

Submission Form to Hearing

Note that this form, should you wish to submit to the District of Hudson's Hope Office for use at the Public Hearing of 6:00pm, January 25th, 2016. Is to be submitted to the District of Hudson's Hope office between the dates of January 15th to January 25th, 2016.

Question: Should Zoning of proposed Light Industrial Area along Highway 29 be changed to allow light industrial use?

☒ Yes ☐ No ☐ Indifferent

My Comments: Our community is in need of a light industrial area, I am in favour of the project as presented at the meeting on January 15th. The availability of serviced industrial lots will not only attract new business and investment in Hudson's Hope, it will afford the light industry that is already here to have the opportunity to relocate to a visible, professional setting. We have operated W6 from our ranch on the outskirts of Jameson Subdivision since 1993, only recently purchasing a shop and small yard in the Thompson Subdivision. While this is a better location, the new yard is not large enough to accommodate all of our equipment so we have crew and vehicles coming and going daily from both locations. This means light industrial traffic traveling multiple times daily through our residential area. As a local company we would welcome the chance to purchase a lot in an industry only zone, and not have the liability of our workers travelling through residential zones on their way to and from work. I am impressed with the scope of possibilities that have been addressed in the planning of these lots. It is evident the committee is open and responsive to all input.

Print Name:

August Wilson / W6 Contractors

Signature:

[Handwritten Signature]



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☒ Yes ☐ No ☐ Indifferent

My Comments: Good Idea will free up
heavy trucks parking in town
and provide (perhaps) a fuel station with
reasonable prices.

Print Name: Ty Olsen

Signature: Ty Olsen

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Yes



No



Indifferent

My Comments:

*I believe that having an area for
Light industrial use: Will keep industrial
use out of residential areas! The area proposed has
good hwy access.
Hopefully will increase industry to our town.*

Print Name:

LORI FOX

Signature:

Lori Fox

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Yes



No



Indifferent

My Comments:

Much needed. I believe that
the area is good. Out of residential
area. At this point we don't have
any options that safe & appropriate
will get.

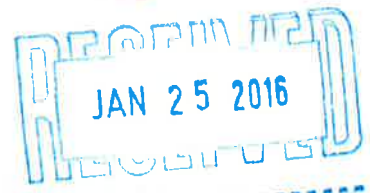
Print Name:

Lana Huxley

Signature:

Lana Huxley

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Yes



No



Indifferent

My Comments:

I think its a good Idea.
The Highway and Access is good
No kids getting on School Buses in morning and
getting off afternoon.

Gets Industry out of town. (Kinda)

Print Name:

DARYL FETTES

Signature:

Daryl Fettes

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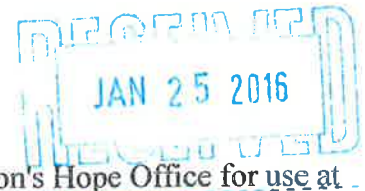
Question: Should Zoning of proposed Light Industrial Area along Highway 29 be changed to allow light industrial use?

☐ Yes ☒ No ☐ Indifferent

My Comments: It is my feeling that a light industrial park in Jamieson area would seriously compromise the integrity of H.H. as the playground and prettiest town on the Peace. It would be an eyesore coming into town and also change the energy/feeling of Jamieson subdivision, an area people have chosen to live in for its relative peace and quiet. It is also my fear that this ugly change would happen with zero benefit to the town 10 years from now ^{or less} when it stands empty. Better to put money in a sustainable resource, develop the recreation side of H.H. Can you proudly tell your grandchildren that this industrial park is your legacy to the town of H.H.?

Print Name: Vivian Hayashi

Signature: V. Hayashi



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☐ Yes ☒ No ☐ Indifferent

My Comments: I cannot support the re-zoning of these parcels
for the following reasons.

- I have seen no copy of the proposed zoning bylaw
that contains the supposed building criteria that would
maintain the visually pleasing nature of our town entrance.
- The only consultation on this process done as a
meeting or committee was with parties who have a
vested interest in the development as persons who would
develop the lots at a cost and in a manner that
suits their needs and purposes. No other parties were involved.
- I see no evidence that this will bring families to
Hudson's Hope as all interested parties now, and in the
past had no intention of bringing in families to our
community.
- The economy of industry in this area and in the rest
of the world is in a state of decline right now and
it is not the right time to invest in an industrial development

Print Name: Craig Stephenson

Signature: 

107/166

over →

- Several of the lots are too close to the dunes and the cemetery. It borders on offensive that there is a proposal for industry to be put next door to our founding members and ancestors final resting place
- There is no idea how services will be brought in or which ones. There is also no estimate of cost to develop this property.
- Once we do this if rules are not appropriately put in place then anyone can buy a lot and develop it as they want with no oversight
- The comment was made at the meeting that these lots would need to be priced around \$200,000 to be attractive yet I see no plan on cost to develop or final purchase price.
- There are no concrete plans for
 - berm or 10 m buffer zone
 - architectural controls.
 - noise
 - wind breaks to prevent blowdown in January 11/16
 - timeline for buffer zone to grow
 - how to get power in
 - sewer or septic.
- It just seems too preliminary to support a re-zoning without more information and concrete numbers.

JAN 25 2016

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☐

Yes

☒

No

☐

Indifferent

My Comments:

Dear Mayor and Council.

A lot of time, money, effort and work hours have already been invested in creating 'Jamison Wood's' recreational area.

It is a great asset to our 'Playground of the Peace'. Why would we want to change it into an industrial area?

Once you start changing zoning from recreational to industrial you are saying that industry is more important than recreation.

That is what is happening to our river!

There are other locations for industry, we have a large municipality, we do not have to sacrifice or start to plunder 'Jamison Wood's' rec area, even if it is convenient it is certainly not appropriate.

Yours Sincerely

Print Name:

James Rhymes

Signature:

James Rhymes, Elaine Rhymes

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☒ Yes ☐ No ☐ Indifferent

My Comments: WE NEED THIS IN TOWN
AS THERE IS NO PLACE TO EXPAND

Print Name: DALE ROAD
Signature: [Signature]



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Question: Should Zoning of proposed Light Industrial Area along Highway 29 be changed to allow light industrial use?

☒ Yes ☐ No ☐ Indifferent

My Comments: SENT VIA EMAIL TO
TO M MATOS.

Print Name:

Richard Brown

Signature:

[Signature]

Tom Matus

From: Rich Brown <r.brown@butlerridge.com>
Sent: January-25-16 2:14 PM
To: Tom Matus
Cc: Dave Heiberg
Subject: Industrial land development

Good Morning Tom

I am sending you this email to support the proposed industrial land development in Hudson's Hope.

In order for this town to grow or at least maintain its current population and attract new business ventures to the area, it is critical to have land available for these new ventures.

We currently have no industrial land available that is suitable for a potential business to invest or build on within a reasonable proximity to highway and utility access. Butler Ridge Energy is currently leasing its shop and office space. We had planned to build on our adjacent lot which we own, however due to potential site "c" impacts this land will not be acceptable. We have no other options at this time until new industrial land becomes available to purchase.

Also to note that over the last few years the lack of industrial lands has put pressure on our town in the form of commercial vehicles being parked in peoples yards, or lining the streets. Others businesses have chosen to purchase acreages with zoning that will allow to store equipment on the property. We do not want to see Companies purchasing residential acreages instead of land in an industrial park to meet their needs. I own a home in the Lynx Creek subdivision and endured a Company that set up shop and manufactured and fabricated on site for a contract that they were awarded for BC Hydro, this company was not able to find land in an industrial park and therefore purchased an acreage in a residential area. This is becoming common practice in our municipality.

