



**DISTRICT OF HUDSON'S HOPE  
COUNCIL MEETING AGENDA**

**AGENDA ADDITION**

Council Chambers  
Tuesday, October 13, 2015 at 6:00 p.m.

**Staff Reports**

- |     |   |        |
|-----|---|--------|
| SR4 | CAO Action and other Updates Addition-8015813 Template-Terms of Reference-Appraisal | Page 1 |
| SR5 | Add Staff Report page to Beryl Prairie Fuel Fire Operation Application Letter       | Page 4 |

**Correspondance**

- |     |   |        |
|-----|---|--------|
| C14 | Site C Construction Schedule October 12 to October 25   | Page 5 |
| C15 | 8015804-Province of BC Referral Request on an Agriculture Extensive/<br>Intensive Use Application | Page 6 |
| C16 | District's Meeting – School District 60 Tuesday, December 8, 2015                                 | Page 7 |

## Tom Matus

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**From:** Johnson, Marianne FLNR:EX <Marianne.Johnson@gov.bc.ca>  
**Sent:** October-13-15 9:40 AM  
**To:** Tom Matus  
**Subject:** Files 8015813 & 8010723  
**Attachments:** 8015813 Template-Terms of Reference-Appraisal.docx

Morning Tom.

Here is a summary of the discussion this morning.

- You will be sending me proofs of the advertisements and copy of the Second Archeological Impact Assessment Report.
- Province has received confirmation from West Moberly First Nation that there is no additional comments at this time.
- Province will make a decision once the comment period ends from the advertisements.
- Attached is the draft Terms of Reference document for the appraisal.
  - Please review and provide any comments you may have by October 26, 2015 or call me to arrange a meeting to discuss this further.

If you have any questions please call me at 250-787-3286.

*Marianne Johnson*

Crown Land Opportunities Specialist  
North Area  
Ministry of Forests, Lands and Natural Resource Operations  
Telephone: 250-787-3286  
Cell: 250-263-1214  
Fax: 250-787-3219

SR4

## **TERMS OF REFERENCE FOR A REAL PROPERTY APPRAISAL ON CROWN LAND**

File Number: 8015813

**Legal Description:** That part of the Northeast 1/4, Section 19 and the Southeast 1/4, Section 30, Township 81, Range 25, W6M, Peace River District, shown outlined on the attached sketch.

Ministry of Forests, Lands and Natural Resource Operations, Northeast Region, Authorizations Division requires one copy of a narrative appraisal to determine current market value for the fee simple rights of the above property.

1. The purpose of the appraisal is to determine current market value prior to offering the property for sale.
  - a) The parcel is to be appraised for industrial subdivision.
  - b) Appraisal should consider highest and best use of the land.
  - c) Proper zoning is to be assumed.
2. The appraisal should also indicate that the opinion of value is not a reflection of the market value of the entire property for assessment purposes.
3. The date of valuation shall be today.
4. If you are a member of the Appraisal Institute of Canada the appraisal must be completed in accordance with the revised Code of Ethics and Uniform Standards of Professional Appraisal Practice as adopted by the AIC on January 1, 1994.
5. Please place a copy of these Terms of Reference in the addendum of your report.
6. We are looking for a well substantiated report. Your appraisal report therefore must include reasons for adjustments to the comparable sales, maps showing the location of sales, zoning details, time trends, etc. Please provide a summary adjustments table that outlines the narrative explanation for adjustments.
7. The report requires a map showing the location of comparable sales, including a brief description of the physical conditions and attributes of each comparable.
8. Current BCAA actual values, if available, are to be included in the appraisal.
9. All conclusions and findings are to be kept confidential by you and are not to be released without prior written consent by Ministry of Forests, Lands and Natural Resource Operations, Northeast Region, Authorizations Division staff representative.

10. The contents of the appraisal may be subject to a request pursuant to the *Freedom of Information and Protection of Privacy Act* (the "Act"). The appraiser may include in the appraisal, a notice denying liability to third parties purporting to rely upon the opinions expressed and the information contained in the appraisals, but the Ministry cannot guarantee that the appraisal will not be released to the public upon a request under the *Act*.
11. The appraisal is to be completed by a fully qualified appraiser currently practising in Canada, an AACI, or RI(BC) with the appraisal option. Co-signing is acceptable providing one of the signatories to the report possesses the required accreditation. Appraisal assistance by accredited staff is permitted.
12. The appraisal will be reviewed. In order to assist us in the appraisal review, please provide names and telephone numbers of individuals who have provided sales or other information that cannot be confirmed with Land Title Office searches. Please also place our file number on the invoice.
13. The report will be required 30 days after the signing of a service contract.

If you require further information concerning the property, please contact Marianne Johnson at 250-787-3286.

## INFORMATION

**Date: 13 October 2015**

**Originator: Robert Norton, Director of Protective Services**

**RFD TITLE: Beryl Prairie Fuel Fire Treatment Operational Application**


**INFORMATION:**

The District submitted a request to UBCM for approval of the Beryl Prairie fuel fire treatment grant in June 2015. This request has been approved, with an overall budget of \$197,911.32 for the project. The approved grant amount is \$178,120.19 or 90% of the project costs.

Next steps will include conducting a mandatory post-approval meeting with the local fuel management specialist, and coordinating notifications to residents in the immediate project area.

