REQUEST FOR DECISION

RFD#: CM 8SR	**Date: March 15, 2015**
Meeting#: CM032315	**Originator: Tom Matus, CAO**
RFD TITLE: Temporary Use Permit: TC- PRGT Temporary Stockpile Site 106A	

BACKGROUND:

The TransCanada, Prince Rupert Gas Transmission Ltd. (PRGT) has applied for a Temporary Use Permit (TUP) for the use as a stockpile site for the purpose of facilitating the construction of the PRGT LNG pipeline. The location of the intended property use is Lot 1282, approximate area being 22.99 hectares which is located approximately in the lower east quadrant within the boundary of the District of Hudson's Hope. The existing use of the property is Pasture/Trees and the Adjacent Use is Pasture/Trees/ Residence/ALR Lands (an application by the applicant has already been submitted to the ALC). Current zoning is RU3 Rural Resource. The property owners are, as per the Certificate of Title: Charlton Brock Hayward and Judy Anne Hayward.

Included in this report are:
TUP Application, Certificate of Title, Authorization of Owner form, to scale Sketches/maps, diagrams of the construction/stockpile layout.

DISCUSSION:

Please see the document in the back-up package entitled "Campsite, Stockpile Site and Laydown Yard" for further description of activity for the construction of offices, fuel storage, warehouses, equipment: (bulldozers, delivery, loaders, pickup trucks, fuel trucks, water trucks, side booms, excavators, tractor trailers, vehicles, etc.)" at this site. Site development is scheduled to take 90 – 120 days.

This land is within the Agricultural Land Reserve and will require permitting form the AL Commission, through the District of Hudson's Hope.
All signatories have set their signature on the Authorization of Owner forms. The draft TUP is attached.

TUP Procedure
Our Official Community Plan (OCP) section 2.12 Temporary Uses depicts the following:

Temporary use permits may be issued for a three year period, and may be renewed once, provided that the temporary commercial or industrial use:

.1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;
.2 does not have a negative impact on adjacent lands;
.3 does not create a significant increase in the level or demand for services;
.4 does not permanently alter the site upon which it is located;
.5 complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and
.6 complies with other provincial and federal enactments.

Although our current Zoning Bylaw notes that zone RU3 Rural Resource allows for Resource Development defined as "...any activity required to develop natural resources from the land. This includes exploration and extraction activities and can also include related processing plants." Our OCP

section 2.5.2 Industrial (Un-serviced), further restricts the use of stockpile sites to areas, (in our Zoning Bylaw), designated as zone M2 Light Industrial; which is the reason for this Temporary Use Permit application.

Our new Development Procedures Manual dictates the following procedure for the approval of a Temporary Use Permit, (in summary):

Approving Officer (AO) drafts a report with a Technical Review which includes the following to be presented to Council – with recommendations, (as is the purpose of this report):

Impacts on adjacent properties

Possible impact in regard to the construction of the property is possible dust contamination of adjacent properties, an Ancillary Site Access Strategy citing traffic management plan has been submitted but not particularly a dust control report for the construction of the site.
There is no residences in the adjacent properties though the adjacent properties will probably be affected by dust.

Views and privacy

No effects due to no adjacent residences.

Appropriateness of use

The area does facilitate this type of use and seems to be an ideal location though I expect that the Ministry of MoTI will certainly have their comments and conditions.

Health and safety

Public: with the submission of final traffic plans, with Council review and input, health and safety concerns will be addressed. Contractor: health and safety is governed by Worksafe BC.

Height

Height will be set at, (to be dictated in the permit), at industry standards pertaining to size, (length and diameter) for pipe stockpiling for this size project.

Setbacks

Currently there are no setbacks stated in any of our governing documents for this type of development. Again, to follow industry standards, taking into concern the proximity of adjacent residences.

Length of time the proposed use will operate

The applicant has asked the permit to expire in December, 2015: the LGA section 921 (11) (b) dictates that a permit can be no longer than 3 years, it may be renewed once.

Other appropriate planning considerations.

As per LGA section 921 (8) which reads as follows:

As a condition of the issue of a permit, a local government may require the owner of the land to give an undertaking to

(a) demolish or remove a building or structure, and

(b) restore land described in the permit to a condition specified in the permit by a date specified in the permit.

(c) Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

(d) It may be prudent to require security in the form of an Irrevocable Letter of Credit from PRGT as per the LGA section 921 (12) provides which reads in whole:
"In addition to any security required under section 925 (1), a local government may require, as a condition of issuing the permit, that the owner of the land give to the local government security to guarantee the performance of the terms of the permit, and the permit may provide for
(a) the form of the security, and
(b) the means for determining
(i) when there is default under the permit, and
(ii) the amount of the security that forfeits to the local government in the event of default."

This will ensure that all work is completed as per the permit. We don't want to be responsible for the cost of clearing out the stockpile yards, etc. should a permit expire. (somewhat similar to the Paquette "laydown" yard).

Council then approves, in principal or not, to proceed with completing the Technical Review which includes:

1) Referral to Government Agencies – at the discretion of the AO;
2) Notify the Public by publishing a notice in a local newspaper at least 3 and not more than 14 days before the adoption of the resolution to issue the permit:
3) The notice must state:
   a. the purpose of the proposed permit;
   b. the land that is the subject of the proposed permit;
   c. the date, time and place where copies of the proposed permit may be inspected; and
   d. the date, time and place where the application will be heard.
4) If approval to proceed AO completes the above and report back to Council with a draft permit for final consideration of Council, whom has four options:
   a. By resolution, issue the Temporary Use Permit;
   b. By resolution, issue the Temporary Use Permit as amended;
   c. Request additional information before a resolution is passed; or
   d. Deny the application for a Temporary Use Permit.

BUDGET:

$500 revenue to Lands Use Application Fees.

RECOMMENDATION / RESOLUTION:

Recommendation:
That Council discuss all elements of the TUP as listed above and direct the Approving Officer to draft a Temporary Use Permit for final consideration of Council; and that Council, today, make a motion that reads as per the following:

Resolution:
"That Council Authorize notification of Council's approval in principle and proceed with the technical review of the Prince Rupert Gas Transmission Ltd.'s application for a Temporary Use Permit for a "temporary stockpile site" located at District Lot 1282 in the District of Hudson's Hope; and to report back to Council for a final consideration, where Council has four options:
a. By resolution, issue the Temporary Use Permit;

b. By resolution, issue the Temporary Use Permit as amended;
c. Request additional information before a resolution is passed; or
d. Deny the application for a Temporary Use Permit."

Tom Matus, Approving Officer

TEMPORARY COMMERCIAL USE PERMIT NO. 2015-3

Issued to: Prince Rupert Gas Transmission Ltd.
450 – 1st St. SW
Calgary, AB
T2P 5H1

With respect to the following lands:

District Lot 1282 Peace River District

1. This Temporary Commercial Use permit is issued pursuant to Section 921 of the *Local Government Act*.

2. The purpose of this permit is to allow a stockpile site, identified as Site 106A, for materials related to the activity of natural resources, specifically, Liquid Natural Gas, as a permitted use.

3. This permit does not relieve the owner or occupier from obtaining any other approvals required by the District of Hudson's Hope or any other jurisdiction or from meeting any other applicable regulations.

4. This permit is not a building permit and/or a development permit.

5. This permit is valid May 1, 2015 to April 30, 2018, inclusive.

This Temporary Use Permit will comply with the following edicts:

6. All plans regarding effecting this permit, (i.e. traffic, construction and detail stockpiling, as well as any others), must be submitted to Council for their review and approval prior to work being started.

    a. Height of stockpile not to exceed

    b. Height of buildings not to exceed

    c. Setbacks of stockpile in relation to the fence must be:

    d. stockpile area must be fenced with

    e. The lands will be used strictly in accordance with this permit.

    f. by the permit expiry date all materials and fencing must be removed from the lands and the lands to be left in ssatisfactory condiation as approved by the Afpproving Officer of the District of Hudson's Hope by April 30, 2015

    g. dust control plan must be submitted for council review and approval

DRAFT

h. the Temporary Use Permit application will be referred to the appropriate agencies whose interests may be affected.

i. Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

j. An Irrevocable letter of Credit is required in the amount of $100,000.00 to garauntee compliance of the Temporary Use Permit.

k. is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;

l. does not have a negative impact on adjacent lands;

m. does not create a significant increase in the level or demand for services;

n. does not permanently alter the site upon which it is located;

o. complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and

p. complies with other provincial and federal enactments.

Tom Matus
Approving Officer

Certified a true and correct copy of Temporary Commercial Use Permit No. 2015-03 issued by Resolution of District of Hudson's Hope Council Passed on the ____ day of ____, 2015.

_____
Tom Matus, Approving Officer

DRAFT

LOCAL GOVERNMENT ACT
(Part 26)
NOTICE OF PERMIT #2015-3

TO: Registrar
Land Title Office
153, 1011 4th Avenue
Prince George, BC, V2L 3H9

TAKE NOTICE that the land described below is subject to a permit issued by the Council of the District of Hudson's Hope.

PARTICULARS OF PERMIT

Permit Description
(a) Type of Permit: Temporary Commerical Use Permit
(b) Statutory Authority: section 921 of the *Local Government Act*

Legal Description of Land Affected:
Parcel Identifier: 023-713-046
District Lot 1282

Issue Date: _____, 2015
Expiry Date: ___ _____
(for Temporary Commercial or Industrial Permit only)

FURTHER PARTICULARS OF THE PERMIT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

USE THIS BOX ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER s. 982 OF THE *LOCAL GOVERNMENT ACT*:

THIS NOTICE relates to the amendment of Land Use Contract No. ____, which is registered as a chargeagainst the above described land.

PARTICULARS OF THE AMENDMENT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE.

Dated: _____

DISTRICT OF HUDSON'S HOPE

by _____
Clerk

HUDSON'S HOPE
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

APPLICATION - TEMPORARY USE PERMIT

IMPORTANT • **Incomplete applications will not be accepted**

SECTION 1- APPLICANT (PLEASE PRINT)

Name: I/We hereby make application to the District of Hudson's Hope for a Temporary Use Permit

Owner Name Charlton Brock Hayward & Judy Ann Hayward
Please print first and last name

Owner Address P.O. Box 2415 City Chetwynd Prov. BC Postal Code V0C 1J0

Owner Contact Phone Number 250.788.2763 Email N/A

Applicant Name (if different from owner) Prince Rupert Gas Transmission Ltd.

Applicant Address 450-1st St. SW City Calgary Prov. AB Postal Code T2P 5H1

Applicant Contact Phone Number 403.920.6491 Email keri-lynn-bruce@transcanada.com

PLEASE NOTE: IF APPLICANT IS NOT AN OWNER, A LETTER OF CONSENT IS REQUIRED

SECTION 2 – DESCRIPTION OF PROPERTY

AS INDICATED ON STATE OF TITLE CERTIFICATE

Civic Address _____ Parcel Identifier (PID) 023-713-046

Lot/ Parcel 1282 Block I Plan _____ Roll No. _____

Existing Use of Subject Property Pasture

Existing Use of Adjacent Properties Pasture, Trees (Forestry), Residence (NE)

Present Zoning RU3

Official Community Plan Map Designation _____

This information is collected for the administrative and/or operational functions of the District of Hudson's Hope as authorized by the Local Government Act. This information has been collected, and will be used and maintained, in accordance with the Freedom of Information and Protection of Privacy Act. Should you have any questions above, please contact the District's CAO at 250-783-9901.

SECTION 3 - DESCRIPTION OF TEMPORARY USE APPLIED FOR:

(Two Site Plans Attached. The site plan should include legal information, setbacks, parking, access, outer perimeter of all buildings and structures, topographic features, watercourses, and any relevant cross sections, elevations, or detail drawings.)

Detailed Description of Temporary Use Applied for, including uses, buildings or structures:

Temporary Stockpile site (10bA)
-Please see attached descriptions

Proposed conditions under which the temporary use will be carried out:

Construction of the Prince Rupert Gas Transmission LNG pipeline

Commencement Date of Proposed Temporary Use:

April 2015

Estimated Date When Temporary Use Will Cease:

December 2018

ADDITIONAL INFORMATION: (Reasons and comments in support of application. Use separate sheet or attach plans if required.)

In making this application, the owner agrees to permit access to the property at all reasonable times by District of Hudson's Hope staff, members of council or consultants authorized by the District of Hudson's Hope, for purposes of conducting inspections of the property.

I/We Prince Rupert Gas Transmission Ltd. make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand this application including any plans submitted is public information. I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

6-Feb-2015 _____
(Date) (Applicant's Signature)

This application is made with my full knowledge and consent.

7-Feb-15 Brock Hayward J Hayward
(Date) (Registered Owner's Signature)

SUBMISSION REQUIREMENTS	If "Not Provided" please explain	
(please check either "Provided" or "Not Provided")	Provided	Not Provided
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)	✓	



Prince Rupert
Gas Transmission Project

Ancillary Site Information Sheet

PRGT004776-TC-LA-PLN-0002

November 21, 2014

Rev # 0

Confidential

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Campsite, Stockpile Site and Laydown Yard

The sites have been placed in previously cleared areas with direct access to existing road infrastructure wherever possible in order to limit the amount of clearing that will take place, and to allow the use of existing roads rather than requiring the construction of new ones. The areas selected are also evaluated for the amount of ground disturbance that will be required to level the sites for the placement of the facilities.

Site Development:

Once all permits have been received for the project (including the OGC permit for the pipeline, the EA certificate for the pipeline, and all associated permits) the Prime Contractor and all associated sub-contractors (camp, clearing etc.) will begin site preparation for the camp, stockpile and laydown yard. Site development is anticipated to take 90 to 120 days, at which time the camp will be established and the first crews will move on site. The current plan is for the site to begin as a pioneering camp which will house 200 to 300 men for the initial stage of the right of way preparation; eventually expanding to a full size camp housing 800 to 1000 men. Both of these builds will require a service area for water, sewage, generators, propane etc. to run the camp. Camp sites may also include water wells and effluent pond. Equipment associated with the camp will consist of front end loaders, contractor/ personal vehicles, water/sewer, delivery trucks, fuel trucks etc.

The laydown yard (contractor yard) and stockpile site are generally developed at the same time as the camp, and equipment may be moved on and off the site during various stages of pipeline construction. The laydown yard will be used to setup temporary offices for the contractor, TransCanada construction management team as well as temporary warehouse structures for storing materials. The site will also have fuel storage for project vehicles and construction equipment. Equipment associated with the contractor's yard will consist of bulldozers, excavators, front end loaders, pickup trucks, fuel trucks, water trucks, side booms, tractor trailers, delivery vehicles, etc. The stockpile site will be used to stockpile approximately 60,000 m of pipe. Project assemblies (valves / fittings) as well as left over construction material (left over pipe from project). Equipment associated with the stockpile will consist of pipe trucks/trailers, pickup trucks, mobile office trailer, crane, side booms and excavators. This site may also be used for additional parking if required. All of the sites (camp, laydown and stockpile) may be fenced around the site perimeter.

Detailed site development plans will be available once the all of the contracts for the pipeline, clearing contractor, camp provider etc. have been awarded and the contractors have all had an opportunity to meet and develop these plans.

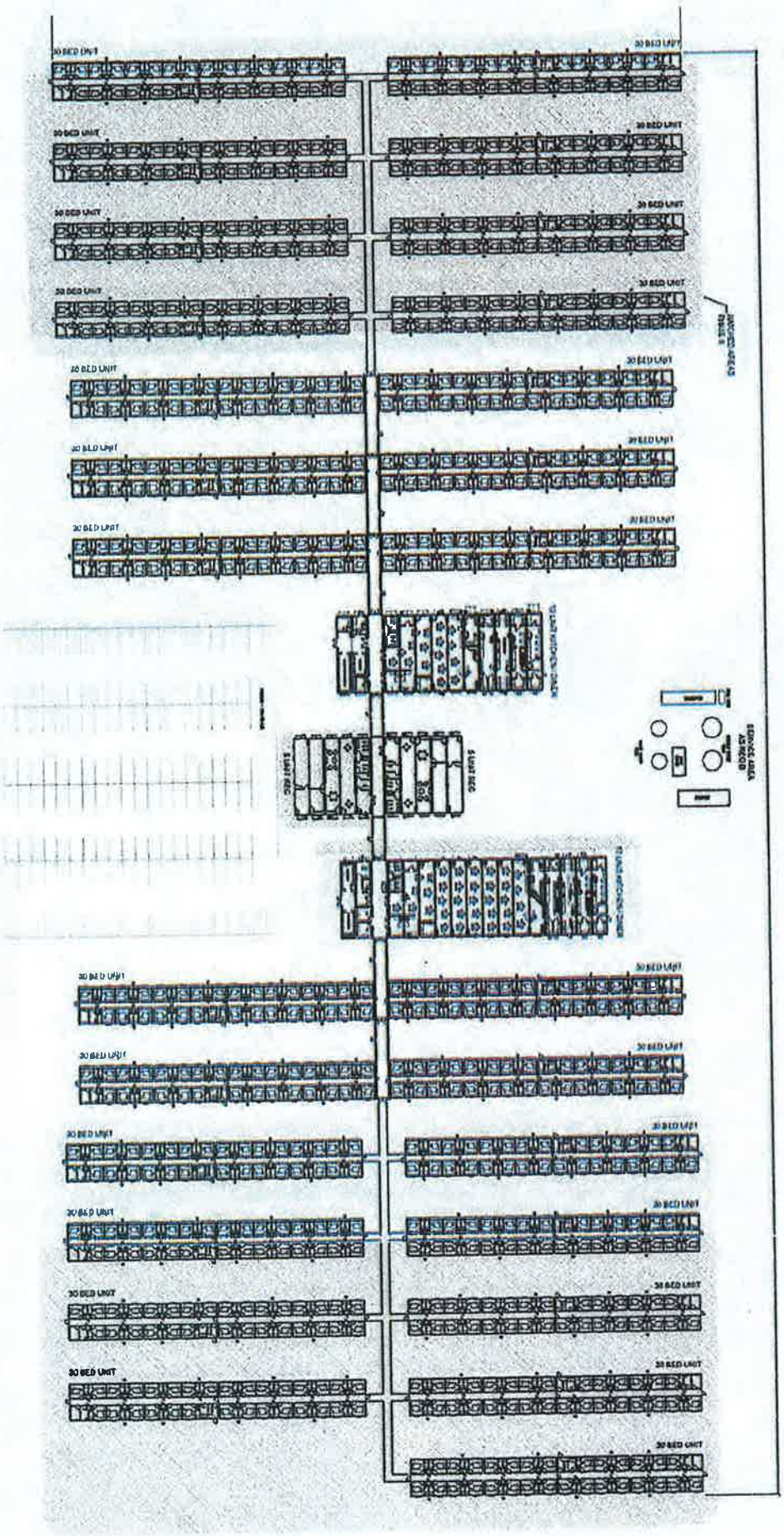
Management Plan, Traffic Management, Reclamation and Security:

