantially alter the work referred to above may be permitted if approved in writing by the Administrator.
 5. THIS IS **NOT** A BUILDING PERMIT.

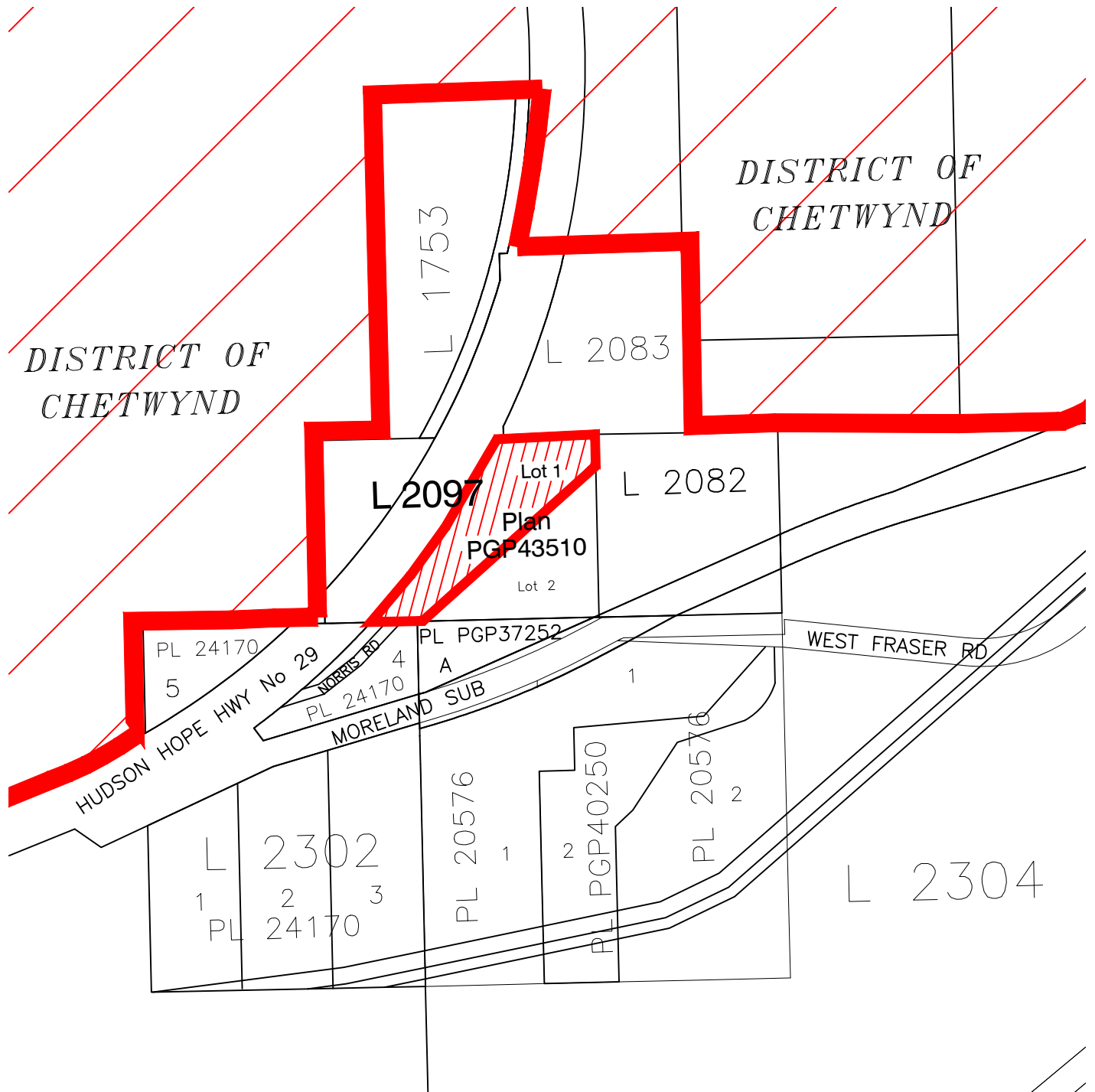
Authorizing Resolution No. **RD/XX/XX/XX (XX)** passed by the Regional Board this **XXnd** day of **XXXX**, 2017.

Tyra Henderson, Corporate Officer

Schedule "A" (Proposal Property Map) is attached to and forms part of this *Temporary Use Permit*.

December 14, 2017

R-1



December 14, 2017

ELECTORAL AREA DIRECTORS' COMMITTEE

DIARY ITEMS

<u>Topic</u>	<u>Notes</u>	<u>Diarized</u>
1. North Pine TV Tower		August 17, 2107
2. Internet		November 16, 2017
3. Tour for the Water Advisory Committee Members		November 16, 2017
4. Meetings with Ministers and MLA's		November 16, 2107