As this project is of a smaller scale than the previous two completed fuel fire treatment projects, it is anticipated that the project duration will be approximately 12 weeks and will commence around the end of October 2015.

TDB Consultants will be conducting the operational treatment work on behalf of the District. This is the same organization that completed the Jamieson Woods and Lynx Creek projects.



Robert Norton, Director of Protective Services

SR5

## Site C Construction Schedule: October 12 to October 25

The following construction activities are scheduled to occur October 12 to October 25:

- The Ministry of Transportation and Infrastructure's (MoTI) contractor for the public road improvements will continue work on 240 Road and 269 Road.
- The worker accommodation contractor will continue site preparation for the camp, including installation of utilities and other infrastructure. Modular units for the camp will be transported to the dam site.
- Clearing, excavation and road construction will continue on the north bank of the dam site. Trucks will continue to remove timber from the site.
- Excavation will occur in the vicinity of the Peace River as part of the construction of the temporary construction bridge and north bank road.
- Quarry operations will continue in Wuthrich and West Pine quarries.
- Selective clearing and other work will continue on the south bank of the dam site around access roads and to prepare the area for construction of the temporary construction bridge and other items. Construction and upgrades of the south bank access roads will continue. Work will also occur on the south bank distribution and transmission lines.
- The existing 138kV transmission line on the south bank will be raised to accommodate future construction.
- Installation of security gates, fences and guard buildings at the dam site will occur.
- Installation of a new 25 kV distribution line will occur along public roads on the north bank. During this period, some clearing will continue.

Please note that all activities listed in this construction bulletin are based on the latest information in our construction plan and are subject to change.

### What to Expect

While this work takes place, local area residents can expect the following:

- There will be additional truck traffic in the area as construction crews mobilize to the Site C dam site and logging trucks remove timber. This will include increased industrial traffic on the resource roads from Chetwynd leading to the construction site on the south bank of the dam site.
- While road improvements are made to 240 Road and 269 Road, motorists can expect to encounter traffic control personnel, minor traffic delays and single-lane alternating traffic.
- While clearing and distribution line work occurs along public roads, construction crews and vehicles will be in the area. Please use caution.
- Early morning and/or night shifts may be scheduled, in addition to shifts on the weekends.
- Some noise and dust may result in the vicinity of the dam site and along public roads as a result of the scheduled construction activities.

## Tom Matus

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**From:** FrontCounterBC@gov.bc.ca  
**Sent:** October-13-15 10:42 AM  
**To:** Clerk; Tom Matus  
**Subject:** 8015804 - Province of BC Referral Request on an Agriculture Extensive/Intensive Use application

District of Hudson's Hope  
Tom Matus

Agriculture - Intensive Use/Extensive Use  
Referral Number: 78333401 - 001  
Reference Number: 158694.  
Request Sent: October 13, 2015  
Response Due: November 12, 2015

You are invited to comment on the following Crown land application. A response is optional. If no response is received by the deadline, the application and adjudication process will move ahead.

This is an application for extensive agricultural use of Crown land for soil bound cultivation to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting. The applicant wants to extend their existing farmland.

Proponent: Michael & Leah Mant

Tenure Type: Direct Sale for Agriculture Extensive

Intended Land Use/background context: Michael & Leah Mant own the adjoining land; their current access road around their property would allow them to have easy access to the area of interest. Their specific purpose for the land is cattle grazing and cultivation to produce crops.

BCGS Mapsheet: 94A.001, 94A.011

Legal Description: Block A, District Lot 1224, Peace River District.

Size (Area) in ha. (approx.): 51.119

Schedule/Term Of Proposal: More than 30 years

Please [Click Here](#) to respond to this referral. You must be logged in using your BCeID account to view associated information. Note that forwarding or otherwise distributing this email will provide access to the associated information only if the receiver has a corresponding account.

For "how-to" instructions on how to respond to this request, please visit <http://www.frontcounterbc.gov.bc.ca/ereferrals.html> for instructional videos. To obtain a BCeID, please visit <https://www.bceid.ca/>

For technical assistance with e-Referrals, please contact FrontCounter BC at 1-877-855-3222.

C15

## Clerk

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**From:** Leah Reimer <lreimer@prn.bc.ca>  
**Sent:** Tuesday, October 13, 2015 11:58 AM  
**To:** Chris Cvik; Clerk; Tracy Kucera  
**Cc:** Trustees  
**Subject:** District's Meeting

Good Morning:

I have now confirmed that representatives from the District of Hudson's Hope, District of Taylor, and PRRD are able to attend a District's Meeting hosted by School District #60. Details are as follows:

**Tuesday, December 8**  
**5:30 p.m.**  
**North Peace Cultural Centre - Multipurpose Room**  
**Dinner provided**

Agenda Items to date:

Transportation

Community Buildings for Classroom Space

Shared Cost for Playgrounds

Future meetings

Coordination of the swimming program (North Peace Leisure Pool) between SD #60 & PRRD

Clearview School - update on use of remaining funding from the construction of Clearview Gym

Please note the following:

1. If your district would like to add agenda items, please forward them to me by **Tuesday, December 1**.
2. Indicate whether you will be in need of any AV Equipment
3. If you have not done so already, please forward the names of the representatives of your district that will be attending the meeting by **Tuesday, December 1**.

Leah Reimer  
Executive Assistant  
to: Doug Boyd, Secretary-Treasurer  
SD #60 (Peace River North)

C16