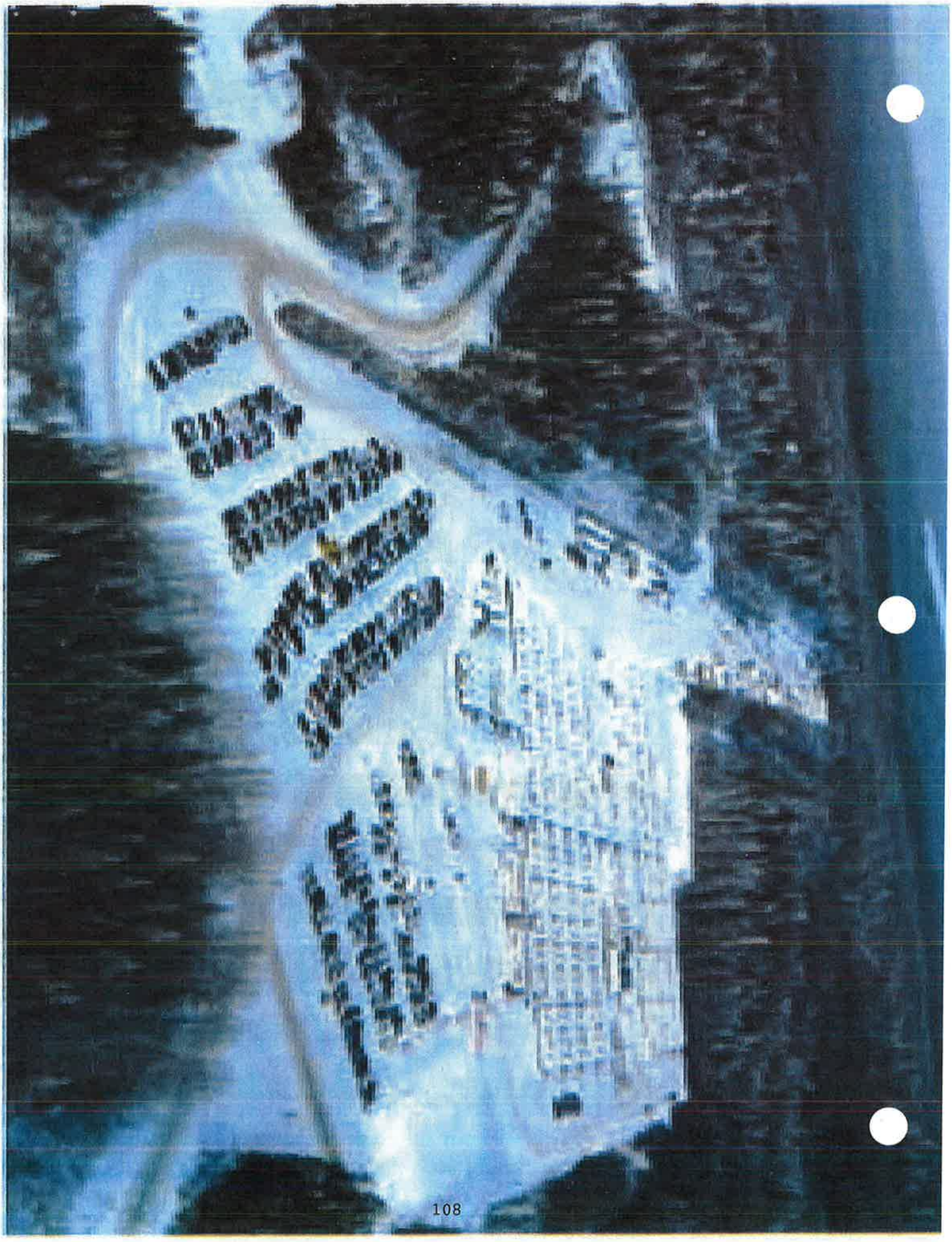
Detailed management plans, traffic strategies and site specific reclamation plans will be developed by the contractors (Prime, Camp, Clearing etc.) once all contracts have been awarded. The PRGT Project team has considered traffic management when choosing the location for these sites, and a high level access strategy is attached to this document explaining the reasons for site selection and the type of controls that are included in a traffic management plan. The site will have 24 hour on site security, and may be fenced as necessary.

Attachments:

Included in this package are the following attachments:

- A sketch showing a typical camp layout – specific site design depends on a number of factors and the final layout for the sites will be determined by the contractors
- Sample photos of existing campsites and stockpile site
- Access strategy







Ancillary Site Access Strategy

PRGT recognizes that our presence in the community influences traffic flows. To ensure that disruptions and traffic hazards are identified and controlled, a traffic management plan will be produced by our prime contractors once a contract has been awarded. Prior to awarding the prime contract PRGT has considered traffic and its effects on the community and area as outlined below in when picking the site location.

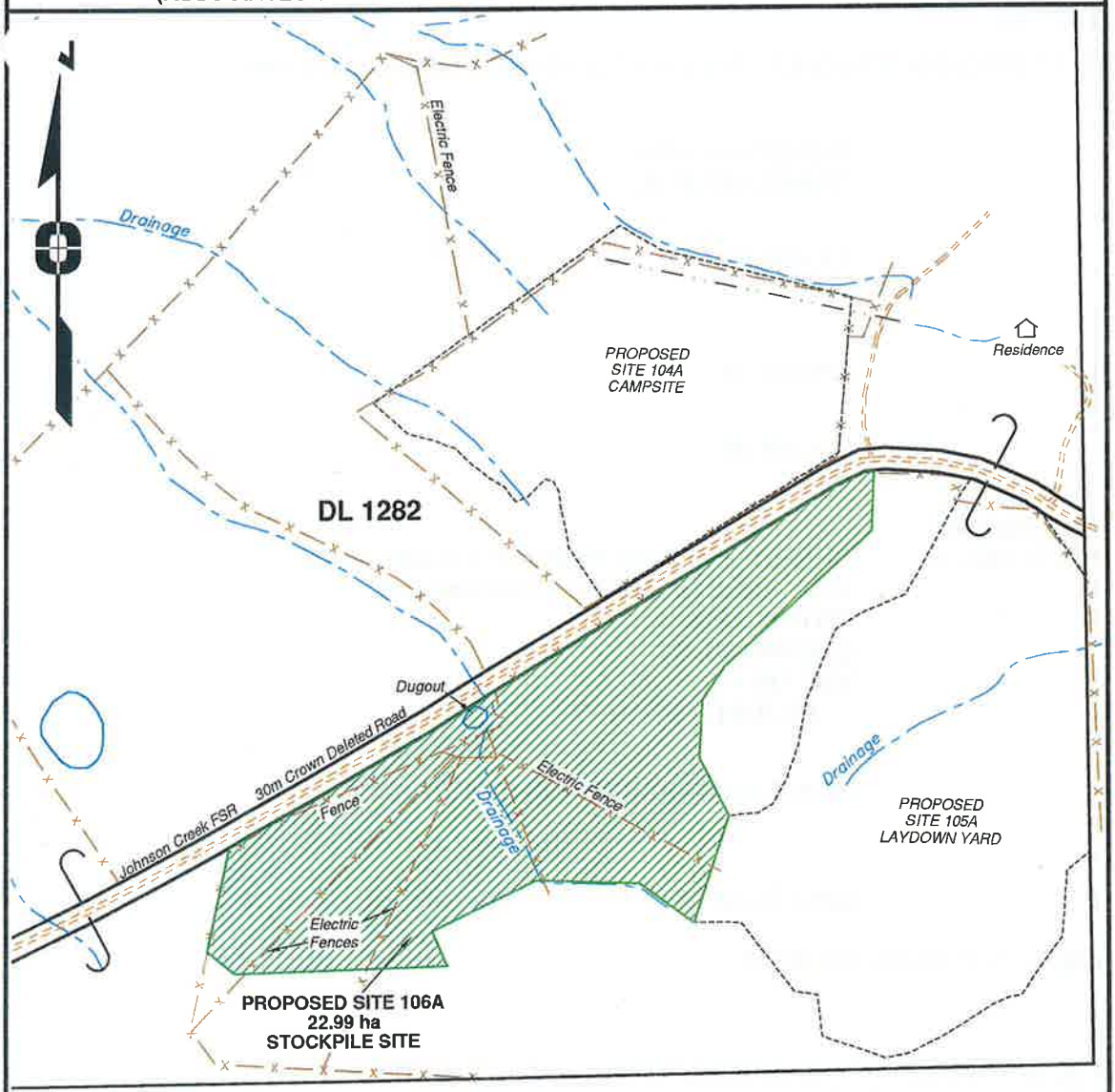
It is assumed that the pipeline contactor will be working six (6) days on and one (1) day off. This being the case there would be one initial influx of traffic to get the workers into the camp site and one more once the job is completed and the workers move on to the next camp. Along with the camp there is also a proposed contractor yard and stockpile site. There will be the initial shipping of pipe from a designated rail siding to the stockpile site that may increase the traffic volume through the community. Once the pipe is in the stockpile yard, transportation to the right of way will occur utilizing the right of way whenever practical.

Locating the ancillary sites to minimize traffic is only the first step of managing traffic in the area. As stated in paragraph one once the prime contact has been awarded a full traffic management plan will be produced. In the absence of this document below is a high level summary outlining some of the control measures that are typically implemented in a traffic management plan.

- Project orientation (mandatory to all workers) with a section speaking to traffic and the local communities
- Ensuring construction equipment and materials are not stored or parked in such a manner to cause a traffic hazard
- All drivers of company vehicles are competent and possess the proper licensing for the equipment they are operating. Copies of driver licensing will be filed onsite
- Driving hazards shall be evaluated on an on-going basis and communicated to drivers through safety meetings and bulletins
- Compliance with pipeline contractors HS&E policies and procedures regarding vehicle care and control.
- Vehicles required to travel on logging roads will be equipped with a radio and proper channels to communicate vehicles position to other drivers
- Flag persons will be utilized when required. All flag persons will have received recognised training in proper flagging techniques. Flag persons will wear appropriate PPE including high visibility outer clothing (e.g. vest, full body suits), hard hats and will have proper "slow/stop" paddles for controlling traffic
- Protective measures will be used to prevent damage to the roadway surface by tracked equipment
- Signage denoting the nature of identified hazards shall be erected along the right of way and storage locations
- "Truck turning" signs will be posted well in advance of a location where trucks will be entering or exiting road ways

- Construction and project vehicles are not permitted to park along the edge of the roadway, except if they are in the bar ditch, or other means have been taken to prevent the public from being exposed
- Driving hazards associated on rural and secondary roads will be identified by job safety analysis and control measures will be in place accordingly. The JSA will be reviewed by all personnel on the project upon first day of hire in correlation with the new hire orientation
- Journey management plans will be implemented including; limited travel times, fuel logs, travel logs, vehicle inspection forms, etc.
- Dust control where required
- Speed enforcement and discipline plans

INDIVIDUAL OWNERSHIP PLAN SHOWING
PROPOSED STOCKPILE SITE (SITE 106A) WITHIN
DISTRICT LOT 1282
PEACE RIVER DISTRICT, BRITISH COLUMBIA
(ASSOCIATED WITH SITE 105A LAYDOWN YARD & SITE 104A CAMPSITE)



Unsurveyed

Crown

Land

I/We, the landowner(s)/occupants(s), consent to the location of the Ancillary Sites as shown and have no objections.

Dated this _____ day of _____, 20____

Areas		
Permanent	0.00 ha	0.00 ac
Temporary	22.99 ha	56.81 ac
Total	**22.99 ha**	**56.81 ac**

Signature: Brock Hayward

Owner(s): Charlton Brock Hayward

Signature: J Hayward

Owner(s): Judy Anne Hayward

Title No: CA3076476
Parcel Identifier: 023-713-046
PRGT Tract No.: SITE 106A

100 0 100 200 300 400 500

The intended plot size of this plan is 216mm in width by 356mm in height when plotted at a scale of 1: 7500 (use legal size sheet)

PRINCE RUPERT GAS TRANSMISSION LTD.

FOCUS
Focus Surveys (BC) Limited Partnership
10716 - 100th Avenue Fort St John BC
V1J 1Z3 250.787.0300 www.focus.ca

Drawing No: 131212NP03R1
Ref Dwg: 131212SK04R2
Drafter / Checker: JM/ JN

TITLE SEARCH PRINT 2015-02-11, 13:17:50

Requestor: Sandy Sohlbach

Folio/File Reference: TC 130316

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA3076476
From Title Number	PL20611
Application Received	2013-04-15
Application Entered	2013-04-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address: CHARLTON BROCK HAYWARD, Businessman
JUDY ANNE HAYWARD, Businesswoman
PO BOX 2415
CHETWYND, BC
V0C 1J0
AS JOINT TENANTS

Taxation Authority PEACE RIVER ASSESSMENT DISTRICT

Description of Land

Parcel Identifier: 023-713-046
Legal Description:
DISTRICT LOT 1282 PEACE RIVER DISTRICT

Legal Notations

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT,
SEE AGRICULTURAL LAND RESERVE PLAN 21608

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PB25413
Registration Date and Time:	1988-06-14 12:55
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	PL20612
Registration Date and Time:	1997-04-03 11:13
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	SECTION 47 LAND ACT

Requestor: Sandy Sohlbach

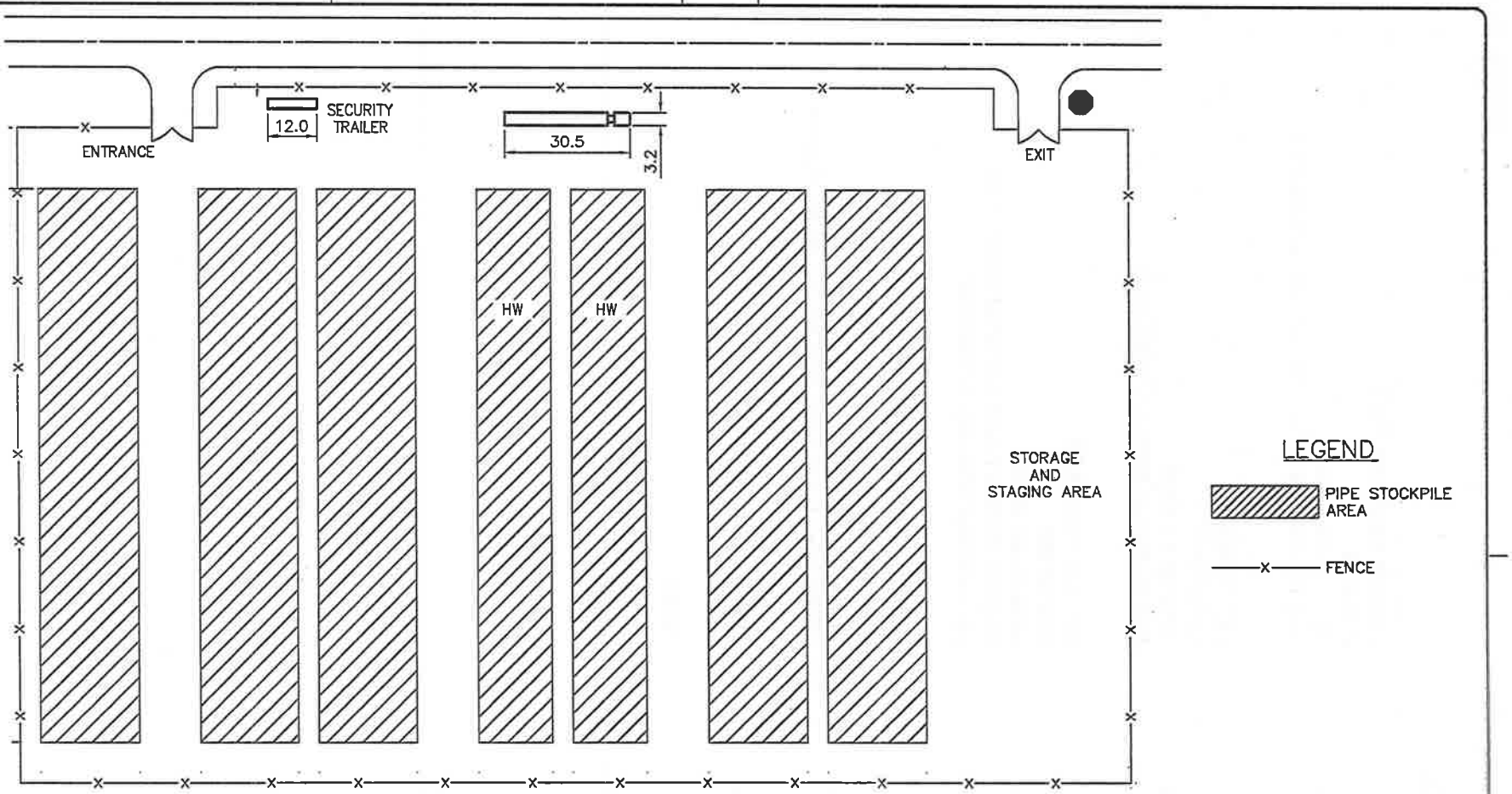
Folio/File Reference: TC 130316

Nature:	TIMBER RESERVATION
Registration Number:	PL20613
Registration Date and Time:	1997-04-03 11:13
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Nature:	MORTGAGE
Registration Number:	CA3076477
Registration Date and Time:	2013-04-15 10:01
Registered Owner:	RAYMOND LLOEFFLER BROOKES
Nature:	OPTION TO LEASE
Registration Number:	CA4029987
Registration Date and Time:	2014-10-20 16:43
Registered Owner:	PRINCE RUPERT GAS TRANSMISSION LTD. INCORPORATION NO. BC0959260
Nature:	PRIORITY AGREEMENT
Registration Number:	CA4029988
Registration Date and Time:	2014-10-20 16:43
Remarks:	GRANTING CA4029987 PRIORITY OVER CA3076477

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



STOCKPILE SITE
SCALE 1:5000

116

UPI DRAWING NO. 20101-505-SKT-00010

REFERENCE DRAWINGS	
DRAWING No	TITLE
-	

REV No	DATE	REVISION	PROJECT CODE	DRAFT BY	DRAFT CHK	DESIGN BY	DESIGN CHK	PROJ MGR

PROFESSIONAL ENGINEER/RPT	PERMIT/ ENG. APPROVAL
	DATE

DISCLAIMER

THIS DRAWING IS PREPARED SOLELY FOR THE USE OF TRANSCANADA PIPELINES LTD. UPI PROJECTS CANADA LTD. ASSUMES NO LIABILITY TO ANY OTHER PARTY FOR ANY REPRESENTATIONS CONTAINED IN THIS DRAWING.