Regards,

Richard Brown
President



8908 Clarke Ave, PO Box 426
Hudson's Hope, BC.
V0C 1V0

P:250-783-2363

C:250-263-5932

F:250-783-2365

E-mail: r.brown@butlerridge.com

www.butlerridge.com

JAN 25 2016

© 2000 American Psychological Association 0893-3200/00/\$12.00 DOI: 10.1037/0893-3200.14.4.475

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Yes

No

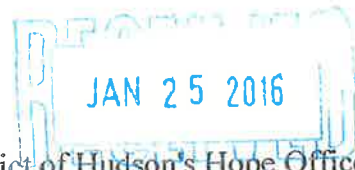
Indifferent

My Comments:

Justin Brown

Ad. B. Carr

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Yes



No



Indifferent

My Comments:

I am in support of Industrial land development to promote growth in our community.

This will allow other businesses to get a chance to come to our town and this would give our community a chance for jobs.

Print Name:

Chrissy Brown

Signature:

Chrissy Brown



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Yes



No



Indifferent

My Comments:

will be good for
Hudson's Hope. Need some
growth.

Print Name:

Jerry Harrington

Signature:

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☐

Yes

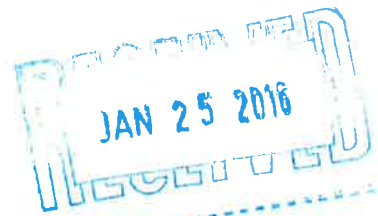
1

No

Indifferent

Print Name: _____

Signature:



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☒

Yes

☐

No

☐

Indifferent

My Comments:

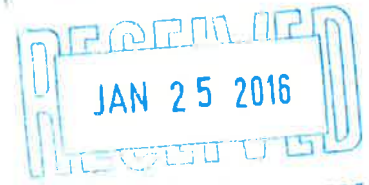
I BELIEVE IT WILL HELP THE LOCAL
ECONOMY DUE TO INCREASED BUSINESS AND
WHICH WILL LEAD TO NEW PEOPLE MOVING
TO THE AREA

Print Name:

TERRY ANDERSON

Signature:

T. Anderson



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Question: Should Zoning of proposed Light Industrial Area along Highway 29 be changed to allow light industrial use?



Yes



No



Indifferent

My Comments:

I believe it would help the local economy by bringing new business to town

Print Name:

JOHN McKEOWN

Signature:

120/166

Monday, January 25, 2016

Submission to the Council for the Public Hearing -

Official Community Plan Amendment Bylaw No. 854, 2015
Zoning Bylaw Amendment No. 855, 2015

Conceptual Light Industrial Subdivision

Firstly, I appreciate the opportunity to attend the Community Meeting on Tuesday evening, January 12th, to discuss the proposal to create parcels adjacent to Highway 29 North for Light Industrial land uses. Perhaps because the plans that were shown and discussed were conceptual; quite a few questions from the public were unanswered because the information was not known or decided.

As I understand the concept, a new road is to be constructed and extended easterly from the intersection of Jamieson Avenue and Ross Street to intersect with Highway 29 North. Two sequential access roads will be constructed parallel to the highway. One will provide access to 11 parcels on the west side of Powell Road and the second will access to 8 parcels on the east side. Under the proposed OCP designation, these parcels are to be developed "with full urban services." Also such properties are not primarily to be used for outdoor storage. It was mentioned:

- that a 10" diameter water main would be extended to supply water and fire protection;
- that three phase power would be a necessity for the light industrial uses;
- that there was a question about the state of the sewage lagoons.

This is an ambitious project for the municipality as the costs to build roads, water lines, a sewer extension to the lagoons, provide electricity, storm water drainage, purchasing the Crown land (including survey and title registration) are substantial.

Section 477 (3)(a)(i) of the *Local Government Act* requires that after the first reading of an OCP bylaw, the Council must consider the proposed bylaw in conjunction with its financial plan. The logic is obvious in that the Council needs to know that sufficient funds are provided in the capital expenditure budget to meet the Council's goals. This step takes place before the public hearing.

During the community meeting, questions about development costs were not answered. In the agenda circulated for tonight's Council meeting there is no mention of the financial plan being discussed. Does the Council have reliable estimates for the cost of this endeavor? What is being considered:

- borrowing?
- a tax increase?
- drawing on reserve funds?

If the intent is to have the revenue from the sale of the parcels offset the expenditures, what is the estimated time frame for all lots to be sold?

I asked whether phasing the development was a possibility and the reply was "could be;" however, the bylaws under consideration are pointing to the whole scheme moving forward in its entirety.

I question the demand for 19 light industrial parcels in Hudson's Hope. During the community meeting, it was speculated that if these lots were currently developed, three could be sold now. Have there been

**BYLAW NO.
854, 2015**

A Bylaw to Amend Official Community Plan Bylaw No. 822, 2013

WHEREAS the *Community Charter Act* (the "Charter"), provides for the creation and amendment to its Official Community Plan Bylaw;

NOW THEREFORE the Council of the District of Hudson's Hope, in a duly assembled open meeting, enacts as follows:

1. This Bylaw may be cited as the "Official Community Plan Amendment Bylaw No. 854, 2015".
2. "Official Community Plan Bylaw No. 822, 2013" is hereby amended by:

Re-designating the land use from Protected Parks and Natural Space to its amended designation of Industrial (Serviced) as indicated on Schedule "A" lands within Sections 19 and 30,

An area being approximately 11 hectares of land: dimensions being one hundred and fifty (150) meters wide by an approximately eight hundred and ten (810) meters long, located parallel along the north side of Highway 29. Metes and bounds of land beginning at the northeast boundary line of Block C of Northeast ¼, Part of Block E, Section 19, Township 81, Range 25, West of the 6th Meridian, Peace River District, and ending at the east boundary line of Southeast ¼, Part of Block E, Section 30, Township 81, Range 25, Peace River District, except Plan 16795. This land lying between the west side of the undeveloped road right of way of Jamieson Ave and the west side of the developed road right of way of Powell Road.

3. This bylaw comes into effect upon the Adopted date of this bylaw.

READ FOR A FIRST TIME this	14 th day of	December	, 2015.
READ FOR A SECOND TIME this	25 th day of	January	, 2016.
Advertised in the Alaska Highway News on	20 th & 21 st days of	January	, 2016.
PUBLIC HEARING HELD ON this	25 th day of	January	, 2016.
READ FOR A THIRD TIME this	25 th day of	January	, 2016.
ADOPTED this	25 th day of	January	, 2016.

Gwen Johansson,
MAYOR

Tom Matus,
CAO

Certified a true copy of Bylaw No. 855
This ____ day of _____, 2016.

Deputy Clerk

**SURVEY PLAN OF
DISTRICT LOT 4343 AND BLOCK E
OF DISTRICT LOT 4343 AND
SECTIONS 19, 20 AND 30
TOWNSHIP 31 RANGE 25 WEST
PEACE RIVER DISTRICT**

OCF Amendment Bylaw 854,
Schedule "A"

PLAN EPC1488

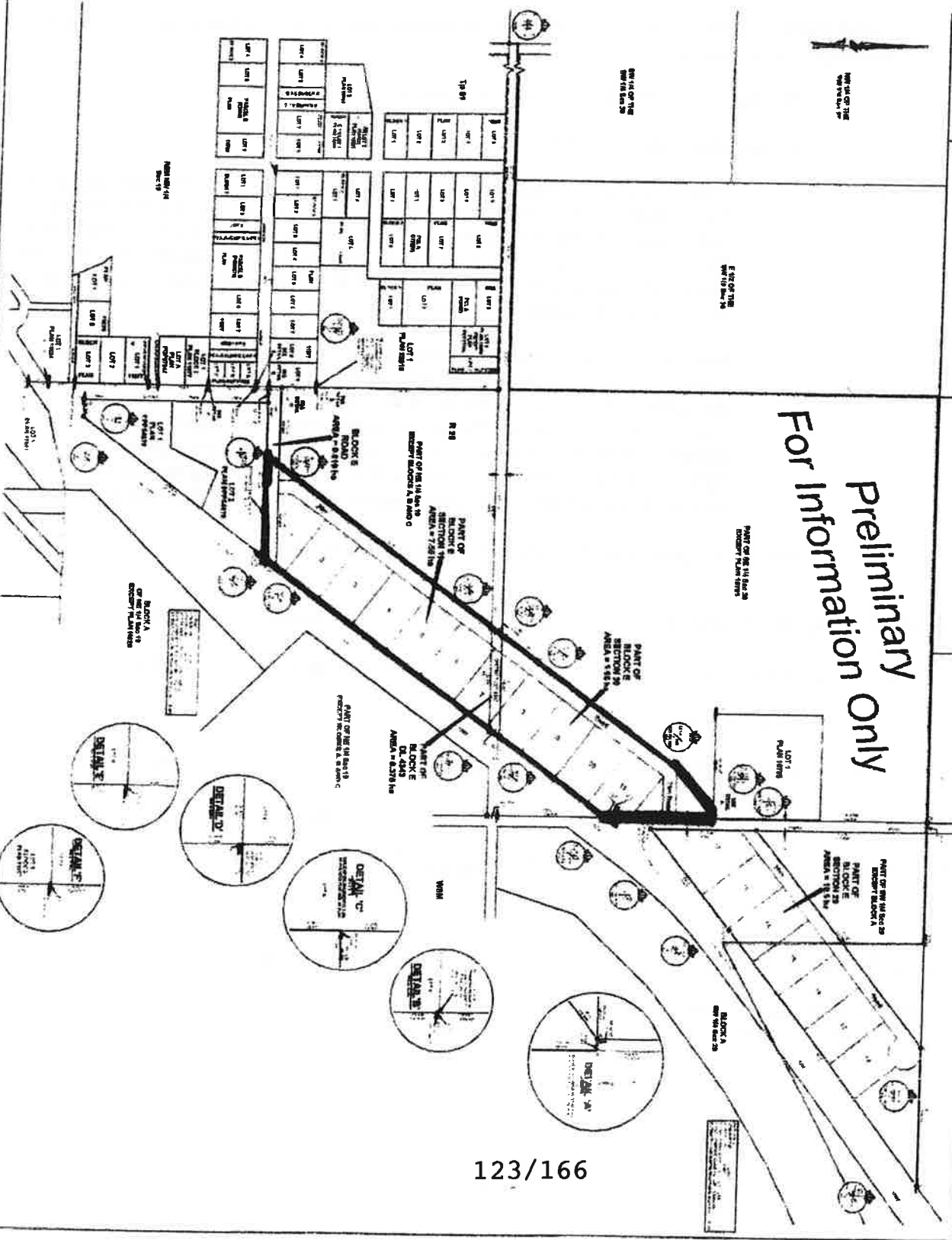
**Preliminary
For Information Only**

Block	Area (ha)	Area (ac)
Block A	1.12	2.78
Block B	1.12	2.78
Block C	1.12	2.78
Block D	1.12	2.78
Block E	1.12	2.78
Block F	1.12	2.78
Block G	1.12	2.78
Block H	1.12	2.78
Block I	1.12	2.78
Block J	1.12	2.78
Block K	1.12	2.78
Block L	1.12	2.78
Block M	1.12	2.78
Block N	1.12	2.78
Block O	1.12	2.78
Block P	1.12	2.78
Block Q	1.12	2.78
Block R	1.12	2.78
Block S	1.12	2.78
Block T	1.12	2.78
Block U	1.12	2.78
Block V	1.12	2.78
Block W	1.12	2.78
Block X	1.12	2.78
Block Y	1.12	2.78
Block Z	1.12	2.78



NOT TO SCALE
THIS PLAN IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN INFORMATIONAL.

NOT TO SCALE
THIS PLAN IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN INFORMATIONAL.



**BYLAW NO.
855, 2015**

A Bylaw to amend Zoning Bylaw No. 823, 2013

WHEREAS the *Community Charter Act* (the "Charter"), provides for the creation and amendment to its Zoning Bylaw;

NOW THEREFORE the Council of the District of Hudson's Hope, in a duly assembled open meeting, enacts as follows:

1. This Bylaw may be cited as "Zoning Bylaw Amendment No. 855, 2015".
2. "Zoning Bylaw No. 823, 2013" is hereby amended by:
 - a. Rezoning approximately 6.5 hectares of land, being a one hundred and fifty (150) meter wide by an approximately 503 meter long strip of land running parallel along the north side of Highway 29 located within Northeast ¼ Part of Block E, Section 19, Except Blocks A, B and C, Township 81, Range 25, from P2 - Parks and Open Space to its amended zone of M1 - Light Industrial (Serviced) as indicated on Schedule "A"; and
 - b. Rezoning approximately 7.5 hectares of land, being a one hundred and fifty (150) meter wide by an approximately 475 meter long strip of land running parallel along the north side of Highway 29 located within Southeast ¼ Part of Block E, Section 30, Township 81, Range 25 except Plan 16795 and Southwest ¼ Part of Block E, Section 29, Township 81, Range 25 except Block A ending at the Agricultural Land Reserve Boundary, from RU2 – Rural Agriculture to its amended zone of M1 – Light Industrial (serviced) as indicated on Schedule A.
3. This bylaw comes into effect upon the Adopted date of this bylaw

READ FOR A FIRST TIME this	14 th	day of	December	, 2015.
READ FOR A SECOND TIME this	25 th	day of	January	, 2016.
Advertised in the Alaska Highway News on	20 th & 21 st	days of	January	, 2016.
PUBLIC HEARING HELD ON this	25 th	day of	January	, 2016.
READ FOR A THIRD TIME this	25 th	day of	January	, 2016.
ADOPTED this	25 th	day of	January	, 2016.

Gwen Johansson, MAYOR

Tom Matus, CAO

Certified a true copy of Bylaw No. 855
This _ day of , 2016.

Deputy Clerk

PLAN EPC1408

FROM THE

RECEIVED BY THE DIRECTOR OF THE FBI
JAN 10 1964

100% FROM LIES WITHIN THE POLICE IN OUR NEIGHBOURHOOD DISTRICT

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
100 N. 5TH AVE.
NEW YORK, N.Y. 10017

[illegible][illegible]

For further information, contact the following:

Only use these keywords and phrases in your abstract:

^a The authors thank Prof. Wolfgang Knebel for his critical reading of the manuscript.