REV. NO.	DATE	PERMIT NUMBER:

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UniversalPegasus INTERNATIONAL

FIA # 4776	CHAINAGE:	DISCIPLINE # 00

STOCKPILE AREA PLAN

SCALE AS SHOWN	DRAWING No	REV AA

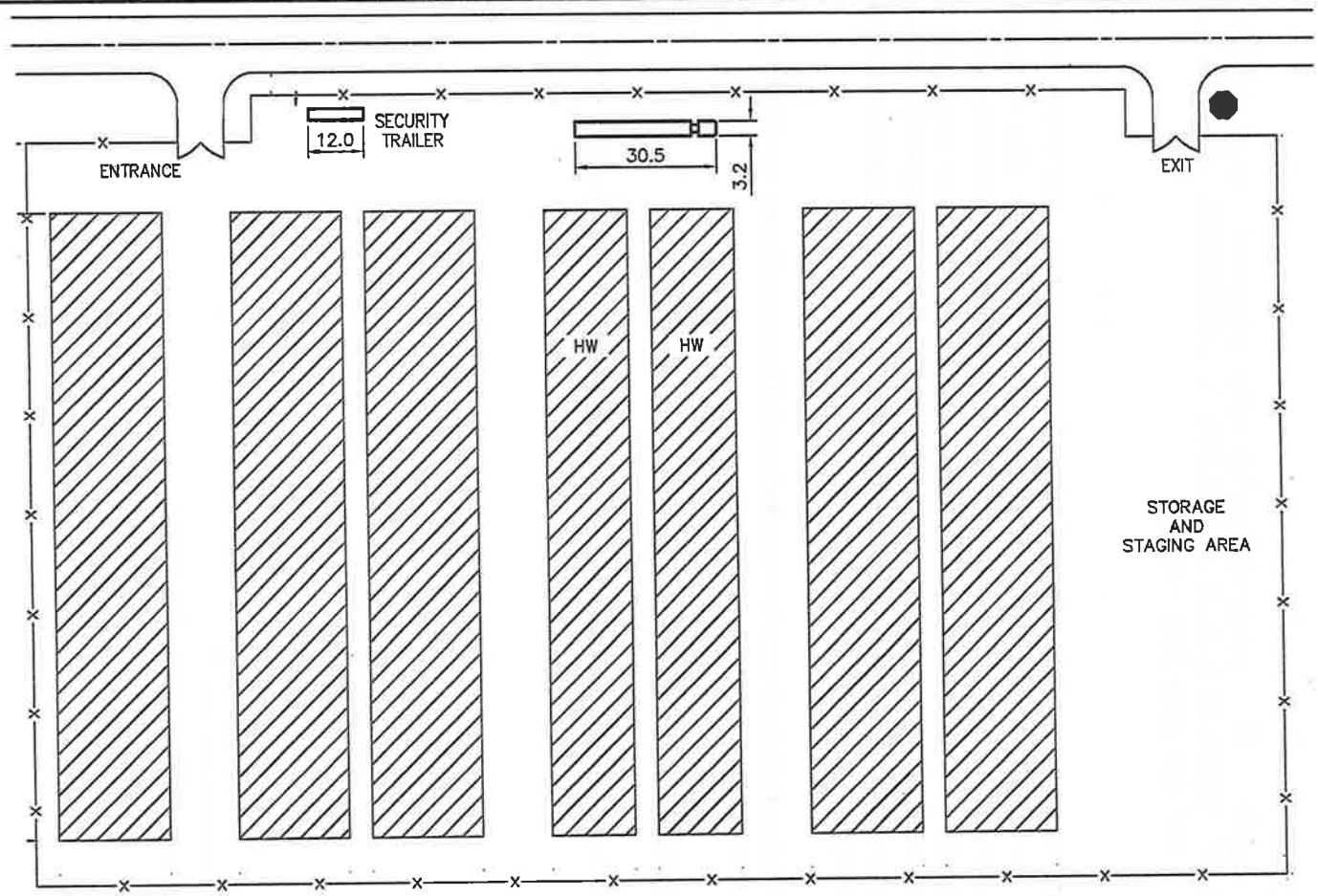
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TIME

DESIGNFILE

TC_A3_ 97X420

CADD DRAWING: DO NOT MAKE MANUAL REVISIONS



STOCKPILE SITE
SCALE 1:5000

UPI DRAWING NO. 20101-505-SKT-00010

REFERENCE DRAWINGS	
DRAWING No	TITLE
-	

REV No	DATE	REVISION	PROJECT CODE	DRAFT BY	DRAFT CHK	DESIGN BY	DESIGN CHK	PROJ MGR

PROFESSIONAL ENGINEER/RPT	PERMIT/ ENG. APPROVAL
	DATE

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REV. NO.	DATE	PERMIT NUMBER:

TransCanada
In business to deliver

UniversalPegasus INTERNATIONAL

FIA # 4776	CHAINAGE:	DISCIPLINE # 00

STOCKPILE AREA PLAN

SCALE AS SHOWN	DRAWING No	REV AA

117

ID

TIME

DESIGNFILE

TC_A3_BR.DWG 297X420

CADD DRAWING: DO NOT MAKE MANUAL REVISIONS

REQUEST FOR DECISION

RFD#:	**Date: March 23, 2015**
Originator: Robert Norton, Director of Protective Services	
RFD TITLE: Emergency Management BC Elected Officials Workshop	

BACKGROUND:

Emergency management BC is conducting information sessions throughout the province for elected officials to provide an opportunity to learn more about emergency management in a half-day workshop format.

DISCUSSION:

These workshops serve to provide elected officials a broad overview of their roles and responsibilities, the requirements of the Emergency Program Act, and emergency management best practices at the municipal level. Traditionally the Emergency Program Coordinator also attends with Council to provide information regarding how this information relates to our particular municipality. I would recommend that any elected official who has not had the opportunity to attend one of these workshops in the past attend if available.

As per the attached schedule there is a workshop in Dawson Creek on 30 April 2015, which would be the closest venue.

RECOMMENDATION / RESOLUTION:

"*Council approve travel and expenses for any elected official who wishes to attend this workshop*".

Robert Norton, Director of Protective Services

SR7

BRITISH COLUMBIA | Emergency ManagementBC

March 9, 2015

To: Mayor and Council/Chair and Board

Emergency Management BC (EMBC) would like to invite you, your representatives, and the Emergency Program Coordinator to participate in one of the Senior and Elected Officials workshops offered this spring.

The workshops will provide an opportunity for elected officials and administrators to learn more about emergency management including: response roles and responsibilities, the importance of initiating recovery plans early on, how mitigation and prevention can minimize the impact, and how preparedness activities can build resilience and ensure your community is ready to respond. We will also discuss the statutory requirements of the Emergency Program Act, present the Provincial Coordination Team (PCT) concept, and provide an overview of the Province's draft Initial Response Plan (IRP) for a major seismic event.

These half-day workshops will be delivered by EMBC staff and will include lunch and refreshments to provide additional networking opportunities.

To register, please see the attached schedule and confirm your participation through the appropriate EMBC regional office.

Sincerely,

Patrick Quealey
Assistant Deputy Minister
Emergency Management BC

2015 Senior and Elected Officials Workshop Schedule

Location	Date	Venue	Region
Williams Lake	Apr 16, 1000-1400	Williams Lake Fire Hall, 230 Hodgson Rd	NEA
Port Alberni	Apr 21, 1000-1400	Echo Park Fieldhouse – 4200 Wood Avenue at King St	VIR
Kelowna	Apr 22, 1000-1400	Firehall #1 - 2255 Enterprise Way	CTL
Prince George	Apr 24, 1000-1400	155 George St	NEA
Central Saanich	Apr 27, 1000-1400	Central Saanich Fire Hall - 1512 Keating X Road	VIR
Squamish	Apr 29, 1000-1400	37801 Cleveland Ave.	SWE
Abbotsford	Apr 30, 1000-1400	AFRS Training Center,1544 Riverside Rd	SWE
Dawson Creek	Apr 30, 1000-1400	Kiwanis Arts Center, 1100 – 95th Ave	NEA
Revelstoke	May 05, 1000-1400	Revelstoke Fire Hall, 227 – 4th St West	SEA
Surrey	May 05, 1000-1400	SWE PREOC, 14292 Green Timbers Way	SWE
Sechelt	May 06, 0900-1300	SCRD Office, 1975 Field Street	SWE
Nanaimo	May 06, 1000-1400	Vancouver Island Conference Centre – 101 Gordon St	VIR
Kamloops	May 11, 1030-1430	Kamloops EOC - 955 Concordia Way	CTL
Burns Lake	May 12, 1000-1400	Regional District of Bulkley-Nechako, #37 – 3rd Ave	NWE
Terrace	May 13, 1000-1400	Suite 1A (Basement) 3215 Eby St	NWE
Port Clements	May 14, 1100-1500	Senior's Room, Multi-Purpose Building, #36 Cedar Ave West	NWE
Castlegar	May 27, 1000-1400	Columbia Trust Forum, 445 – 13th Ave	SEA
Courtenay	May 27, 1000-1400	Comox Valley Emergency Program Office – 3001 Moray Avenue	VIR
Powell River	May 28, 0830-1230	Powell River Town Centre Hotel – 4660 Joyce Avenue	VIR
Cranbrook	Jun 16, 1000-1400	RD East Kootenay Board Room, 19 -24th Ave South	SEA

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: **Mayor and Council**

SUBJECT: **Light Industrial Report**

DATE: **March 23, 2014**

FROM: **Devon Flynn, Intern**

BACKGROUND/RATIONALE:

The last two requisites for the light industrial crown land tenure application have been more or less satisfied:

- Timber statement (TDB)
- Management Plan (L&M)

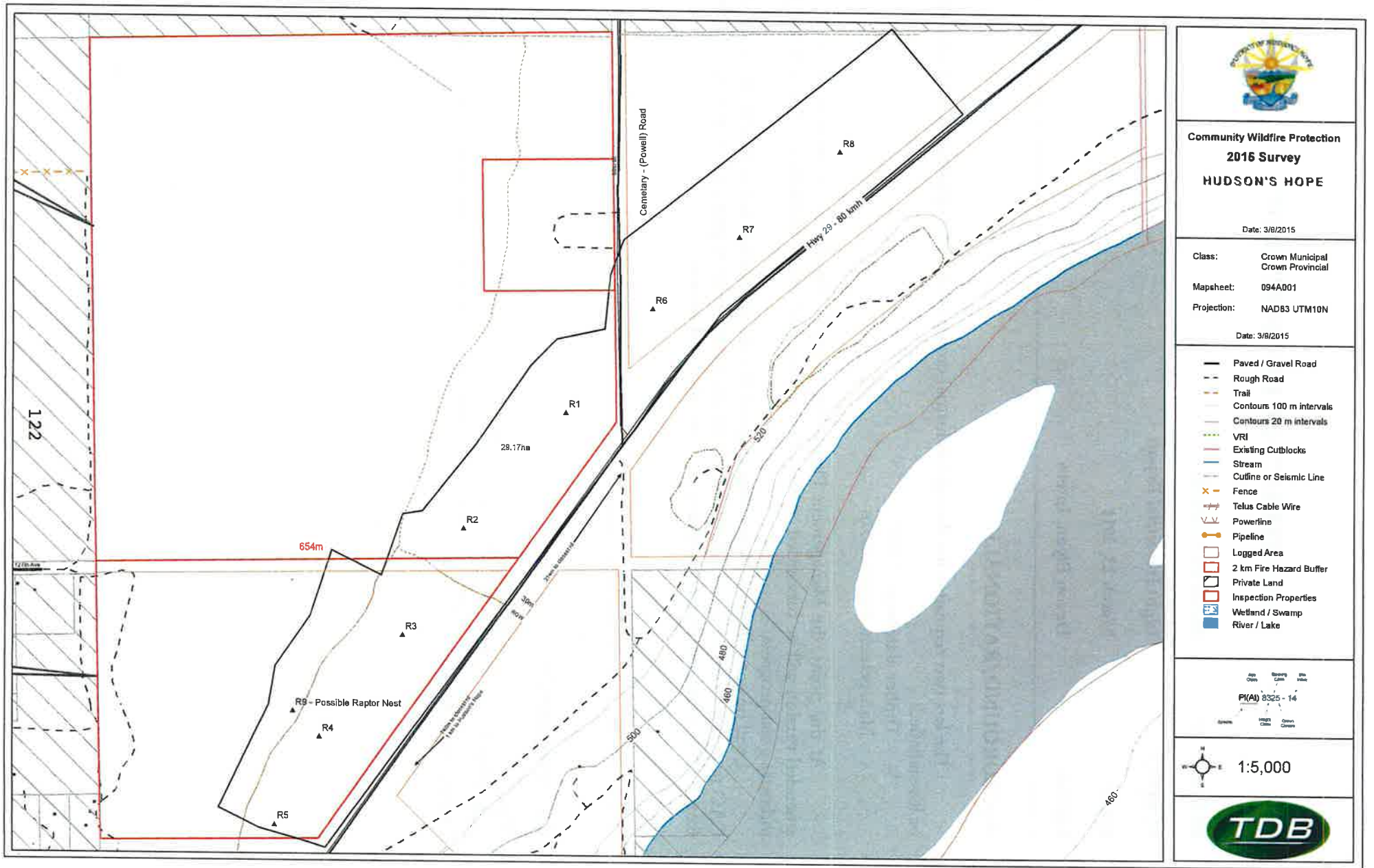
At this point, the Management Plan is only a draft. Should any corrections be made, the amended version will be forwarded as part of our crown land tenure application. Nevertheless, this indicates great progress.

I will be compiling the documents required for the application and reviewing them with the CAO to ensure completeness. There is an additional review process provided by Marianne Johnson from FLNR to ensure all necessary details are included and present.

Report Prepared By:

Devon Flynn, Intern

SR8



Community Wildfire Protection
2016 Survey
HUDSON'S HOPE

Date: 3/8/2015

Class: Crown Municipal
Crown Provincial

Mapsheet: 094A001

Projection: NAD83 UTM10N

Date: 3/8/2015

- Paved / Gravel Road
- Rough Road
- Trail
- Contours 100 m intervals
- Contours 20 m intervals
- VRI
- Existing Cutblocks
- Stream
- Cutline or Seismic Line
- Fence
- Telus Cable Wire
- Powerline
- Pipeline
- Logged Area
- 2 km Fire Hazard Buffer
- Private Land
- Inspection Properties
- Wetland / Swamp
- River / Lake

PI(AI) 8325 - 14

1:5,000

TDB

Document Path: N:\Veg_Management\Hudsons_Hope\HH_JamiWoods_2015\JamiesonWoods_Lots2015.mxd



Community Wildfire Protection

2015 Survey

HUDSON'S HOPE

Date: 3/9/2015

Class:	Crown Municipal Crown Provincial
Mapsheet:	094A001
Projection:	NAD83 UTM10N

Date: 3/9/2015

- Paved / Gravel Road
- Rough Road
- Trail
- Contours 100 m intervals
- Contours 20 m intervals
- VRI
- Existing Cutblocks
- Stream
- Cutline or Seismic Line
- Fence
- Telus Cable Wire
- Powerline
- Pipeline
- Logged Area
- 2 km Fire Hazard Buffer
- Private Land
- Inspection Properties
- Wetland / Swamp
- River / Lake

PI(Ad) 8325 - 14

1:5,000

TDB

Document Path: N:\Veg_Management\Hudsons_Hope\HH_JamiWoods_2015\JamiesonWoods_Lots2015.mxd