Study to Assess the Safety and Efficacy of the

OF THE NEW YORK AND ROYAL

ENCLOSURE (A FORM)

DISCOST PAPER, A FORMER

PAROOL A JENNY 171
PUE 140 001 20

RECEIPT PLAN TRUST

NEW IN OR THE
OF THE

**11 1/2 OF THE
FOR THE NEW 300**

PLANT OF THE YEAR
EXHIBIT PLANT 10710

445-1200 FAX
800 (In US only)

**BLOCK E
SECTION 3
AREA - 5.98**

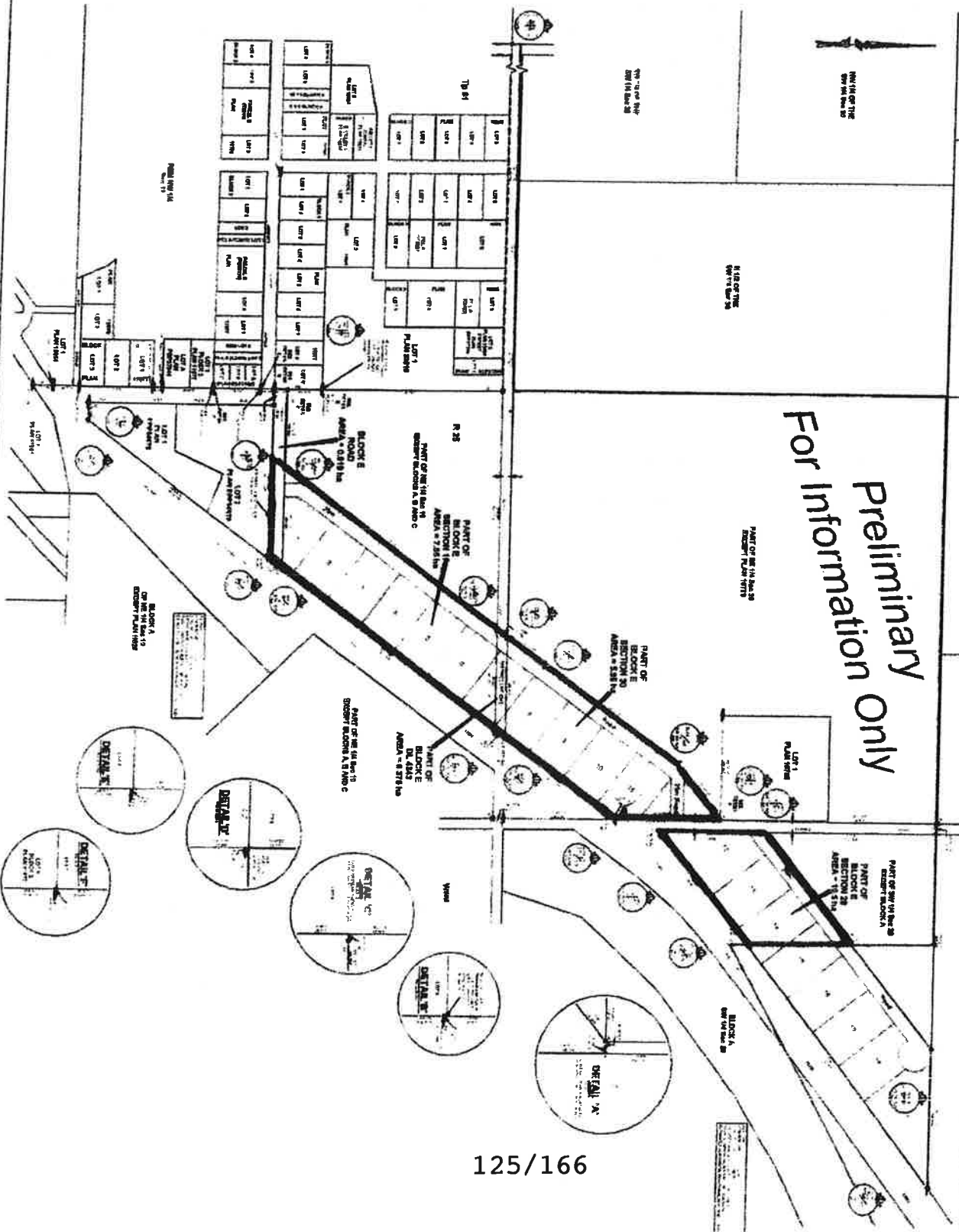
10

**Preliminary
For Information Only**

PART OF MAY 14 Dec
BLOCK II
SECTION 28
AREA - 11.5 ha

[illegible]

125/166



Timber Valuation on Proposed Light Industrial Subdivision – Hudson's Hope – March 9, 2015

On February 27, 2015, a timber valuation reconnaissance was conducted by TDB Consultants Inc. on a strip of land of approximately 29 ha along the west side of Highway 29 just north of the community of Hudson's Hope. This crown land is part of a development plan for a light industrial park. The District of Hudson's Hope is applying to purchase the land, and part of that process is to provide a timber value of the wood on the land to the Ministry of Forests, Lands and Natural Resources. The area has been divided into two sections in this report. The area to the south of Cemetery (Powell) Road was treated for fire fuel reduction in 2013 with funding assistance from the Union of British Columbia Municipalities (UBCM). The area to the north of Cemetery (Powell) Road has not been treated for fire fuel reduction, however, there is evidence of some removal of dead Pine for firewood.

Data from that reconnaissance is as follows (please refer to the maps and photos attached):

South of Powell Road:

The area has been selectively harvested. There is minimal merchantable timber remaining other than a few loads of Aspen on relatively flat terrain. Overall for conifers remaining, there are approximately 30 to 50 Spruce of piece size $\sim 0.45\text{m}^3$, and approximately 5 dead Pine, average piece size $\sim 0.4\text{m}^3$. The net volume of Aspen is approximately $90\text{m}^3/\text{ha}$.

Plot R1 – approximately 1 - 2 loads merchantable Aspen $\sim 0.23\text{m}^3$ piece size

Plot R2 – approximately 4 - 5 loads merchantable Aspen $\sim 0.35\text{m}^3$ piece size

Plot R3 – approximately 5 - 6 loads merchantable Aspen $\sim 0.58\text{m}^3$ piece size

Plot R4 – approximately 6 - 7 loads merchantable Aspen $\sim 0.53\text{m}^3$ piece size

Plot R5 – approximately 4 - 5 loads merchantable Aspen $\sim 0.58\text{m}^3$ piece size

North of Powell Road:

This area has not been selectively harvested, and there are a few loads of merchantable Pine available on flat terrain. There are some scattered vets of decent size, however, the Pine is mostly small and scrappy with 60-70% grey attack Mountain Pine Beetle. The net volume of Pine is approximately $77\text{m}^3/\text{ha}$.

Plot R6 – approximately 2 loads merchantable Pine $\sim 0.26\text{m}^3$ piece size

Plot R7 – approximately 3 loads merchantable Pine $\sim 0.16\text{m}^3$ piece size

Plot R8 – approximately 4 loads merchantable Pine $\sim 0.35\text{m}^3$ piece size

Special Note:

The point shown as R9 on the map may be a potential Raptor nest, which would require protection as per the guidelines set out in Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013).

This work was completed by Ryan Gremaud, RFT, and Marleen Whelan, RPF, of TDB Consultants Inc.

I certify that the work described herein fulfills standards expected of a member of the Association of British Columbia Forest Professionals, and that I did personally supervise the work.

Marleen Whelan, RPF #3827



Dated:

20 Nov 2015

**Valuation Report
Vacant Hypothetical Light Industrial Land
Hudson's Hope BC.
Minister of Forests, Lands and Natural Resource Operations
File #8015813**



**Prepared for:
District of Hudson's Hope
Attention: Mr. Tom Matus, CAO
(District File# 100119172)**

**Prepared by:
Mr. Patrick Pomeroy AACI, P. App**

**Inspected by:
Mr. Ken Froese, CRA, BA. M.ED**

Pomeroy Valuation Group Ltd.



**Ph: (250) 785 - 1200
www.pvgweb.com**

**POMEROY
VALUATION
GROUP LTD.**

Grande Prairie, AB	(780)532-1200
High Level, AB,	(780)532-1200
Fort St. John, BC,	(250)785-1200
Dawson Creek, BC,	(250)782-6200

January 27th, 2016

**District of Hudson's Hope
9904 Dudley Drive, PO Box 330
Hudson's Hope, BC V0C 1V0
Crown Land File # 8015813
District File # 100119172
Attention: Mr. Tom Matus, CAO**

Dear Sir:

Pursuant to your request I have made an investigation and prepared a valuation report on a vacant hypothetical M-1, Light Industrial parcel of land located along Hwy 29 on the east side of the District of Hudson's Hope BC.

The purpose of this valuation report is to express an opinion of market value as of the inspection date **January 25th, 2016** assuming that the land parcel was offered for sale on the open market. For the purpose of this valuation report I have assumed that the property is available for development to the highest and best use, free and clear of all liens and encumbrances and as well have taken the two detached parcels separated by Powell Road to be valued as one parcel. I further understand that the purpose this report is to assist in the acquisition from the *Ministry of Forests, Lands and Natural Resource Operations* for developing an industrial subdivision. The final estimate of value stated within this report has been expressed in Canadian funds and the exposure period associated with a reasonable time is estimated to be 60 to 365 days.

This valuation report has been prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

Subject to the noted assumptions and limiting conditions presented within this report, it is my opinion the market value of the subject land parcel, as of **January 25th, 2016** is represented in the amount of...

One Hundred & Eighty Thousand (\$180,000.00) Dollars

Respectfully submitted,



Patrick M. Pomeroy, AACI, P. App
Pomeroy Valuation Group Ltd.
Inspected Property: No;
Recertified: Yes

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PART II – BASIS OF THE APPRAISAL

Summary

Valuation Assignment

Determine the market value of two detached parcels of land as one parcel separated by Powell Road as of the inspection date ***excluding any merchantable timber.***

Property Details

<i>CROWN LAND FILE #</i>	<i>8015813</i>
<i>DISTRICT FILE #</i>	<i>100119172</i>
<i>SHORT LEGAL DESCRIPTION</i>	(1)Part, NE 1/4 Sec 19 Twp 81 Rge 25 W6M (2) Part, SW 1/4 Sec 29 Twp 81 Rge 25 W6M (3) Part, SE 1/4 Sec 30 Twp 81 Rge 25 W6M
<i>LOCATION</i>	Hwy 29 & Powell Road District of Hudson's Hope , BC.
<i>DATE OF VALUATION</i>	January 25th, 2016
<i>LAND SIZE</i>	17.92 Ha. (44.28 Acres)
<i>TYPE OF PROPERTY</i>	Vacant Land
<i>REGISTERED OWNER</i>	Crown Lands
<i>HYPOTHETICAL ZONING</i>	M-1, Light Industrial
<i>HIGHEST AND BEST USE</i>	Holding Property/Future Industrial
<i>2015 PROPERTY ASSESSMENT</i>	N/A
<i>2015 TAXES</i>	N/A

Final Estimate of Value:

One Hundred & Eighty Thousand (\$180,000.00) Dollars

Terms of Reference

Property Being Valued

Vacant hypothetical industrial land "as is" as one parcel *excluding any merchantable timber*.

Purpose of the Valuation

To determine a current market value of the subject property assuming it were available for sale on the open market as vacant M-1, Light Industrial land.

Property Rights Appraised- Fee Simple

Definition of the Fee Simple

An absolute ownership unencumbered by any other interest or estate and subject only to the limitations of eminent domain (expropriation), escheat, police power and taxation. An inheritable estate.

Function of the Valuation

For Acquisition

Effective Date of Report

January 25th, 2016 - Prepared by Patrick Pomeroy AACI, P. App

Date of Property Inspection

January 25th, 2016 - Inspected by Mr. Ken Froese CRA, BA. M.ED

Scope of the Valuation

The scope of the valuation is the extent of the process of collecting, confirming and reporting data. In carrying out the valuation of the subject property in accordance with the "Canadian Uniform Standards of Professional Appraisal Practice" the following processes were performed by the author of this report.

1. Reviewed all information gathered by Mr. Ken Froese who completed a full physical inspection of the subject property and the area in which it is located.
2. Obtained pertinent aerial photos and maps relating to the subject property.
3. Carried out a Highest and Best Use study and analysis of the subject property which took into consideration its location, characteristics, zoning, improvements and future development potential as set out within the District of Hudson's Hope BC.
4. Reviewed the common approaches to value as they relate to this type of property within this area.
5. Reviewed the market for sales, leases and/or offerings of similar properties vacant and improved located within the District of Hudson's Hope in order to estimate the value of the subject property.

Assumptions and Limiting Conditions

1. This report has been prepared at the request of **Mr. Tom Matus, CAO on behalf of the District of Hudson's Hope** for establishing market value of the subject land as though vacant for acquisition purposes. It is not reasonable for any persons other than the client and parties involved in the acquisition process to rely on this report without first obtaining written authorization from the client and this appraiser. There may be qualifications, assumptions, or limiting conditions in addition to those set out below, relevant to that person's identity or his/her intended use. This report is prepared on the assumption that no other person will rely on it for any purpose and that the liability to all such persons is denied.
2. While an expert in appraisal matters, the author is not qualified and does not purport to give legal advice. Further in the preparation of this report it has been assumed that:
 - a. *The legal description as furnished by the District of Hudson's Hope is correct,*
 - b. *Proposed title to the subject property is good and marketable,*
 - c. *There are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation except as expressly noted herein,*
 - d. *The existing use is a legally conforming use which may be continued by any purchaser from the existing owner, and*
 - e. *Rights-of-way, easements or encroachments over other real property and leases or other covenants noted herein are legally enforceable.*
 - f. *Because these assumptions have been made, no investigation, legal or otherwise, has been undertaken which would verify these assumptions except as expressly noted herein.*
3. The author is not a qualified surveyor (and no legal survey concerning the subject property has been provided). Sketches, drawings, diagrams, photographs, etc., are presented within this report for the limited purpose of illustration, they are not to be relied upon by themselves.
4. No investigation has been undertaken with the local zoning office, health department or any other government regulatory agency unless such investigations are expressly represented to have been made within this report. The subject property must comply with all government regulations and if it does not comply, its non-compliance may affect market value. To be certain of compliance, further investigations may be necessary.
5. Neither possession of this report nor a copy of it carries with it the right of publication. The copyright on this report is reserved to the author and is considered to be confidential between the author and his client. This report shall not be disclosed, quoted from, or referred to, in whole or in part, or published in any manner, without the express written consent of the author; subject only to confidential review by the Appraisal Institute of Canada as provided within the Code of Ethics, Standards of Professional Conduct and Standards of Professional Practice of the Institute.
6. Market data has been obtained, in part, from the Real Estate Board, documents supplied by the Assessment authority, and the Land Registry Office. As well as using such documented and generally reliable evidence of market transactions, it may have also been necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all information.
7. The compensation for services rendered in the preparation of this report does not include a fee for court preparation or court appearance which must be negotiated separately. ***Nor may this appraisal be used as evidence in a court of law, or for establishing assessment values without obtaining the prior written consent of this appraiser.***
8. Signatures within this report have been electronically imbedded.