Recce Plot R1 Overview



Recce Plot R2 Overview



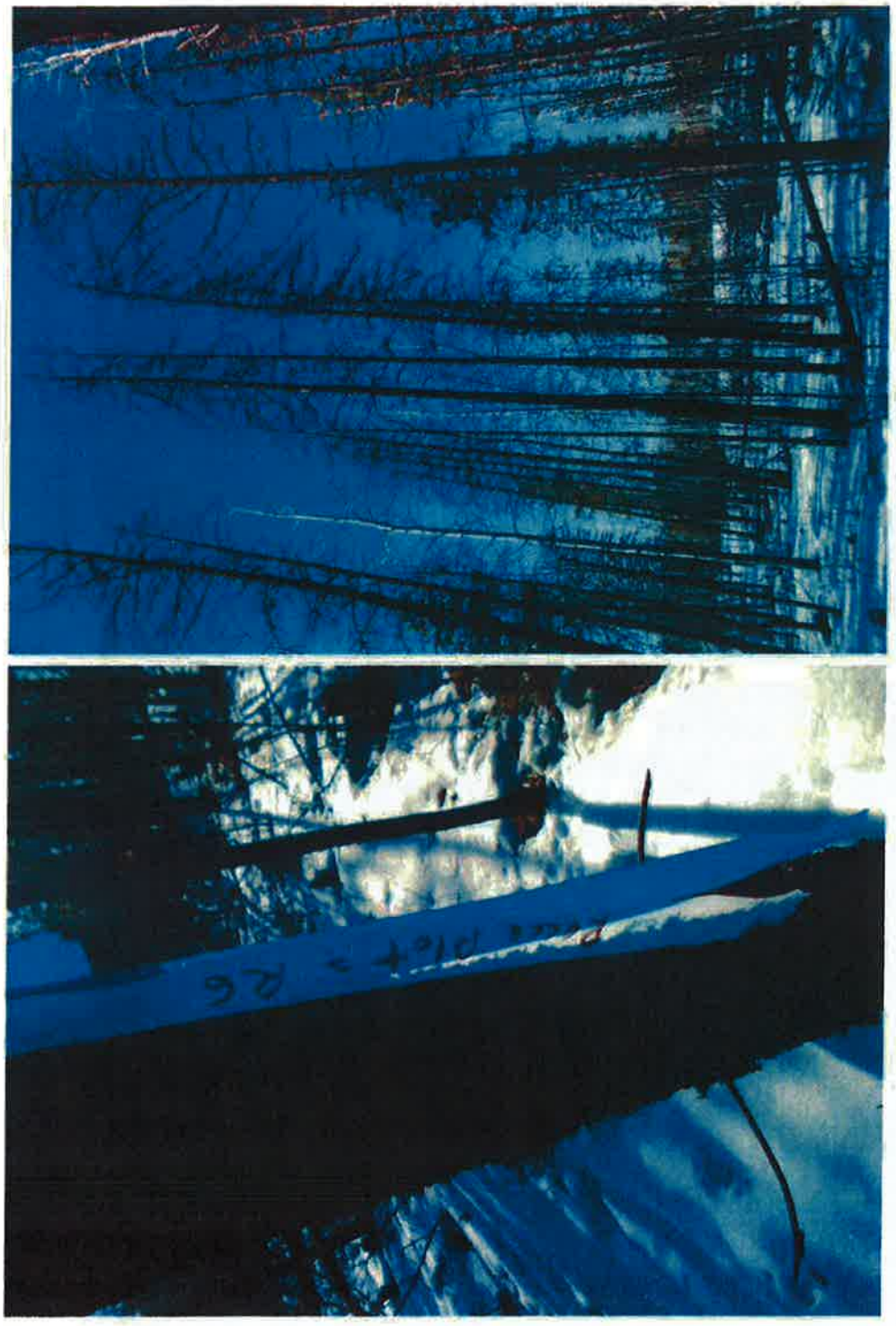
Recce Plot R3 Overview



Recce Plot R4 Overview



Recce Plot R5 Overview



Recce Plot R6 Overview



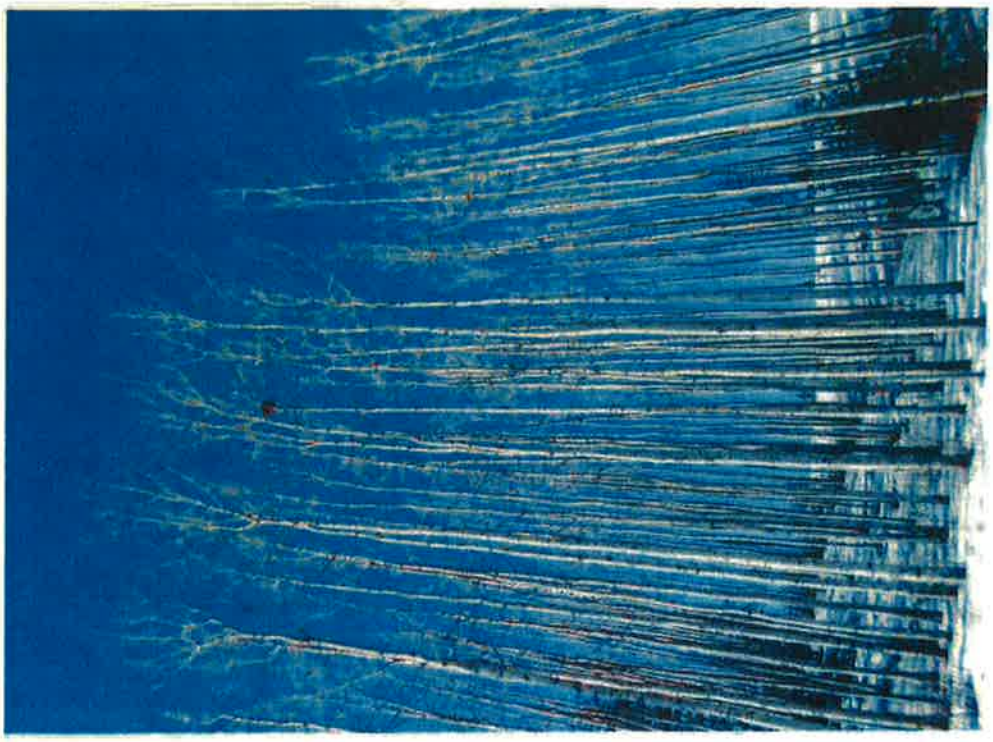
Recce Plot R7 Overview



Recce Plot R8 Overview



Possible Raptor nest



Possible Raptor nest

HUDSON'S HOPE

PLAYGROUND OF THE PEACE

2015

CROWN LAND PURCHASE APPLICATION
PROPOSED LIGHT INDUSTRIAL PARK
MANAGEMENT PLAN
MARCH 16TH, 2015

Submission by the District of Hudson's Hope

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DRAFT

1.0 Introduction

The District of Hudson's Hope is positioned to experience significant economic growth as a result of potential development of major utility, oil and gas, mining and other industrial development in the surrounding area.

Located in the foothills of the Rocky Mountains and along the banks of the Peace River, Hudson's Hope is located approximately 90 kilometres west of Fort St. John and 70 kilometres north of Chetwynd on Highway 29. Historically, the economy of Hudson's Hope has relied on resources beginning with the fur trade in the 1700's. Today, resource extraction operations and industrial development continue to be the main economic drivers for the community. Throughout its lifetime, Hudson's Hope has been witness to significant change in resource extraction, technology, and opportunities and has experienced economic downturn as a result of its dependency on the resource sector.

In 2013, the District began to prepare itself for the projected development of major utility, oil and gas, and mining projects in the peripheries of the District with the creation of a new Official Community Plan (OCP). During this process, several needs were expressed by the Community including a need to

> *"Position the District to best take advantage of resource sector growth to secure a greater variety of commercial services in the community".*

One of the ways for the District to take advantage of resource sector growth in the community is to provide land and to encourage the development of a new light industrial park. Presently, the District's OCP and Zoning Bylaw do not include any land designated for light industrial development, which creates a gap in the local economy and a "leaky bucket" effect wherein economic leakages may occur. By providing appropriately designated lands for light industrial growth, the District will effectively diversify their industrial economic base as supported by Council and Policy 2.5 of the Official Community Plan: *"Ensure land is designated to accommodate measured industrial growth".*

This Management Plan is intended to identify the Crown Land which this application is applying to purchase. Additionally, this Management Plan will explain the reasons that support the purchase of this Crowns Land as well as the proposed light industrial uses that are supported by the District of Hudson's Hope.

Attached to this Management Plan is drawing **C001: Proposed Light Industrial Conceptual Subdivision Plan** which further illustrates the Crown Land which is the subject of this Crown Land Purchase Application.

2.0 Management Plan

2.1 Project Overview

The District of Hudson's Hope herein proposes to purchase a portion of Crown Land with a total area of approximately 24.6 hectares. This acquisition of land will facilitate the development of a new 18 lot light industrial subdivision located on Highway 29, approximately 3 kilometres from the downtown centre. The following drawing for the proposed purchase area has been included with this Management Plan:

- C001: Proposed Light Industrial Conceptual Subdivision Plan

2.2 Project Description

2.2.1 Background

The goal of acquiring the above-referenced Crown Land is to develop a new light industrial subdivision in Hudson's Hope along the Highway 29 corridor. The subdivision would provide eighteen (18) new light industrial lots with each lot being approximately 1 hectare in size. The District proposes to retain ownership of the 18 lots and to lease them to businesses in order to maintain control and consistency of new light industrial development in the community. This proposed subdivision will help to attract resource support industries to diversify, expand and stabilize the local economy.

As industrial development increases in areas surrounding the District of Hudson's Hope, the permanent population of the District is forecasted to increase between 1,600 and 6,200 people. In addition, the "temporary" population could reach peak levels of an additional 800 people depending on the ability of Hudson's Hope to capture the economic benefits associated with industrial support services. Examples of possible industrial support services include, but are not limited to:

- Equipment rental, lease & sales;
- Mini-storage & warehousing;
- Contractor service;
- Oil & gas pipe laydown areas;
- Industrial staging areas.

During the District of Hudson's Hope Official Community Plan update process in 2013, community stakeholders and members of the District Council provided input regarding the need to diversify and stabilize the economy for the long term. This issue was identified as a pre-requisite to attract new commercial services to the community. Additionally, solutions were requested to ensure that potential land use conflicts are minimized when new industrial development is planned. The subject Crown Land was identified by the District as a preferred location for a new light industrial park due to its proximity to Highway 29 and the lack of land use conflicts with existing residential and commercial development within the District.

2.2.2 Crown Land for Purchase

The legal descriptions of the Crown Land identified for purchase are listed below:

1. Subject Area "A": NE ¼ of Section 19 Township 81 Range 25 West of the 6th Meridian Except Blocks A, B & C. (7.85 ha);
2. Subject Area "B": SE ¼ of Section 30 Township 81 Range 25 West of the 6th Meridian Peace River District Plan 16795. (5.87 ha);
3. Subject Area "C": SW ¼ of Section 29 Township 81 Range 25 West of the 6th Meridian except Block A. (10.84 ha).

The approximate latitude and longitude of the subject Crown Land is: 56.0446 and –121.8921 and the subject Crown Land is located entirely within the municipal boundaries of the District of Hudson's Hope on the north side of Highway 29 North. The total land purchase area is 24.6 hectares (refer to drawing C001).

2.2.3 Access Plans

Once the subject Crown Land has been acquired and developed into a new light industrial park, the lots would be accessed via a frontage road which would offer two points of access: the intersection of Highway 29 & Jamieson Avenue and also at the intersection of Highway 29 & Powell Road (see C001).

2.2.4 Utilities

The long term policy direction of the Official Community Plan identifies an Urban Service Boundary as the maximum extent that the District will extend municipal water, sewer and storm drainage infrastructure to ensure that development

within the District is compact and efficient. The OCP further requires that all new light industrial development be serviced. The subject property is located entirely within the District of Hudson's Hope Urban Service Boundary and therefore, the proposed light-industrial subdivision is within the servicing limit boundary identified in the OCP.

The new 18 lot light industrial subdivision is proposed to be service with water via an extension to the municipal water main along Jamieson Avenue. The extended watermain is proposed to connect to the frontage road and will provide service connections for each individual lot. If required, the possibility exists to loop the watermain if needed to achieve adequate water pressure for fire suppression purposes. Further study and hydraulic modelling of the District's current water system will determine detailed pipe sizes and infrastructure requirements.

Sanitary wastewater is proposed to be handled via the community sanitary sewage lagoons located directly south, across Highway 29 North. The District would propose to auger beneath Highway 29 North in order to discharge the sanitary wastewater to the community sanitary sewage lagoons. Preliminary review of the topography indicates that the wastewater can be conveyed by a gravity pipe system.

Storm water is proposed to be managed on site for this development. The existing soil on site is generally a sandy and porous material. This indicates the development may be a good candidate for underground recharge chambers where stormwater is pre-filtered and then naturally seeps back into the underground soils, eventually becoming groundwater. Onsite management of stormwater is preferred as it limits downstream erosion and sedimentation impacts.

2.2.5 Competition

Currently the opportunities for light industrial development in the District of Hudson's Hope are non-existent. There is no available land designated for light industrial development within the District boundaries.

2.2.6 Construction Timelines

Assuming a 2015 approval of this Crown Land Acquisition application, subsequent clearing and grubbing of the land would occur so that the lands can

be graded and prepared to accommodate the future development and overall site drainage systems. Following engineering design confirmation, the extension of offsite water and sanitary mains would also begin. Once the subject property is rezoned in the District of Hudson's Hope Zoning Bylaw, lot servicing and registration would begin so that the 18 lots are available to be leased. This timeline aligns well with the estimated BC Hydro Site C hydroelectric dam construction timeline of 2015-2023, in which case new contractor businesses will immediately require land zoned for this type of industrial support service.

Once the subject land is acquired, the District will put out a bid for tender to local engineering firms and contractors. The design and construction for the subject property will meet all subdivision, development and servicing requirements outlined within their respective District of Hudson's Hope bylaws. Construction methods will follow standard earthworks excavation and grading. All construction will be in accordance with the District of Hudson's Hope bylaws.

2.3 Environmental

2.3.1 Land Impacts

This proposed light industrial land use will require the land to be cleared, grubbed and graded to create a level surface area. Where possible, trees may be retained to create a visually appealing, landscaped buffer between the development and Highway 29 North. The total impervious surface coverage (asphalt, concrete, etc.) will be designed and managed to reduce the impacts of stormwater runoff.

As previously noted the location of the proposed development site along the Highway 29 North corridor is well suited for a successful light industrial park as it is near the periphery of the District and will not create conflicts with existing land uses.

2.3.2 Atmospheric Impacts

The proposed light industrial development is not anticipated to generate significant amounts of sound, odor, gas or light emissions which would adversely impact the atmosphere. All light, noise and odor impacts will be mitigated to the greatest extent possible using buffers as well as with noise and light regulations to screen the development from surrounding land uses.

The District of Hudson's Hope Official Community Plan (OCP) has set a 15% target reduction to 2007 greenhouse gas emissions by 2020. As such, the OCP policy states that the District should promote energy efficient and environmentally friendly design and construction for all new development within the District.

2.3.3 Aquatic Impacts

There are no identified riparian areas or creeks running through the subject property. Storm water drainage will be designed by a Registered Professional Engineer and, subject to a soils evaluation, will be managed with onsite recharge chambers. The proposed uses are not expected to create sedimentation or water quality issues.

During construction, sedimentation will be managed utilizing standard construction mitigation methods including filter fabric, silt fencing and/or hay bales.

2.3.4 Fish and Wildlife Habitat

The location of the proposed light industrial subdivision has not been identified as an environmentally sensitive area with respect to endangered species or significant wildlife corridors. There are no fish-bearing streams present on the site.

Animals which are native to the region include deer, bear, wolves and eagles. Due to the vast surrounding natural environment, development of this light industrial should not significantly impact wildlife habitat. Additionally, there are no specified endangered animals in the immediate area which would be impacted by this development.

2.4 Socio-Community

2.4.1 Land Use

The Subject Area "C" of the applied-for Crown Land is designated as Serviced Industrial whereas Subject Area "A" and Subject Area "B" of the proposed subject properties have been designated by the District of Hudson's Hope Official Community Plan as the Jamieson Woods Nature Preserve (see **Schedule "C": Long Range Land Use Townsite Map**). Subject Areas "A" and "B" will therefore require an Official Community Plan amendment prior to development. The District has completed preliminary community consultation wherein there was

no negative feedback received. Further public notification and consultation is planned in order to re-designate a portion of the Jamieson Woods Nature Preserve to light-industrial. The subject property is not located within the provincial Agricultural Land Reserve.

The Jamieson Woods Nature Preserve includes a system of recreational trails and sand dunes. However, the recognized recreational areas occur beyond the northern boundary of the subject properties, which is separated from the proposed land acquisition area by a steep ridge. Landscape buffering would also be used to provide a visual barrier for recreationalists from the proposed light industrial park. The proposed land acquisition areas have been previously logged and do not provide significant recreational opportunities as experienced within the northern portion of the Jamieson Woods Nature Preserve.

Due to the proximity to Highway 29 North, the Ministry of Transportation and Infrastructure (MoTI) will be included in the application and development process to ensure that any traffic concerns are properly mitigated before access is granted to this development. A Traffic Impact Study will be completed and provided to the MoTI upon request.

It is expected that this proposed light industrial subdivision will operate year-round and is consistent with light industrial parks in comparable municipalities.

2.4.2 Socio-Community Conditions

Currently, emergency fire response is provided via a 25 person volunteer fire department based in the District. There is one medical clinic in the District which provides minor medical care to the residents of the District between the hours of 9am -5pm. Ambulances are dispatched from the nursing station in the District and medical emergency services are provided out of Fort St. John.

This development will not affect emergency response within the District due to the distance between this development and the District townsite. The light industrial park will be fully accessible for emergency vehicles due to the construction of the frontage road with two access points.

2.4.3 Public Health

The proposed light industrial park will convey sanitary waste via a municipal sanitary system designed by a Registered Professional Engineer. The potable water will be sourced from connections to the District's municipal watermain system. Where applicable, waste disposal and water supply will be regulated by the Northern Health Authority.

2.4.4 First Nations

At this time, no consultation with First Nations has occurred for this specific project. Preliminary investigation on provincial mapping databases indicates that there are no First Nations Treaty Lands or Land Claim Settlement Areas that will conflict with the acquisition of the subject Crown Land. Additionally, the subject Crown Land has not been identified as having archeological significance. If the Crown would like to include First Nations in the referral process of this Crown Land Application, the District of Hudson's Hope is supportive and will participate upon invitation.

3.0 Summary

In 2013, the District of Hudson's Hope underwent a process to update the Official Community Plan (OCP) and Zoning Bylaws. The purpose of the OCP update was to prepare the District of Hudson's Hope for the anticipated population and economic growth as a result of major utility, oil & gas, mining and other industrial development. During this process, extensive community consultation was completed to record and regulate a vision for future development in Hudson's Hope.