Cont'd

Hypothetical Condition

Hypothetical conditions are contrary to what exists, but the conditions are asserted by the appraiser for the purpose of analysis.

This is a hypothetical valuation in that I am to assume the subject property is subdivided, titled and zoned M-1, Light Industrial.

Extraordinary Assumption

“Extraordinary assumptions presume uncertain information to be factual. If found to be false, these assumptions could alter the appraiser’s opinions or conclusions.

I have taken the sales data as listed within this report to be correct. If this is found not to be the case it could have an effect on the value reported.

The subject property is appraised assuming to be subdivided, titled and zoned M-1, Light Industrial. If this is not the case it may have an effect on value.

Extraordinary Limiting Condition

An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of a relevant valuation approach)

There are no extraordinary limiting conditions.

Definition of Market Value

The ‘Canadian Uniform Standards of Professional Appraisal Practice’ (2006) defines Market Value as: “The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.” Implicit in this definition are the consummation of a sale as of the specified date and the passing of title from seller to buyer under conditions whereby:

1. *The buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto;*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Environmental Statement

This appraiser is not qualified to comment on environmental issues which may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air.

Geographical Location

The subject property is located in the North Peace Regional District within to the District of Hudson's Hope, within the Province of British Columbia (B.C.). Fort St. John is the main trade centre for the north Peace Regional District and Hudson's Hope being a trade centre to a lesser degree. This region covers 80,500 square miles and lies partly in the Rocky Mountain division of the Great Plains of North America. It is an agricultural, oil/gas and forestry region that spans Northeast B.C. and Northwest Alberta. The District of Hudson's Hope is located along Highway 29 approximately 90 kilometres (56 miles) south west of the City of Fort St. John, BC, and approximately 64 kilometres (40 miles) north west of the District of Chetwynd B.C..

The District of Hudson's Hope located on the banks of the Peace River was incorporated in 1965 and currently supports a population of approximately 1,055 people (2011 estimate). The district owes much of its creation to the W.A.C. Bennett Dam which is located within the district at the head of the Peace River Canyon. The W.A.C. Bennett Dam and the smaller Peace Canyon Dam (which is also located within the district) produce 30% of British Columbia's electricity. Many of the residences within the community of Hudson's Hope were built by B.C. Hydro for workers during the construction of these two dams.

The industries which currently employ the majority of people within the District of Hudson's Hope include; power (B.C. Hydro), transportation, communications, education, administration, logging/forestry and oil and gas.

Provincial Map

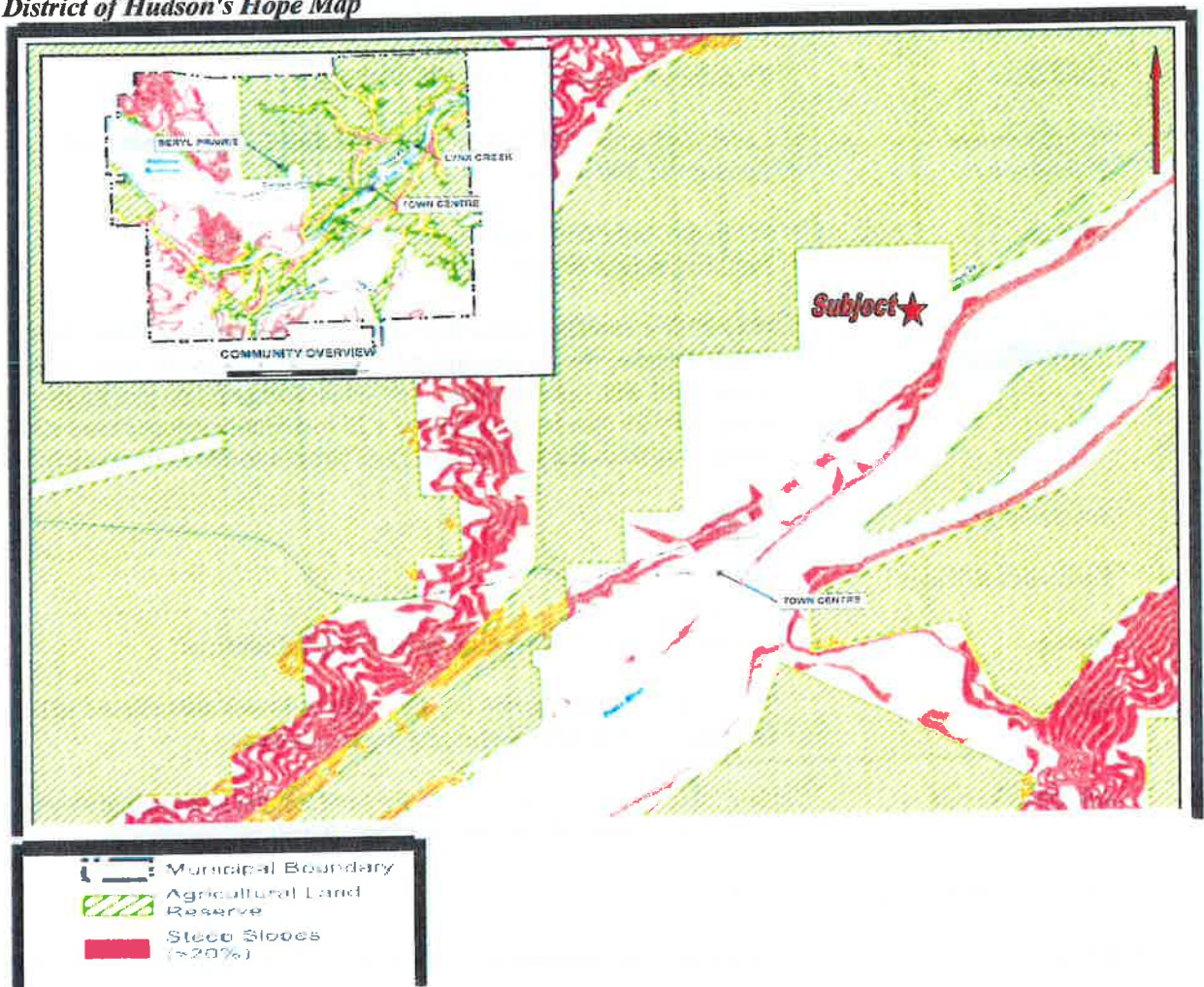


General Neighbourhood

Hudson's Hope is a small town with the subject property located on the east side of the community fronting Hwy 29 which is the only road leading to all communities within the Peace River Regional District and beyond.

The area is approximately ~75% built-up and includes in the core area mixed commercial developments of retail and service oriented composition and includes a motel, a small hotel and a RV Park along with a inter mix of residential (single & multifamily). The age of the buildings within the area range from near new to 35 years plus. The land in the area is level to sloping south to the peace river, and the soil is a clay base supportive of those improvements constructed under approved local standards which are specifically designed for the local northern climate. Services within the area include District of Hudson's Hope water and sewer for the most part but a number of areas just have water supply. The area also is serviced with electricity, telephone, natural gas, police and fire protection. The main traffic arteries within the neighbourhood are paved with a mixture of curb and sidewalks to open ditches.