Due to the anticipated rapidity of industrial development over the next 5-10 years in the region immediately surrounding Hudson's Hope, the need for planned and organized development of industrial support services will present itself as a pressing issue in the near future. The District of Hudson's Hope is applying for the subject Crown Land to proactively plan, develop and foster the long term growth of a local light industrial economic sector.

This Management Plan is submitted as a component of the overall Crown Land Purchase Application through the Ministry of Forests, Lands and Natural Resource Operations.

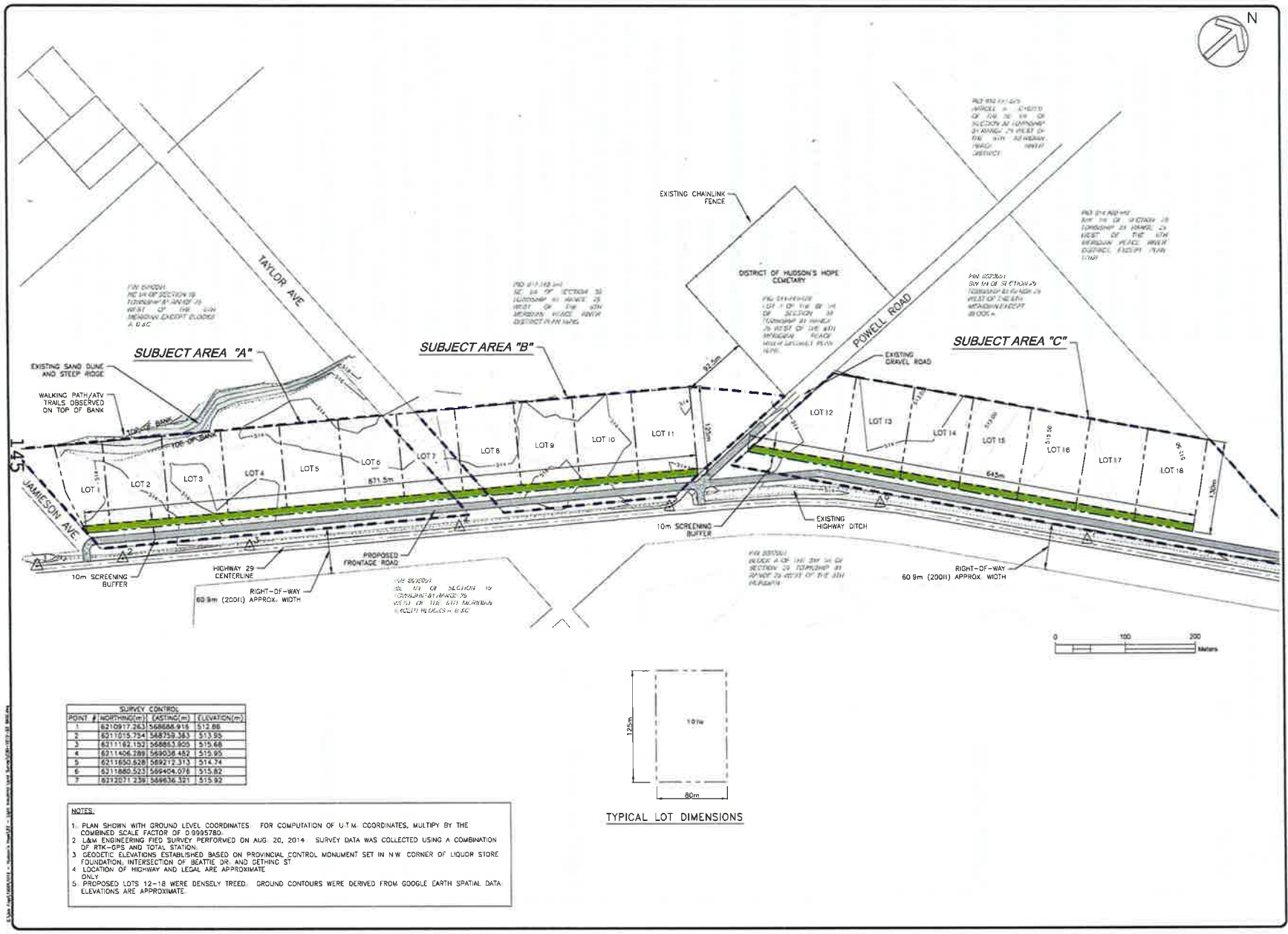
If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

Mr. Tom Matus, Chief Administrative Officer
District of Hudson's Hope

Enclosures: Drawing C001

DRAFT



SURVEY CONTROL			
POINT #	NORTHING(m)	EASTING(m)	ELEVATION(m)
1	6210917.263	568688.916	512.86
2	6211015.754	568759.383	513.95
3	6211182.152	568883.805	515.68
4	6211406.289	569038.482	515.95
5	6211650.628	569212.313	514.74
6	6211880.523	569404.076	515.82
7	6212071.239	569636.321	515.92

NOTES:

1. PLAN SHOWN WITH GROUND LEVEL COORDINATES. FOR COMPUTATION OF U.T.M. COORDINATES, MULTIPY BY THE COMBINED SCALE FACTOR OF 0.9995780.
2. L&M ENGINEERING FIED SURVEY PERFORMED ON AUG. 20, 2014. SURVEY DATA WAS COLLECTED USING A COMBINATION OF RTK-GPS AND TOTAL STATION.
3. GEODETIC ELEVATIONS ESTABLISHED BASED ON PROVINCIAL CONTROL MONUMENT SET IN N.W. CORNER OF LIQUOR STORE FOUNDATION, INTERSECTION OF BEATTIE DR. AND GETHING ST.
4. LOCATION OF HIGHWAY AND LEGAL ARE APPROXIMATE ONLY
5. PROPOSED LOTS 12-18 WERE DENSELY TREED. GROUND CONTOURS WERE DERIVED FROM GOOGLE EARTH SPATIAL DATA. ELEVATIONS ARE APPROXIMATE.

TYPICAL LOT DIMENSIONS

LEGEND

EXISTING

PROPOSED

NO	DATE	REVISION	BY
1		CROWN LAND APPLICATION	DNS
2		DEPARTMENT LEGAL DESCRIPTIONS	DNS
1		ADDED DIMENSIONS	DNS

L&M ENGINEERING LIMITED
1210 FOURTH AVENUE
PRINCE GEORGE, B.C.
V2L 3J4
TEL (250) 562-1977
FAX (250) 562-1967

DRAWN:	SDS
CHECKED:	DNS
ENGINEER:	DNS
SURVEY FILE:	
DRAWING FILE:	C:\1012-22 SASC.dwg
CORRESPONDENCE:	
DRD:	
DATE:	09/09/2014
SCALES:	1:5,000

HUDSON'S HOPE
PROPOSED LIGHT INDUSTRIAL
SUBDIVISION
CONCEPTUAL PLAN

CONSULTANTS PROJECT No.
1012-22-01
DRAWING No.
C001

SHEET No.	REV. No.
1 OF 1	2

Intern Update, 23/03/15 – Devon

Ongoing/Current/Work has begun	
Project	**Status**
Gas Tax Strategic Priorities Fund – Capital Infrastructure stream	• Begun Water Main/Water Main Valve Replacement grant application. Speaking with Allan Yamashita from WSP for assistance on grant application • **Begun grid tie solar array grant application. Speaking with Guy Armitage for assistance** • **Inquired into the eligibility of Public Works shop interior layout plan – not eligible (not capital)**
Community Hall	• $44,000 secured for renovations ($17,000 - Enabling Accessibility Grant; $5000 – Progress; $22,000 – DOHH (minus 'stove' item) • NDIT funding deferred to **August** intake to be accessed as needed • Connecting hall user groups deferred to Johanna and Community Hall liason to re-confirm budget items. • **CAO to develop RFP for contractors to work on deck** • **Spoke to Paul Lythall. Approximate $1500 for LED retrofit would yield extremely low savings. I will not be pursuing lighting retrofits at this time**
Light Industrial	• Applying for Crown Land Tenure (Two applications – 1) Light Industrial and 2) Community Institutional) • Timber valuation received • Management Plan received • Report included in agenda package
Arena forest	• Inquiring into for Crown Land Tenure application. Site plans and development plans needed.
Geocaching Project	• Current community partners in "research" stage. Still spots available for 5 more partners • Inquiring into geocoins with DOHH logo; promotional materials; • Designing geocache "Passport"
Land Development Prospectus	• **Comments and additional comments have been forwarded to Amy and associates. Edited version to be received by next week**

SR9

	• Next step will be distributing prospectus (Opportunitiesbc.ca; regional district websites; Invest Northeast; local events for potential developers). It's up to us
NDIT Small Town Love	• **Community workshop held March 9th. Was one of the best turnouts while NDIT was in the Peace region!** • Begun encouraging signups and invoicing businesses • Amy Quarry coordinating photographer. • **Website launch planned for end of April**
ATV Campground	• Spoke to Kari Bondaroff, Invasive Plant Program Manager at PRRD who provided me a 7-step guide to developing invasive species management plant. • **Awaiting discussion from Council and Tim Bennett for next steps**

Tentative/In the works/Talk only	
Project	**Status**
NDIT Business Façade Improvement	• No updates
Various Playground grants	• No updates
Green Municipal Fund	• Forwarded between Eric Sears (Urban Systems) and Andy Ackerman. No updates

Completed/Waiting for work to take place	
Project	**Notes/comments**
Civic Spatial Grant(s)	• CivicSpatial grant awarded upon work • Deferred to CAO and Dale Sparrow to develop tender proposal for survey work needed to take place
ALR Exclusion(s)	• Applications (ATV Campground; Airport boundary) have been submitted. Still waiting for responses.

Clerk

Subject: FW: NCLGA Board Appointments & Elections

From: Oliver Ray [mailto:oray@nclga.ca]
Sent: Monday, March 16, 2015 11:20 AM
To: NCLGA ADMIN
Subject: NCLGA Board Appointments & Elections

Good Morning NCLGA members,

As the NCLGA's Prince George AGM nears, this is just a reminder to all regarding NCLGA Executive Board appointments and nominations.

The due date to appoint a regional director or submit your nomination to run for a Board position is March 27th. Please have all relevant documents submitted to the NCLGA no later than 6:00 pm PST on March 27th to be eligible for the NCLGA Executive Board. Processes for appointment or nomination to the Board have not changed from last year. You can find a document on the process here.

Bruce Christensen (Councilor for Fort St. John) will stay on in his capacity as Past President for the NCLGA over the 2015-16 year. The NCLGA Board recommends that Brian Frenkel (Councilor for Vanderhoof) and Laurey-Anne Roodenburg (Councilor for Quesnel) stay in their respective positions as President and First Vice-President for the 2015-16 year to facilitate an easier transition after the recent election, when the NCLGA lost its First- and Second Vice-Presidents. A Second Vice-President will be elected at the 2015 AGM.

As always, any NCLGA member may submit their nomination to run for any and all elected Board Member positions.

Let me know if you have any questions, or if I can be of any assistance.

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



Executive Nomination Procedures

NCLGA Executive Nomination Procedures

This document provides an explanation of the NCLGA Executive Nomination process.

The deadline for advance nominations is **March 27th, 2015.** Nominations received by the deadline will be included in the Annual Report. NCLGA also accepts nominations from the floor of the Convention.

Positions Open to Nomination:

- President
- 1st Vice President
- 2nd Vice President
- Director at Large (3 Positions)

Regional Representatives:

In regards to the NCLGA **Regional Representative** positions, our bylaws were revised in 2011 and under the revised bylaw Regional Representatives shall be ***appointed*** by their respective Regional District or Regional Municipality. NCLGA requests that the names of these appointees be submitted by the March 27th, 2015 deadline.

Regional Representative Appointee Nominations for Executive Positions:

NCLGA accepts nominations for Regional Representative Appointees who would like to run for any of the Table Officer positions (President, 1st Vice President, 2nd Vice President) or Director at Large positions while they are also an appointee for the Regional Representative position. If a Regional District or Regional Municipality chooses to nominate their Regional Representative Appointee for one of the other Executive Positions, they should appoint a **substitute representative** and notify NCLGA of their choice prior to our AGM in May.

In the event that the Regional Representative Appointee is successfully elected to a Table Officer or Director at Large position they cannot also hold the Regional Representative Position on the NCLGA Executive, and the substitute appointee will automatically step into the position.

Please note: Only those who are nominated for the Executive Positions listed above as being Open to Nomination will have their bio and photograph included in the Annual Report Book. When the elections are completed, the complete new Board of Directors, Table Officers, Directors at Large and Regional Representatives will be introduced to the delegates.

Process for Elections (2 Ballots will be held)

If there is more than one nomination received for any Table Officer Position, there will be an election for that position. All other Table Officer Positions will be filled by acclamation.

The **first ballot** will be for:

- President
- First Vice-President
- Second Vice-President

Any unsuccessful candidate from the first ballot may choose to put their name forward for the **second ballot,** which will be for the three Director at Large positions.

Information on the responsibilities and commitment of NCLGA Executive members is attached as Appendix A.

APPENDIX: A

Terms of Reference for Positions on the Executive of the North Central Local Government Association:

Candidates for the North Central Local Government Association Executive may be nominated by an NCLGA member. If their candidate is successful, the sponsoring community must be prepared to provide the NCLGA with a contact person within the community administration, and provide 20 hours per year of support to the NCLGA Executive Director.

General obligations for Executive committee members:

- Members of the NCLGA Executive are expected to consider the concerns of the entire NCLGA area when participating at the NCLGA table or representing the NCLGA at events and workshops.
- All Executive members will be expected to attend 4 – 6 meetings "In person" meetings throughout the year. Most meetings are held in Prince George, but it may be necessary for meetings to be held in other locations. Members will also be expected to attend regular "conference call" meetings.
- Executive members will confirm attendance or express regrets for all scheduled meetings.
- Each Executive member will sit on at least one working committee. Meetings will be held by phone, or in person in conjunction with an Executive meeting. E-mail communication will also be used.
- Executive members will be aware of and follow NCLGA policy and by-laws.
- Executive members will be required to use to e-mail and the Internet for internal board communications.

In addition to the general requirements listed above, specific obligations are attached to the following positions. There are no additional obligations attached to the position of Director at Large:

President: The President is responsible for the following:

- Chairing meetings of the NCLGA Executive.
- Acting as the main spokesperson for the Association when speaking to the media, membership, public, and other levels of government.
- Acting as the Area Association representative on the UBCM Board of Directors.
- Providing direction to staff between Executive meetings.
- Ensuring Executive input into the content of media releases.

First Vice President: Acts on behalf of the President in his/her absence. Sits as a table officer on the finance and personnel committees.

Second Vice President: Acts on behalf of the President in the absence of the Vice-President. Sits as a table officer on the finance and personnel committees.

Regional Representative: In addition to the general requirements, the Regional Representative is responsible for the following:

- Providing a conduit between the membership (municipal councils and regional boards) and the Executive by reporting out to the members within their area and by bringing the concerns of these members to the Executive table.
- Bringing the perspective of the members within the region to issues debated at the Executive table.
- With the approval of the President, may be asked to speak on behalf of the Association to the members, media, public, or other levels of government.

Kevin & Barbara Knoblauch
Valley Gardens since 1975
C15 S3 R.R.2 Dawson Creek, B.C. V1G 4E8 250-806-0046

RECEIVED
MAR 10 2015

March 5, 2015

District of Hudson's Hope Mayor
Hon. Gwen Johansson
9904 Dudley Drive
Hudson Hope, B.C.

Dear Gwen,

Thanks again for your wonderful support last year when we presented to the PRRD board meeting.

Please find enclosed letters to Federal and Provincial Ministers of Agriculture regarding business losses as a result of long term neglect of our basic labour needs to operate and grow our Horticultural Field Production business. Could you please find time to enter this into Council Discussions?

We hope that this can be a path to long term protection of our River Valleys and the rich ecosystem that supports Horticultural Production at all our Northern Communities. We also hope this can create a path to establishing Community Orchards for us all.

And we also hope that this can assist you in some small way in your tireless battle to save our very richest Horticultural land base in the Peace River Valley. All our community leaders can have a serious impact in helping achieve the mitigation funding I have proposed, over and above your existing Funding Grants.

Our only interest here is to drag the Senior Levels of Government kicking and screaming into a 21st century that includes real Northern Grown Fruit for Northern Residents, and a sustainable Horticulture Industry for the entire Northeast. And meaningful protection of the land base in perpetuity. Thanks for your help.

Sincerely

Kevin & Barbara Knoblauch
Valley Gardens since 1975
250-806-0046

C2

Kevin & Barb Knoblauch
Valley Gardens since 1975
Comp 15 S3 R.R. 2 Dawson Creek, B.C.
V1G 4E8

March 5, 2015

Minister of Agriculture Canada
Hon. Gerry Ritz, House of Commons
Ottawa, Ontario, Canada
K1A 0C5

Dear Sir;

Your reply of March 21, 2014 is appreciated. After some time reviewing your suggested Programs and contacts, I confirm my first impression of all sorts of nice paper chases and people who are hired to find nice ways to say no. Sorry, Sir, I don't do tripe well.

Agriculture Canada stood silently by for 29 years while the Province of British Columbia denied Horticultural producers the right to access the same labour pool that the rest of Canada enjoyed, from 1975 to 2004.

Please find enclosed invoice to Agriculture Canada for long term loss of opportunity through your Ministry's complicity in this glaring neglect of Horticulture in the Peace River Region of B.C.
One assumes that the Federal Government bears significant responsibility in providing a level playing field for Producers across Canada. Your Ministry failed in that mandate for 29 long years, sir.

Please note that we wish to resolve this amicably by ensuring that your contribution is administered in the same manner as outlined to the Provincial Ministry of Agriculture, so that Horticultural Lands are preserved in perpetuity, and Orchards are established throughout the Peace River Region at every community.