District of Hudson's Hope Map



Local Services and Parcel Characteristics

The subject property was inspected on January 25, 2016. It is a parcel of vacant land immediately adjacent to Highway 29 and has highway frontage along the entire length of the property. Highway 29 is a good quality paved road is the main traffic corridor between Hudson's Hope and Fort St. John.

The terrain is generally flat with some minor fluctuations. There is hydro power available along the south side of the property along Hwy 29 as well as along Powell Road. There is natural gas service in the general area. The property is bisected by Powell Road which is a publicly maintained gravel road. The local cemetery is located on this road and is immediately adjacent to the subject property.

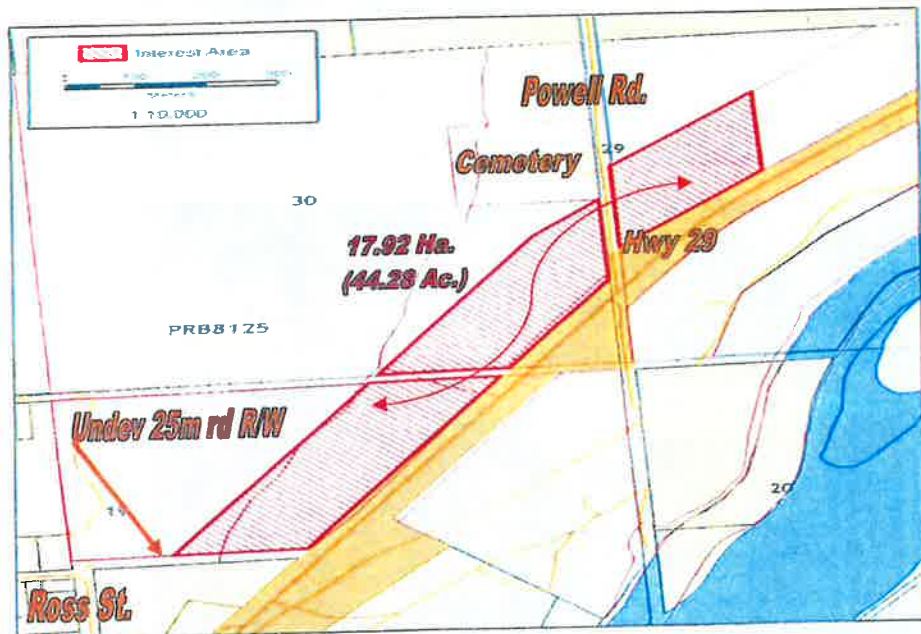
Summary

<i>Location:</i>	Hwy 29 & Powell Road Hudson's Hope ,BC
<i>Legal Description & Size:</i>	(1)Part, NE 1/4 Sec 19 Twp 81 Rge 25 W6M (2) Part, SW 1/4 Sec 29 Twp 81 Rge 25 W6M (3) Part, SE 1/4 Sec 30 Twp 81 Rge 25 W6M
<i>Land Size:</i>	Two detached parcels 17.92 Ha, (44.28 Ac.)
<i>Configuration/ Topography:</i>	Level land with ~125 meters to ~130 meters in depth substantial Hwy frontage ~1,100 meters.
<i>Utilities:</i>	BC hydro, telus communications, natural gas service. No direct access to water and sewer.
<i>Street Improvements:</i>	Hwy 29 is a two lane paved highway with open ditching. Powell road which detaches the subject land runs north from Hwy 29 and is a two lane gravel road with open ditching. The subject property on the south end along Hwy 29 also has frontage on a 25 meter undeveloped road allowance which runs from Hwy 29 west to Ross street into the Jamieson subdivision.
<i>Accessibility:</i>	Good
<i>Easements R/Ways:</i>	Nil
<i>Zoning:</i>	The subject site is assumed to be M-1, Light Industrial
<i>Soils:</i>	Soil testing was not carried out, but soil conditions are believed to be good and supportive of any conforming improvements.
<i>Adjacent Parcels:</i>	Hwy 29 to the south, cemetery to the north on the west side of Powell Rd. and balance primarily vacant with some developed residential.
<i>Building Improvements:</i>	Vacant
<i>Current Use:</i>	Vacant land in its natural state with some select logging haven taken place.

Aerial.



File 8015913



Photographs



*View of the junction of
Powell Rd. and Hwy. 29
looking east. The subject is
on the left of the highway.*



*View from Powell Rd.
looking east along Hwy. 29.
The subject is on the left.*



*View from Powell Rd.
looking west along Hwy. 29
with the subject on the right.*



View of Powell Rd. looking north with the subject being on either side of the road.



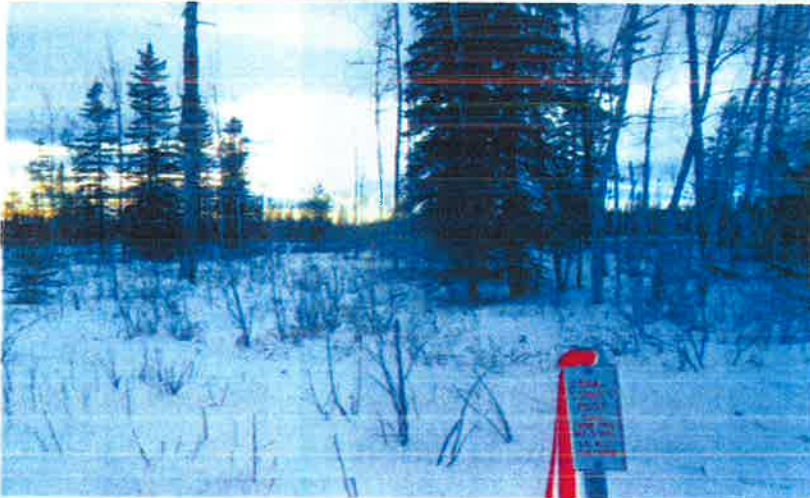
View from Powell Rd. looking west into the subject property.



View of Powell Rd. looking south with the subject on both sides of the road.



View from Powell Rd. looking west along the north side of the subject. The survey post in the foreground marks the subject's property line. The fence in the background is the south east corner of the local cemetery.



View along the north side of the subject looking west from Powell Rd.



View from the above location using telephoto lens showing survey line.



*View from Powell Rd.
looking east along the north
survey line.*



Interior view of the subject.



*View of the south west
corner of the subject. This is
taken from Hwy 29 looking
west along the undeveloped
road allowance towards Ross
Street.*

Zoning

Organization and planning in the development of properties within the District limits is done under the authority of *Zoning Bylaw Number 823,2013* with its purpose being to achieve orderly and efficient land use and development within the *District*. The subject property is currently situated in an area of split zoning between RU2, Rural Agricultural and P2, Parks & Open Space. As per our instructions the subject parcels are to be assumed to carry a M-1,Light Industrial zoning with the permitted uses as follows:

M1

15.0 M1 ZONE: LIGHT INDUSTRIAL (SERVICED)

The intent of the M1 zone is to permit a broad range of light industrial uses that require fully serviced land. It is intended that industrial uses in this zone primarily provide support products and services to local businesses, agriculture and resource development.

15.1 Permitted Uses

In the M1 zone, the following uses and no other uses are permitted.