The above noted Federal Neglect, as well as the current Federal Approval of the loss of 5000+ acres of our Best Horticultural Land at Site C on the Peace River, combine to make a very unsettling picture. It is HORTICULTURAL Land that we are losing, sir, the very best in class, and the very most in one location, capable of sustaining production, based on my records, of 50 to 100 million annually.
What you are doing at Site C, is destroying the land required for what could be a very rich Horticultural Future in the Northeast of B.C. This WILL BE ON YOUR RECORD.

You have before you a perfect opportunity to fix a sad record and provide meaningful mitigation. Please remit the enclosed invoice.

Sincerely,

Kevin H. & Barbara A. Knoblauch
Valley Gardens since 1975

Copies: Karen Goodings, PRRD; Mike Bernier, MLA Peace River South; Bob Zimmer, MP Prince George Peace River; Charlie Parslow, Councilor, Mayor Dale Bumstead, City of Dawson Creek; Norm Letnick, Minister of Agriculture, B.C.; Mayor Lori Ackerman, Ft. St. John; Mayor Merlin Nichols, Chetwynd; Mayor Bill Plowright, Pouce Coupe; Mayor Gwen Johansson, Hudson Hope; Mayor Bill Streeper, Ft. Nelson; Mayor Don McPherson, Tumbler Ridge.

VALLEY GARDENS
Growers & Shippers since 1975
250-806-0046

INVOICE

DATE: March 5, 2015
CLIENT: Agriculture Canada
RE: Labour Program Mismanagement

Long Term Loss of Opportunity from 1975 to 2014: 28 years@ $108,000 per year: $3,024,000.00

This amount would have entered the economy of the northeast as income and expenditures at Valley Gardens, based on lost income per Invoice to the Province, please see enclosure. This loss of opportunity continues, as production losses denied us the financial ability to implement Migrant Workers, even after 2004, when the Provincial restriction was removed. Small wonder that I was asked by the CRA in 2007 why we no longer hired anyone.
Our operation would now employ 6 to 10 workers, including local workers as well as migrants, with significant Federal and Provincial remittances, had your Ministry been doing it's job, sir.

As well, we lost the free time and energy to invest in value added research, as we would have had with seasoned, skilled, acculturated Farm Workers from Mexico. And we would have had example for other operations to aspire to in the Peace Region.

We wish to earmark your remittance for Orchard research for the B.C. Peace Region, administered as outlined in my Provincial Invoice, for employment of an Orchard Planner, for ongoing Orchard Program implementation for all locations, starting at Dawson Creek. I propose to use these funds to develop a Federal Horticultural Extension Program, in liason with Northern Lights College, and School District 59, to employ preferrably existing teachers to run it. We propose to help shift the current public perception that the Federal Government exists only to serve the Energy Sector. We need your help to do that, Sir.

Most of our value added initiatives remain conceptual, but they were significant, lucid, and realistic. We had a large super insulated warehouse and shipping facility built, as well as a good line of vegetable packaging, which would still be in use, and would have been actualised and amortised had we the labour to implement. I rest solidly on the above very modest request. Please see photos of some of our packaging. We were the only Grower/Shipper in the region for those 28 years.

The above amount is due and payable. No interest will be applied until past due after 90 days. Could you please provide an avenue for placement of these funds into Trust, jointly with the Provincial Ministry of Agriculture, so that the entire Peace Region can benefit from Community Orchards, and Northern Orchard Research?

Sincerely,

Kevin H. & Barbara A. Knoblauch
Valley Gardens since 1975

Copies: Karen Goodings, PRRD; Mike Bernier, MLA Peace River South; Bob Zimmer, MP Prince George Peace River; Charlie Parslow, Councilor, Mayor Dale Bumstead, City of Dawson Creek; Norm Letnick, Minister of Agriculture, B.C.; Mayor Lori Ackerman, Ft. St. John; Mayor Merlin Nichols, Chetwynd; Mayor Bill Plowright, Pouce Coupe; Mayor Gwen Johansson, Hudson Hope; Mayor Bill Streeper, Ft. Nelson; Mayor Don McPherson, Tumbler Ridge.

Kevin & Barbara Knoblauch
Valley Gardens since 1975
C15 S3 R.R. 2, Dawson Creek, B.C. V1G 4E8

March 5, 2015

Minister of Agriculture for British Columbia
The Hon. Norm Letnick
Legislative Assembly
Victoria, B.C. V8V 1X4

Dear Sir,

Enclosed please find Invoice to your Ministry for business losses incurred by Valley Gardens for the period from 1975 to 2003 inclusive. To resolve the long term losses to the Horticultural Sector in the Northeast, we require compensation. All of the compensation received will be designated toward the following:

A Northeast Horticultural Land Trust, administered by the P. R Regional District.
The establishment of Community Orchards at each Northeast Community, at best locations.
An Orchard program to administer and maintain the above community Orchards.

You have been aware of this loss to the Industry in the Northeast for several years now, and I would ask that you discharge your duty to the Industry by taking part in a meaningful future. I'm sorry sir, but we need Northern pesticide free fruit for all the Northeast. I provided you folks with a meaningful proposal to do that 2 years ago. Promising 20 million after Site C is complete to the entire Agriculture sector in the Northeast hardly works if you are sincere about salvaging what is left of Horticulture here.

Enclosed please find photos of our packaging lineup, etc. We shipped from June through the following March, 150 to 300 tons, mixed field fresh and from 8000 sq. ft. storage to 7 supermarkets and 4 wholesale distributors. Winters included waxed rutabagas, carrots, storage cabbage, potatoes, parsnips. We would still be doing that, with additional acreage in berries and fruit trees, had your Ministry served the Industry properly. The only reason we sold our Farm was because of your Ministry's failure. Please advise as to the placement of the invoiced funds into a trust account for our administration. We will be requesting auditing and oversight participation by the PRRD Administration.

Sincerely,

Kevin H. & Barbara Knoblauch
Valley Gardens
Since 1975

Copies: Karen Goodings, P.R.Regional District; Gerry Ritz, Agriculture Canada; Charlie Parslow, Councillor, Dale Bumstead, Mayor, City of Dawson Creek; Lori Ackerman, Mayor Ft. St. John; Mike Bernier, MLA Peace River South; Bob Zimmer, MP, P.G. P.R. ; Pat Pimm, MLA Peace River North; Gwen Johansson, Mayor, Hudson's Hope; Merlin Nichols, Mayor Chetwynd; Bill Streeper, Mayor Ft. Nelson; Bill Plowright, Mayor Pouce Coupe; Rob Fraser, Mayor of Taylor, Don McPherson, Mayor Tumbler Ridge

VALLEY GARDENS
Growers & Shippers since 1975
C 15 S3 R.R. 2 Dawson Creek, B.C. V1G 4E8
250-806-0046
INVOICE

DATE March 5, 2015
CLIENT: B.C. Ministry of Agriculture

Production losses directly attributed to Seasonal Farm Worker Shortages caused by Provincial Government denial of Access to the Federal Seasonal Farm Workers Program:

Production Losses: 12 acres @ avg. 9000.00 per year for 28 years: $ 3,024,000.00

This amount is due and payable.

Please note that we have our acreage at 12, which was our average acreage developed without proper labour. Given the skilled workers we repeatedly asked for, we think a doubling of production acreage was easily attainable. I cite Bridgeview Gardens, our immediate competitors at Dunvegan, Alberta, who had unfettered access to the Labour Pool that is standard for the Industry continent wide.

Please note that no interest has been assigned to this invoice, however, interest will be applied after 90 days should no meaningful resolution to the satisfaction of myself and Barbara be forthcoming.

Please note that long term loss of opportunity compensation is being requested from the Federal Minister of Agriculture. As well, estimates for long term personal hardship are incomplete at this time.

Could you please address the above? The Peace River Region deserves a real Orchard Industry, and the Peace River Region deserves a meaningful plan to preserve our Alluvial Floodplains for our Horticultural heritage. Horticulture has the most potential to boost production in the Peace Region, if you people would only stop stonewalling, denying and neglecting.

Please advise as to the placement of the invoiced funds into a trust account for our administration. And we would appreciate a meaningful apology for decades of gross neglect. Please Remit.

Sincerely

Kevin & Barbara Knoblauch

VALLEY GARDENS
since 1975

Copies: Karen Goodings, PRRD, Lori Ackerman, Chair, PRRD & Mayor of Ft. St. John, Charlie Parslow, D.C. City Council, Dale Bumstead, Mayor of Dawson Creek, Mike Bernier, MLA, P. R. South, Pat Pimm, MLA, P.R. North; Bob Zimmer, MP, P.G.P.R.; Gerry Ritz, Minister, Agriculture Canada; Gwen Johansson, Mayor, Hudson's Hope; Merlin Nichols, Mayor, Chetwynd; Bill Streeper, Mayor of Ft. Nelson; Bill Plowright, Mayor of Pouce Coupe; Rob Fraser, Mayor of Taylor; Don McPherson, Mayor of Tumbler Ridge.

FCM FEDERATION OF CANADIAN MUNICIPALITIES / FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

24, rue Clarence Street, Ottawa, Ontario K1N 5P3
T. 613 907-6273 | F. 613 244-1500

RECEIVED
MAR 09 2015

February 25, 2015

Her Worship Mayor Gwen Johansson
District of Hudson's Hope
9904 Dudley Drive
P.O. Box 330
Hudson's Hope, BC V0C 1V0

Dear Mayor Johansson,

As a member of FCM, your opinion of the work we do is of utmost importance to our organization – and key to ensuring that we can continue to enhance our value to your municipality. In early March, you will receive an email titled "FCM Membership Survey 2015: Your Opinion Matters!" It is your invitation to participate in our 2015 Membership Survey, which will give us insight to respond to the evolving needs of municipalities and elected officials.

We encourage you to complete the survey, as we need to hear from you on what we are doing well, what we can improve upon and what your top priorities are in the coming year. As an incentive to complete the survey, we are offering a complimentary registration to our Annual Conference and Trade Show, which takes place in Edmonton from June 5 – 8, 2015.

In the coming year, FCM's advocacy work will be focused on the upcoming federal election – ensuring that political parties recognize the role of cities and communities in a strong Canada. We will continue working with the federal government on key policy files, including trade, broadband access and rail safety, among others. We will continue to provide resources to municipalities to assist you in achieving your sustainability goals, and to promote economic growth. Recognizing that our sector is rich with experience and knowledge, FCM will continue to partner with municipalities to share knowledge on the international stage.

We thank you for your continued membership in FCM, and for your active support of the important advocacy work that we do, on behalf of 90 per cent of the municipal population of Canada.

We look forward to receiving your feedback on how we're doing, through our 2015 Membership Survey, and do hope that you will join us in Edmonton in early June.
Sincerely,

Sincerely,

Brad Woodside

Brad Woodside
President, FCM
Mayor of Fredericton

C3

DISTRICT OF TUMBLER RIDGE

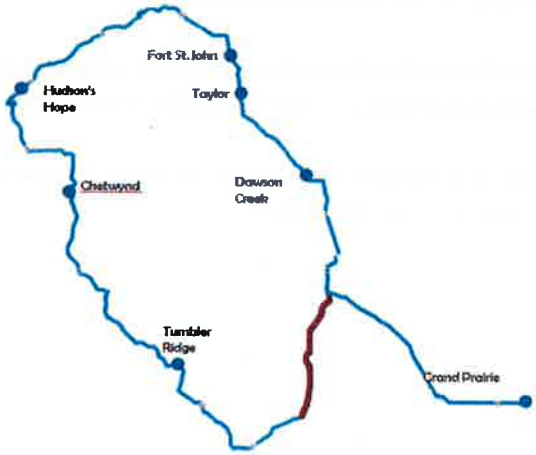
Office of the Mayor

March 18th, 2015

Mayor Don McPherson

To: Hudson's Hope Mayor and Council

Tourism is becoming an ever more important part of BC's and the Northeast's economy. In 2012 tourism was worth $13.5 billion in revenue to BC. The Peace Region has an abundance of natural resources and wonders which serve as the backbone of our tourism industry. The opportunity exists for our region to develop our own circular tourism route that would include each community in the Peace. As seen below, this route would bring tourists through Tumbler Ridge, Chetwynd, Hudson's Hope, Fort St. John, Taylor, and Dawson Creek. The development of this route will allow the Peace to become a destination within itself and help capitalize on the over 300,000 visitors who travel the Alaska Highway annually. This pathway would allow visitors to experience Tumbler Ridge's new Geopark, see the chainsaw carvings in Chetwynd, boat, camp, and visit the hydro dams in Hudson's Hope, visit Charlie Lake in Fort St. John, play 18 holes on the Lone Wolf Golf Club in Taylor, and explore the history offered at Mile 0 in Dawson Creek. However, currently the final portion of Highway 52, seen below in brown, has not been paved making this circular tour a difficult sell to tourists. Tumbler Ridge is asking the Council of Hudson's Hope to draft a letter in support of Tumbler Ridge's efforts to have the remaining portion of Highway 52 paved. The paving will also be a benefit to the local Kelly Lake Cree First Nation. The condition of the road was raised at the Aboriginal Tourism BC Strategic Workshop held in Fort St. John in June 2014 and noted as a barrier to tourism development for Kelly Lake Cree First Nations. Currently, each Visitor Centre within the region encourages visitors to travel to neighboring communities. Finishing the paving of this highway would broaden the access of the travel corridor to the Alberta market and help stimulate tourism growth. All communities located along the route could potentially benefit from the improvements to Highway 52.



Sincerely,

Don McPherson
Mayor
Tumbler Ridge, BC
250-242-4242

2015 Northeast British Columbia
Community Coal & Energy Forum

Tumbler Ridge, BC

RECEIVED
MAR 17 2015

Forum Details

The communities of Tumbler Ridge and Chetwynd are proud to host the 11th Annual Community Coal & Energy Forum for people interested in learning more about the vibrant coal industry in Northeast British Columbia. The forum will be held at the ***Trend Mountain Conference Center*** in Tumbler Ridge, BC.

Wednesday, October 7th -There will be selected mine tours.

- **A Night on the Town:** Social at 6:00pm, networking opportunities and providers showcasing information.

Thursday, October 8th - Coal & Energy Forum: Featuring a showcase of businesses and presentations on current industry trends. Related topics that will be covered include: decisions in the regulatory environment, community impacts, coal markets, industry opportunities and alternative energy projects. We have invited the Minister of State for Mining and the Minister of Energy, Mines and Petroleum Resources to attend.

Who Should Attend? All members of the public that are interested in learning more about the coal mining industry, mine operators, mining supply and service companies, local government, and economic development representatives.

To register or for more information:

Economic Development Office
District of Chetwynd
(250) 401-4113

In partnership with:

C5

2015 Northeast British Columbia
Community Coal & Energy Forum
Registration Form

Tumbler Ridge, BC

October 7-8th, 2015

Name: _____ Company: _____

Mailing Address: _____
Street Address City Postal Code

Telephone: ( ) _____ ( ) _____ ( ) _____
Work Phone Cell Phone Fax

Email: _____

Participant:	Title:	Mine Tour	Sessions	Reception
1. _____	_____	☐	☐	☐
2. _____	_____	☐	☐	☐
3. _____	_____	☐	☐	☐
4. _____	_____	☐	☐	☐

SPONSORSHIP OPPORTUNITIES

Forum Partner	*$3,000 - $5,000*
Forum Sponsor	*$1,000 - $2,000*
Conference Supporter	*$500 - $999*

(Sponsor receives waive of attendance fee for two people and email logo)

Forum Participant *Forum Fee $40 x ( ) = $* _____

Sponsor Amount *$* _____

Credit Card Authorization

☐ *Visa* _____ _____ _____ _____ *OR* ☐ *MC* _____ _____ _____ _____

Expiry ___ ___ *3 digit code* (___)

Signature: _____

Cheques payable to the District of Tumbler Ridge

Completed registration forms should be faxed to: (250) 401-4101 or emailed to emcavany@gochetwynd.com

MAIL *all payments, payable to the District of Tumbler Ridge*
P.O. Box 100 | Tumbler Ridge, BC | V0C 2W0

Northeast BC Community Coal Forum
(October 7th & 8th)

Tumbler Ridge Accommodations

Trend Mountain Hotel and Conference Center
375 Southgate
102 suites, fitness centre
250.242.2000
Website: **www.trendmountainhotel.com**

Tumbler Ridge Inn
275 Southgate
250.242.4277
Reservations: 1.800.663.3898
52 rooms, kitchenettes, 40-seat lounge, Kinuseo Café
cold beer & wine store, non-smoking rooms
Email: **trinn@pris.ca**
Website: **www.tumblerridgeinn.com**

Wilderness Lodge Tumbler Ridge
360 Northgate Drive
250.242.5405
Reservations: 1.877.242.5405
50 one- and two-bedroom suites
Full kitchens, some suites with Jacuzzis, fireplaces
handicap-friendly, wireless Internet, fitness room
Email: **trwlodge@telus.net**
Website: **www.wildernesslodgetumblerridge.com**

FLIGHT INFORMATION

Dawson Creek, BC

Central Mountain Air offers daily scheduled flights to and from Dawson Creek, BC - from Calgary, AB & Edmonton, AB

- Central Mountain Air - 1.888.865.8585 – www.flycma.com

(Dawson Creek to Tumbler Ridge is 1.5 hour drive)

Fort St. John, BC

Central Mountain Air & Air Canada offers scheduled flights to and from Fort. St. John, BC - from Calgary, AB & Edmonton, AB

- Air Canada - 1.888.247.2262 – www.aircanada.com

(Fort St. John to Tumbler Ridge is a 2 hour drive)

'CAR RENTALS'

Dawson Creek

- National Car & Truck Rental – 250.782.3940 – www.nationalcar.ca
- Avis Car & Truck Rental – 1.800.879.2847 – www.avis.ca

Fort St. John

- Enterprise Rent a Car – 250.787.7655 - www.enterpriserentacar.ca
- National Car Rental – 250.785.5590 – www.nationalcar.ca
- Avis Car & Truck Rental – 1.800.879.2847 – www.avis.ca
- Driving Force – 1.800.936.9353 – www.drivingforce.ca

CITY OF PORT MOODY

RECEIVED
MAR 16 2015

OFFICE OF THE MAYOR
March 09, 2015

File No. 0390-20

LMLGA
10551 Shellbridge Way #60
Richmond, BC
V6X 2W9

Dear Sirs/Mesdames,

Re: Proposed Closure of Burrard Thermal Plant – Resolution for Consideration at LMLGA and UBCM Conventions

On February 24, 2015, City Council of the City of Port Moody unanimously passed the following resolution:

"WHEREAS the City of Port Moody has been informed by the Government of British Columbia that the 900 MW (megawatt) natural gas-fired Burrard Thermal Generating Station in Port Moody is scheduled for closure in 2016, a plant which can provide an essential service by generating electricity to meet peak electrical loads in British Columbia during the winter months, is located in the lower mainland (the load centre of British Columbia) as an important strategic asset and can provide backup electricity in the event of low water levels behind BC Hydro dams or the failure of lengthy transmission lines due to forest fires, ice storms or similar causes;

AND WHEREAS the annual operating cost of Burrard Thermal, which has the lowest nitrogen oxides emissions of any natural gas standby plant in Canada, is approximately $20 million, as opposed to the $55 million presently being paid by BC Hydro to keep a smaller 275 MW natural gas-fired plant on standby in the outlying community of Campbell River;

AND WHEREAS BC Hydro's Integrated Resource Plan (2013) indicates a possible shortage of capacity (even in the absence of new electricity-supported Liquefied Natural Gas) as early as 2018, a shortage which is proposed to be met by constructing new natural gas plants;

100 Newport Drive, Port Moody, B.C. V3H 3E1 Telephone: 604.469.4515 Fax: 604.469.4664

C6

BE IT THEREFORE RESOLVED that the City of Port Moody petition the Government of BC and BC Hydro to keep the Burrard Thermal Generating Station open until at the very least a review by the British Columbia Utilities Commission is conducted on the closing of Burrard Thermal and the construction of Site C Dam and that City staff be directed to forward a copy of this resolution to the Union of British Columbia Municipalities, Lower Mainland Local Government Association, British Columbia Utilities Commission and other local governments in British Columbia to seek support for this request."

We request that this resolution be included with the 2015 Resolutions for discussion at the LMLGA Annual General Meeting in May 2015. The City of Port Moody is seeking endorsement of this Resolution for submission to the annual Convention in September and the support of all UBCM delegates.

Burrard Thermal is a relatively clean and economic power source that is an important strategic asset not just for the City of Port Moody, but more importantly for the entire Metro Vancouver Region and surrounding areas of the Province.

The threatened closure of this plant will potentially have significant economic and environmental consequences, as well as resulting in the region losing a critical emergency backup energy supply in the event of adverse future disruption to the long distance transmission network.

Attached is a background report. If there are any issues with respect to proceeding with consideration of this resolution, kindly contact our City Manager, Kevin Ramsay for further details.

Yours truly,

Mike Clay
Mayor

Enclosure

CC: British Columbia Utilities Commission

Local Governments in British Columbia

Proposed Closure of Burrard Thermal Plant: Background Paper

The reasons why Burrard Thermal plays an important role as ***a standby plant*** fall under three main categories: Electrical, Environmental and Economic.

Electrical

- BC Hydro is relying on an aggressive conservation program to reduce projected electricity demand by 78% over the next 20 years. Hydro's 20-year Integrated Resource Plan (released Nov. 2013) indicates that this reduction may not be met, which could result in Hydro being short of the electricity required ("capacity") to meet peak loads on cold winter days. As a standby plant, Burrard can play a critical role in ensuring Hydro can meet its capacity requirements.
- The Plan indicates that Hydro could be short of capacity as early as 2016, the same year Burrard is scheduled to close. The Plan calls for imported power from the spot market to meet any shortages, and admits such power may not always be available. It is also likely to be more expensive.
- As early as 2018, Hydro may have to rely on *new* gas-fired peaking plants in addition to imports, to meet capacity requirements. Such plants would be located elsewhere in BC.
- Hydro is advancing the installation of Revelstoke Unit 6 (by 10 years) to meet a potential capacity shortage. However, that Unit would not be available until 2020, and by then, demand may have grown sufficiently that gas plants would still be required to supply capacity. This could occur even without any LNG electrical load being added to the system.
- After Revelstoke Unit 6, the Plan shows there are no other major sources of reliable capacity available except for new gas plants and Site C. Even if Site C comes on line in 2023, gas plants could still be required to meet capacity needs until the end of the Plan in 2033.
- The installation of additional transmission lines to the Lower Mainland increases the reliability of the system, but not its capacity. However, the lines are hundreds of kilometers long and are vulnerable to icing, flash floods, forest fires, earthquakes and sabotage. In 1998 an ice storm resulted in the loss of 5 of the 6 major transmission lines supplying Montreal, blacking out parts of the city for weeks.
- Long transmission lines can result in energy losses as high as 7%, between the BC interior and the Lower Mainland.
- Unexpected failures of generating units at Hydro stations during the winter months have resulted in sudden capacity shortages in past years, requiring Burrard to fill the need.

- Ice jams on the Peace River can require Hydro to severely curtail power generation at the Peace River dams. This normally occurs when Hydro is experiencing high winter loads. Burrard has been required to meet the resulting capacity shortage(as recently as 2008) when 5 of the 6 generating units at Burrard were required to provide electricity.
- The proposed Woodfibre LNG facility at Squamish could be operational as early as 2017 and would result in a new year-round 180 MW load increase for Hydro, which would increase capacity requirements. This is 3 years earlier than anticipated in BC Hydro's Plan.
- During critical low water years, Burrard could provide up to 7,000 GWh/yr of firm reliable energy. Burrard is the only large gas-fired generating plant in the province. BC Hydro relies on water for 90% of its energy. The recent California drought has required that state to rely on gas plants for over 50% of its in-state power generation.
- Most Independent Power Producers (IPPs) supply intermittent power when Hydro least needs it (in the spring) and thus contribute very little to meeting Hydro's capacity needs.

Environmental

- Over $200 million has been spent upgrading Burrard over the last 20 years to make it cleaner and more reliable.
- The cooling water to Burrard inlet is now dechlorinated before release.
- Nitrogen oxide (NOx) emissions have been reduced by 90%. If the plant produced 900 MW 10% of the time, the NOx emitted would be less than 100 tonnes/yr out of a Lower Fraser Valley total of 55,000 tonnes/yr.
- New peaking gas plants are built as single cycle gas turbines with roughly the same efficiency as Burrard (35% vs 32%) and similar GHG emissions. However, nitrogen oxide emissions would be at least ***three times higher***, as such plants would not have SCR NOx reduction like Burrard.
- Burrard is the only standby gas plant in Canada that has SCR NOx reduction.
- Shutting down Burrard and importing power instead would result in increased emissions overall. 39% of US power and 43% of Alberta power is coal generated.
- Even if Burrard ran at full output 85% of the year, GHG emissions would be no more than that emitted by one LNG export terminal burning natural gas to supply its energy needs.
- Burrard could produce 900 MW for 10% of the time and be within the designated 7% limit on fossil fuel-derived electricity as required under the Clean Energy Act.

Economic

- New gas-fired peaking plants cost hundreds of millions of dollars to build and normally sit idle about 90% of the time. They are built as economically as possible with minimal priority on efficiency or emissions.
- Burrard is a fully paid for heritage asset and could be refurbished for tens of millions of dollars. The plant would cost over one billion dollars to replace. It is ideally located in the lower mainland in the middle of the load centre of BC.
- Peaking power imported from the spot market can be as expensive as $1,000 a MWh. In comparison Burrard's fuel price at current market prices is approx. $40 a MWh.
- BC Hydro would save only $14 million/yr by removing Burrard's generating capability while keeping the voltage regulation function of the plant. In comparison Ontario Power Generation spends $85 million/yr to keep its 2,000 MW Lennox gas-fired plant on standby. BC Hydro spends $55 million/yr to keep a 275 MW private gas-fired plant in Campbell River on standby.

SUMMARY

If Burrard were retained as a stand-by generating plant, it would be hard to state how often it would be needed. Hydro's peak loads vary each year according to the weather. Failures within the Hydro system often occur without warning. The exact amount of load growth and the success of Hydro's conservation program are unknowns. A best case scenario would be if Burrard did not have to run at all. At the other extreme, a critical low water year could require Burrard to run year-round to provide energy to the system.

Hydro's Plan indicates that its options are limited should Hydro require additional capacity on short notice. It is common practice for other electrical utilities to maintain stand-by plants like Burrard to provide reliable power to deal with contingencies. Hydro's Plan indicates that if Burrard is shut down, there will be a need over the next 20 years to build replacement gas plants as a contingency measure. In past years, the BC Utilities Commission examined such issues when the need for Burrard was being questioned. That has not happened this time.

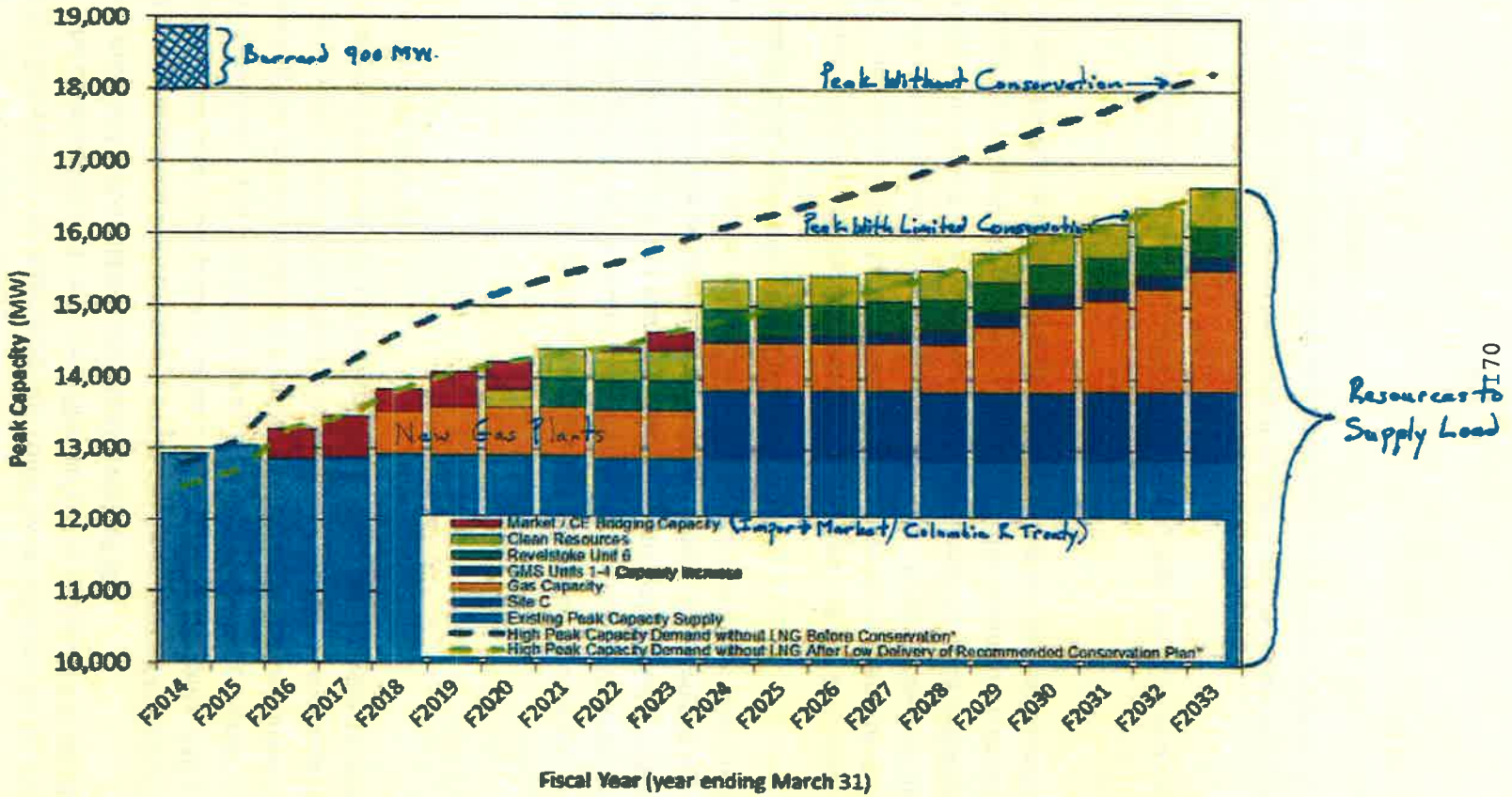
Attachment

BC Hydro Integrated Resource Plan Nov. 2013 Appendix 9A, Figure 6 "CRP without LNG – Capacity"

This figure is from Hydro's Contingency Resource Plan (CRP), which shows what resources Hydro proposes to use, to meet higher than expected peak loads from 2014 to 2033. Potential load from LNG plants is not included.

Contingency Resource Plan

Figure 6 **CRP without LNG – Capacity** (Peak Demand)



* including planning reserve requirements

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RECEIVED
MAR 19 2015

BRITISH COLUMBIA

1030816

Dear Mayor:

In response to concerns expressed by residents of northeastern British Columbia, the Ministry of Health commissioned a human health risk assessment (HHRA) of the potential impacts of oil and gas activities on human health. The work began in 2012 and was segregated into three phases:

- Phase 1 involved engagement with the public, stakeholders and First Nations on their health concerns. This phase was conducted by the Fraser Basin Council, and the report was publicly released in 2012. Your input was solicited and included in this report.
- Phase 2 consisted of a human health risk assessment to examine the potential human health impacts from chemical contaminants resulting from oil and gas activities, as well as a regulatory review and recommendations. These reports have recently been completed by Intrinsik Environmental Sciences and reviewed by government.
- Phase 3 involves the communication of the results to the public. The Phase 2 reports will be publicly released on March 26, 2015, and will be followed by a series of public information sessions by Intrinsik Environmental Sciences.

More information on the project to date is available at: http://www.health.gov.bc.ca/protect/oil-gas-assessment.html.

Information sessions will be held in the coming months after the public release on March 26 to fully explain the study methodology, findings and recommendations. The reports are quite technical with over 1000 pages of text and data. Further information on these sessions will be forthcoming.

I would also like to invite you and Council or senior staff to a confidential pre-briefing, prior to the public release, if that would be of interest. This briefing would be held on the morning of Mach 25th, in Fort St John and via teleconference/webinar. Given the technical nature of the study and the extensive volume of material involved, this briefing will provide a high-level technical overview by Bart Koppe from Intrinsik Environmental Sciences. More detail and discussion is anticipated in the follow-up sessions, to which you, Council and staff will also be invited.

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Ministry of Health
Office of the Minister
Mailing Address: PO Box 9050 Stn Prov Govt Victoria BC V8W 9E2
Location: Parliament Buildings Victoria

Details of the pre-briefing are as follows:

Date: March 25, 2015

Time: 9:00am – 10:30am

Location: Northern Health Boardroom – Room 705 (Lower Floor)
Fort St John Hospital
8407 - 112 Avenue

Please confirm with Celina O'Connor by email at: Celina.OConnor@gov.bc.ca, if you would like us to arrange a confidential pre-briefing and/or a follow-up information session for you and Council or senior staff.

Sincerely,

Terry Lake
Minister

RECEIVED
MAR 16 2015

Deadline nearing to host Minerals North 2017

Minerals North is northern British Columbia's annual gathering of its communities and the mineral industry. It is an essential forum for bringing together the industry and communities, encouraging informed and respectful discussion about responsible mineral exploration and development. **Minerals North** is also a venue for developing business relationships with the industry and an opportunity to learn about the role mining played historically and plays currently in northern BC development. Hosting the Minerals North Conference and Trade Show allows the region and local community to showcase its capacity to service the industry.

The **Minerals North** region is the Highway 16 corridor and points north. The Minerals North Conference Association (MNCA) is inviting communities to apply to host **Minerals North 2017**. The privilege of hosting **Minerals North** is awarded two years in advance to give the host community ample time to address matters of organization, promotion and fund-raising. MNCA, whose members have all organized previous conferences, assists the host community with aspects such as conference speaker selection, providing online conference registration and access to the **Minerals North** website. MNCA has developed a substantial Conference Manual which guides organizing committees to deliver a successful, high profile event, and which ensures the very positive and longstanding reputation of **Minerals North** continues.

MNCA endeavors to have **Minerals North** hosted across the region and in communities large and small. MNCA understands small communities are challenged to host a large combined conference and trade show; therefore MNCA is open to receiving proposals for alternative formats for **Minerals North** suitable to that community's location and sharing **Minerals North** among clusters of communities as co-hosts.

The deadline for applying to host **Minerals North 2017** is Monday, April 30. Communities interested in submitting a proposal are advised to contact MNCA President Hans Smit at 250 877-1282 or minerals@mineralsnorth.ca.

And remember the 27th annual **Minerals North** is coming soon, May 27 -29 in Mackenzie. Visit **www.mineralsnorth.ca** for information and registration.

Hans Smit
President
Minerals North Conference Association

MINERALS NORTH is a registered trademark of the Minerals North Conference Association

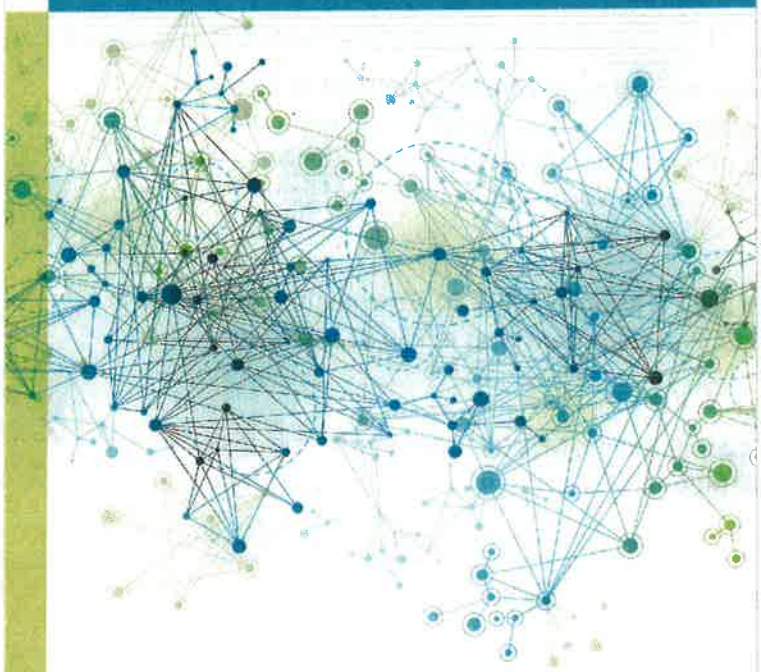
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FCM MEMBERSHIP SURVEY 2015

Your opinion matters!

In early March, you will receive an email invitation to complete the 2015 FCM membership survey.

Your participation helps us to better understand the needs of your municipality, and how we can support our members!



- Please complete the survey, and become eligible to win a complimentary registration to the 2015 Annual Conference and Trade Show in Edmonton, June 5-8!

FCM FEDERATION OF CANADIAN MUNICIPALITIES FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

LEARN NETWORK

FCM'S 2015 CONFERENCE AND TRADE SHOW

REGISTER NOW AT WWW.FCM.CA!

SHARE INFLUENCE

Join us in Edmonton June 5-8 for the largest pan-Canadian gathering of elected municipal leaders!

FCM FEDERATION OF CANADIAN MUNICIPALITIES FÉDÉRATION CANADIENNE DES MUNICIPALITÉS EDMONTON 2015

RECEIVED
MAR 13 2015

Child Find BRITISH COLUMBIA

Serving British Columbia Since 1984
Provincial Toll Free: 1.888.689.3463 www.childfindbc.com

Victoria Office
2722 Fifth Street, 208
Victoria, BC V8T 4B2
(250) 382-7311
Fax (250) 382-0227
Email:
childvicbc@shaw.ca

"A charitable non-profit organization working with searching families and law enforcement to reduce the incidence of missing and exploited children."

A Missing Child is Everyone's Responsibility

March 11, 2015

Dear Mayor and Councilors,

Re: Proclamation for National Missing Children's Month and Missing Children's Day

I write today on behalf of Child Find British Columbia. Child Find BC requests that your local government proclaim May as Missing Children's Month and May 25th as missing Children's Day.

Child Find BC provides "ALL ABOUT ME" ID Kits with child finger printing and photos, to at no cost to families and Child Find BC hosts these Child Find ID Clinics throughout BC. Child Find BC provides education, including public speakers, literature and tips for families to assist them in keeping all of our children safe.

We hope that you will raise this proclamation for consideration to your Council and your community at your next meeting.

Most recent reporting from the RCMP show that over 6,900 cases of missing children were reported in British Columbia and over 41,000 cases in Canada. Through the support of municipal governments like yours we are able to educate and bring awareness to thousands of BC families on this important issue.

Thank you so much for your consideration of this request and your continuing commitment to Community Services in BC and the children and families of BC. If you have any questions regarding this request please contact the Child Find BC office at 1-888-689-3463.

Yours truly,

Crystal Dunahee President, Child Find BC

If you or your organization would like to host an "All About Me" ID clinic, have an idea for an event in your community or would like literature and information on becoming a member and supporter of Child Find BC, please call us at 1-888-689-3463.

CID

Your Letterhead here

National Missing Children's Month and Missing Children's Day

WHEREAS Child Find British Columbia, a provincial member of Child Find Canada is a non-profit, registered charitable organization, incorporated in 1984; ***AND***

WHEREAS The Mandate of Child Find British Columbia is to educate children and adults about abduction prevention; to promote awareness of the problem of missing children, and to assist in the location of missing children; ***AND***

WHEREAS Child Find has recognized Green as the colour of Hope, which symbolizes a light in the darkness for all missing children; ***AND***

WHEREAS Child Find's annual Green Ribbon of Hope Campaign will be held in the month of May and May 25th is National Missing Children's Day; ***AND***

THEREFORE BE IT RESOLVED THAT

I, (Mayors Name) of the (city, town, municipality), do hereby proclaim May as Child Find's Green Ribbon of Hope month and May 25th as National Missing Children's day. I urge our citizens to wear a green ribbon as a symbol of Hope for the recovery of all missing children; and to remain vigilant in our common desire to protect and nurture the youth of our Province.

_____ Mayor

Signed at _____ this _____day of May, 2015

Local Elections Expense Limits

SPECIAL COMMITTEE ON LOCAL ELECTIONS EXPENSE LIMITS

Chair: Jackie Tegart, MLA (Fraser-Nicola)
Deputy Chair: Selina Robinson, MLA (Coquitlam-Maillardville)

The Special Committee on Local Elections Expense Limits is conducting public consultations on campaign expense limit amounts for candidates for local government positions, such as mayor, councillor, school trustee, regional district electoral area director, Vancouver Park Board commissioner, or Islands Trust trustee. In addition, the Committee is examining limits for third party advertisers in local elections.

WE WANT TO HEAR FROM YOU!

British Columbians are invited to participate by attending a public hearing in person or via teleconference. Public hearings are planned in: **Surrey, Terrace, Fort St. John, Prince George, Kamloops, Cranbrook, Penticton** and **Vancouver**. You may also make a written submission, send an audio or video file, or complete an online survey. The deadline for submissions is **April 17, 2015**.

Please visit the Committee website **www.leg.bc.ca/cmt/leel** for more information or contact:

Parliamentary Committees Office, Room 224
Parliament Buildings, Victoria BC V8V 1X4
Tel: 250.356.2933, or toll-free in BC: 1.877.428.8337
Fax: 250.356.8172, **e-mail: LocalElectionsCommittee@leg.bc.ca**

Kate Ryan-Lloyd, *Deputy Clerk and Clerk of Committees*

LEGISLATIVE ASSEMBLY
PROVINCE OF BRITISH COLUMBIA

CII

Fair Share Report: **March 19, 2015**

Recommendation: That Hudson's Hoe Council endorse the two resolutions passed at the March 12, 2015 Peace River Regional Board Meeting, as shown below, and further, that the Hudson's Hope position be forwarded to the Ministry of Community, Sport and Culture, the PRRD and Don Lidstone.

PRRD Motions:

Moved Director Bumstead / Seconded Director Nichols:

That the Peace River Regional District is the appropriate organization to coordinate negotiation with the Province of BC on the extension of the Fair Share M.O.U. and, further, that the Peace River Regional District engage the services of Blair Lekstrom, Lidstone and Company, and CAO Chris Cvik as lead negotiators; and, further, that the Province of BC be notified that the Peace River Regional District is represented by this team and are prepared to commence negotiations as early as March 18, 2015; and, further, that member municipalities in support of this motion separately inform the Province of BC that they are represented by this team, that negotiations on their behalf will be coordinated by the Peace River Regional District and that they are prepared to commence negotiations as early as March 18, 2015.

CARRIED
Contrary to the Motion: Vice Chair Fraser; Director Stewart; Alternate-Director Christiansen

Motion:

Moved Director Bumstead / Seconded Director Plowright:

That the Peace River Regional District Board authorize the CAO to enter into a contract with Mr. Lekstrom at a rate of $1500 per day, to a maximum of five days per month, plus expenses, for the purpose of renegotiation of the Fair Share M.O.U. and to engage Lidstone and Company at its hourly rate, to a maximum of $7500 per month, plus expenses, subject to the member municipalities in support of this motion separately confirming to the Peace River Regional District that they agree to have Fair Share negotiations coordinated by the Peace River Regional District and commit to contributing to the costs of the activity in proportion to the Fair Share proceeds to be received in 2015 and, further, that the Peace River Regional District agrees to pay a proportional share of the costs based on Fair Share proceeds received by the electoral area directors in 2015.

CARRIED
Contrary to the Motion: Vice Chair Fraser; Director Stewart; Alternate-Director Christiansen

Background:
At our special meeting on March 16th, Hudson's Hope indicated a wish to be part of the team with the PRRD and the South Peace municipalities in negotiating Fair Share. Our previous motion covered representation by a representative from Lidstone Law, but did not cover inclusion of Blair Lekstrom, nor details such as expense sharing arrangements. In

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conversation with PRRD staff, it seemed that the "cleanest method" of indicating Hudson's Hope's position was to endorse the two PRRD resolutions.

Respectfully Submitted:

Mayor Gwen Johansson

"Fair Share 101" with Don Lidstone

March 17, 2015

History:

- Regional Districts were formed in 1966-67 in response to rural MLA's desire to deal with rural issues that they didn't want to, including taxation to deal with 'free riders', hospitals, etc.
- Whole idea of municipalities is that industry is inside municipal boundaries alongside the population so industrial taxation is available to support the population.
- Four Regional Districts in BC are unique:
    - Metro Vancouver (no rural area. UBC was part of it but was taken out when Vancouver attempted to impose the urban bylaws on the campus.)
    - Victoria – is just urban
    - Northern Rockies – large area but 87% of the population resides within Fort Nelson.
    - Peace River Regional District – municipalities contain most of the population but the industrial activity and facilities are located outside the municipalities, so most of the industrial tax base is outside the municipalities. This happens nowhere else in Canada.
- In the 90's, FSJ Mayor Pat Walsh made the point to UBCM and province that FSJ is the bedroom, bathroom, kitchen & living room for the oilpatch workers but had no industrial tax base to support that burden.
- Fair Share came out of that discussion, after a detailed study done by the respected firm of Simmons & Adams, which provided the research to support the case. Study was a precedent for decisions based on "reasonableness."
- Success of Fair Share is based on:
    - Effective lobbying
    - Providing reasonable solutions to well-articulated issues
    - A history of integrity in negotiations
    - Good research
- **Research:** I asked a question about the research because Blair Lekstrom's view at the Dawson Creek meeting on March 3 seemed to be that this time, the province would be making a political decision, rather than a negotiation based on research. Lidstone appeared to be saying that the research was key and he reiterated that in answer to my question. So the value of the extensive research will have to be sorted out within the negotiating team.
- Present negotiators have long history with Fair Share and they all seem to know each other.

1994: **Fair Share 1**: NDP government agreed to a 5 year agreement signed by Darlene Mazari.

- **Distribution Formula** was established at that time: equalized the per capita tax base, multiplied by the municipal population, minus the municipal assessment. 10% of the fund was allocated to the Electoral areas. Special formula for Hudson's Hope.
- **Policy not Legislated: Fair Share** is a policy; it's not enshrined in legislation and could be terminated at any time. It must be approved as a line item in the provincial budget each year. It's therefore important that the informal Memorandums of Understanding (MOUs) should articulate the principles upon which the agreement is based.
- **Principles** were articulated in 1994:

- **"Recognition** that PRRD is unique – municipalities must be able to access industrial tax base because they provide services to the industrial work force.
- **Tax-payers should not subsidize private industry.**

1998: Fair Share 2: Government wished to end the agreement.

- PRRD threatened to intervene in an NEB hearing and oppose a proposed pipeline.
- PRRD also had the 1994 MOU with its clear principles
- Municipalities and electoral area directors came together to form a united front.
- In the end.
- Fair Share was extended to 2008 (so 10 years, not 5), with reviews in 2002 and 2003.
- The fund was increased.
- Indexing introduced.

2005: Fair Share 3: 15 year agreement, to March 31, 2020.

- Electoral areas again got 10% but only of the $12 million pool.
- Province required unanimous approval of each municipality & PRRD. Definition of unanimity was that PRRD represents the electoral areas so a majority vote at the PRRD means PRRD is in favor. In the northeast, that means that the electoral areas can be outvoted by the municipal vote.
- Some talks have been underway since 2011. Don Lidstone, FSJ CAO Diane Hunter, past PRRD CAO Fred Banham, and Dave Morris (or DC CAO Jim Chute) met with Ministry officials in the 2011-2013 period to discuss terms of a new Fair Share. Purpose:
  - To address lack of a binding legal agreement
  - To deal with appropriation issue (so Province couldn't reduce the size of the pot)
  - To change to a term that is not fixed.

May, 2013: During election campaign, Premier Clark committed to extend Fair Share to 2030.

Current Situation:

- Province is concerned about indexing & escalation.
- Province has no LNG revenue yet.
- Issues the PRRD has to deal with:
  - Electoral areas did not vote in favor of the 2005 agreement.
  - Unanimous consent for any change is needed.
  - Province is not happy with indexing or escalation but they also know it is an MOU, not a legal commitment.
- Recognize that Fair Share is unprecedented in Canada – completely unique.
- It has been built despite huge differences. would be a shame to lose it.
- NE would not have Fair Share if the research was not done and the Electoral Areas were not brought onside.
- Province is trying to create certainty and predictability for investors.

Miscellaneous Notes:

BC has the authority to allow municipalities to tax industry that is outside municipal boundaries. A good case for direct taxation was made for direct taxation in 2005.

A Doctrine of Cumulative Effects is a big deal. (Especially so for Hudsons' Hope – that's the basis of our presentations to various groups in the province.)

The impacts of LNG on municipalities and 1st Nations is still not determined.

Province is aware of the need for Community Agreements for LNG.

Assets of the Columbia Basin Trust are $772 million.

Respectfully Submitted,



Gwen Johansson, Mayor

Participation in Conference of the College of Applied Biology

March 13. 2015

Local Government Panel:

- The one-day conference focuses on issues of interest to biology and environmental practitioners.
- The Municipal Panel used four case studies from municipalities around the province to highlight the blurring lines of authority around local governments and environmental initiatives.
- The panel consisted of Mayor Derek Corrigan of Burnaby; Mayor Josie Osborne of Tofino; Councillor Steves of Richmond and myself.
- Audience totalled approximately 260, consisting of registered biologists, government officials, and interested bodies.
- Mayor Osborne spoke about partnerships with First Nations.
- Councillor Steves highlighted a number of initiatives Richmond has programs to increase their local food production, such as purchasing land, zoning it as parkland, and then leasing it to young farmers who otherwise could not afford to get into farming. They also collect organic waste, put it through a digester to take off the methane, and end up with a huge pile of organic compost which ends up on the gardens and lands of Richmond.
- Mayor Corrigan said that due to a policy adopted many years ago, 25% of Burnaby's land base is Greenspace. Unlike Vancouver, they did not put their creeks in culverts; instead they left them to run free and created riparian areas and wildlife habitat. He noted the need for local governments to retain jurisdiction over what happens in their municipality. Burnaby's challenge to Kinder Morgan and the province and over the Trans-Mountain pipeline has received a lot of attention. He said that Burnaby intends to carry on with their legal case claiming that the company is subject to the city's bylaws and requires the city's permission.
- I used our cumulative impact powerpoint template to speak about cumulative impact and the restraints placed upon local governments by the various forms of forced entry that governments have given to private industry.
- Good discussion following the Panel. One from on-line from the northwest about cumulative impacts.

Notes from Other Presentations:

- Cumulative Effects Framework. Spoke about the Cumulative Effects South Peace Operational Trial (CESPOT). He emphasized that the framework is designed to be a decision-making tool: science tells you what the consequences of your decisions will be but doesn't tell you what to do.
- Sessions on First Nations: the Blueberry First Nations claim that was recently filed and which is based on cumulative effects, was covered, as was the Tsilhqot'in decision. "Does this bestow a veto power to first nations?" Response: "No, but it's becoming a lot more risky now to pursue projects without consent."

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- Keynote Address: Dr Bob Lackey, Professor of Fisheries Science, Oregon State University, Corvalis. Topic: "Has Science Become just about Irrelevant in Informing Policy Debates?" Conclusion: Science is only one piece of information that is used now to make policy.
- "Are Scientists trusted these days?" Results of a US poll: 40% of Americans say they have no or little trust in what scientists have to say about the environment.
- Distrust is present in all segments of society. Distrust in science on climate change comes from the right; distrust on Genetically Modified Foods comes from the left.
- Conclusions:
    - Science is not the key to resolving ecological policy disputes.
    - Clashing values, not science are the core of the policy debate.
- His advice: figure out your role before a crisis forces you to.

Of interest: Some scientists think the California drought will be as bad as a devastating drought in the 1500's or maybe even worse.

Respectfully Submitted,



Gwen Johansson, Mayor

Note: They paid airfare, hotel and meals so cost to District was mileage in to airport, one taxi and the $115 per diem.

Clerk

Subject: FW:

Mar 12 PRRD meeting updates:

Regional Hospital Board Meeting;

Mike Hoefer presented the Capital Budget Plan for first and second reading. Tax rates remain the same. Some discussion as to the 100,000 medical recruitment fund. Specific criteria is being developed as to how it is to be used.

PRRD meeting:

Work camps: Northern Health is to act as the registry for work camps, thus regulating and controlling them and the PRRD will be able to access this information.

Recreation Facility Inventory: 2015 original budget had 60,000 dollars for an "East of the Pine River" (Dawson, Pouce Coupe, Area D and part of Area E) to complete a recreation facility inventory. After discussion, the amount was increased to 100,000 dollars to include a "West of the Pine" inventory as well which would include Tumbler Ridge, Chetwynd, and Hudson's Hope. This is anticipated by staff to be a long term process that will not be completed in 2015. First step, Planning the scope of the study.

GW Solutions: Gilles Wendling collecting water data for the PRRD. At this time his data is not public, it is undergoing eer review. PRRD only has access to his data to date.

North Peace Airport Society: Application for funding from the Northern Development Trust for 183,000 dollars to assist in signage and lighting projects for the airport.

Mayor Bumstead's motions received considerable attention. Several pointed questions we asked by Directors Steward, Christensen and Fraser. Major concerns related to the function of the PRRD and its role, the legal implications of his motions and the qualifications of the intended negotiators . I have forwarded you all more specific details. In the end, the PRRD staff deemed the process appropriate and the vote was allowed. All municipalities and electoral ares were present . All voted in favour of Mayor Bumstead's two motions, except Directors Fraser, Steward, and Christensen.

The 2015 PRRD budget received first and second reading.

Dave

CR3