- 1 Accessory buildings and structures.
- 2 Animal hospital.
- 3 Animal shelters.
- 4 Artist studios.
- 5 Auction houses.
- 6 Automobile sales, services, rental and repair.
- 7 Bottling and distribution plant.
- 8 Brewery and distillery operations.
- 9 Car wash.
- 10 Caretaker residence.
- 11 Cartage (delivery and express facilities), hauling, moving and storage (including truck terminals and packing/crating facilities).
- 12 Commercial storage.
- 13 Fuel sales and storage including card-lock fuel sales and wholesale distribution.
- 14 Funeral parlour.
- 15 Industrial trades training facility.
- 16 Laboratories and research establishments.
- 17 Laundromat and dry cleaner.
- 18 Machine shop.
- 19 Machinery and heavy equipment sales, rental, servicing and repair.
- 20 Nursery and greenhouse including related retail outlet.
- 21 Offices, storage buildings and workshops for general contractor and trade contractors.
- 22 Oilfield supplies and service.
- 23 Produce and meat processing, including canning, freezing, packing facilities for cold storage, and ice plant.
- 24 Recycling depot.
- 25 Secondary wood processing.

REMINDER: recreational vehicles including campers, motorhomes, and tent trailers, must not be used as principal or accessory dwelling units as they do not meet the minimum requirements that are established in this bylaw for single-detached dwellings, caretaker residences or secondary suites.

M1

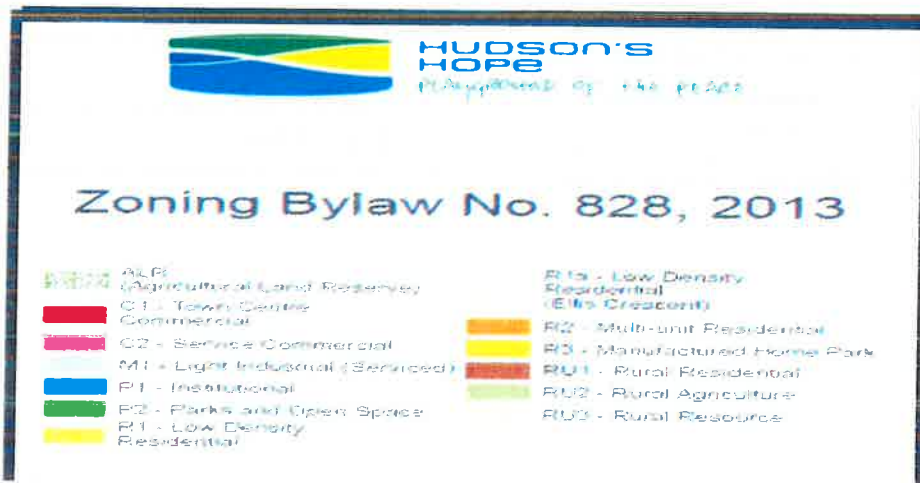
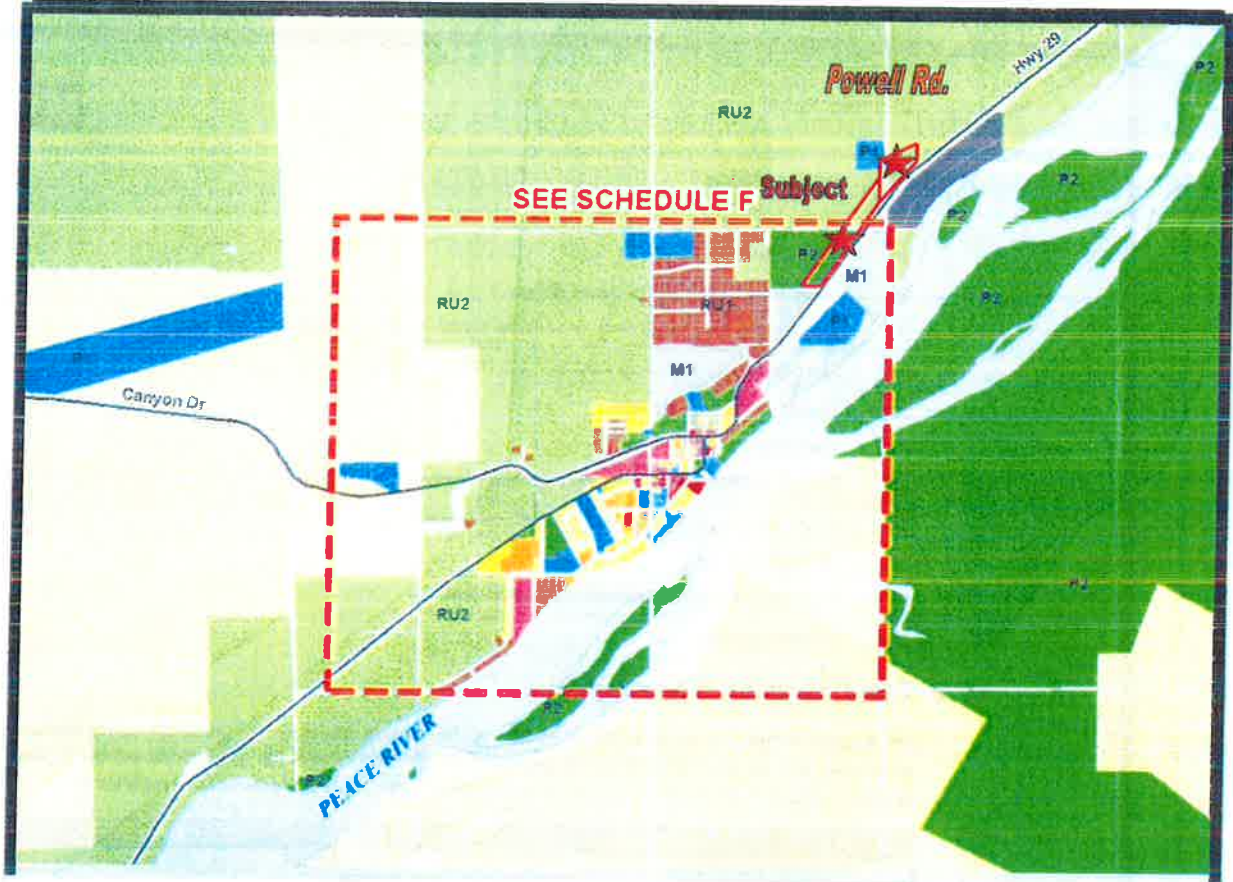
- .26 Service station.
- .27 Sheet metal shop.
- .28 Sign shop.
- .29 Small engine sales and repair shops.
- .30 Small-scale manufacturing, assembly, processing, finishing and packaging.
- .31 Storage facility including cold storage and ice plant.
- .32 Taxidermy establishment.
- .33 Taxi office.
- .34 Tire shop, including sales, service and repair.
- .35 Truck and truck-trailer sales, rental and repair.
- .36 Upholstery shops.
- .37 Warehousing and wholesale establishments.
- .38 Welding shops.

15.2 Zone Specific Regulations

On a parcel located in an area zoned as M1, no building or structure will be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
1 Minimum parcel size	1,000 m ²
2 Maximum building and structure height	12 m
3 Minimum parcel width	30 m
4 Minimum setback of buildings and structures from: <ul style="list-style-type: none"> front parcel line interior side parcel line exterior side parcel line rear parcel line 	10 m 0 m (6 m when abutting an R-zone or the RU1 zone) 10 m 0 m (6 m when abutting an R-zone or the RU1 zone)
Maximum parcel coverage	80%

Zoning Map

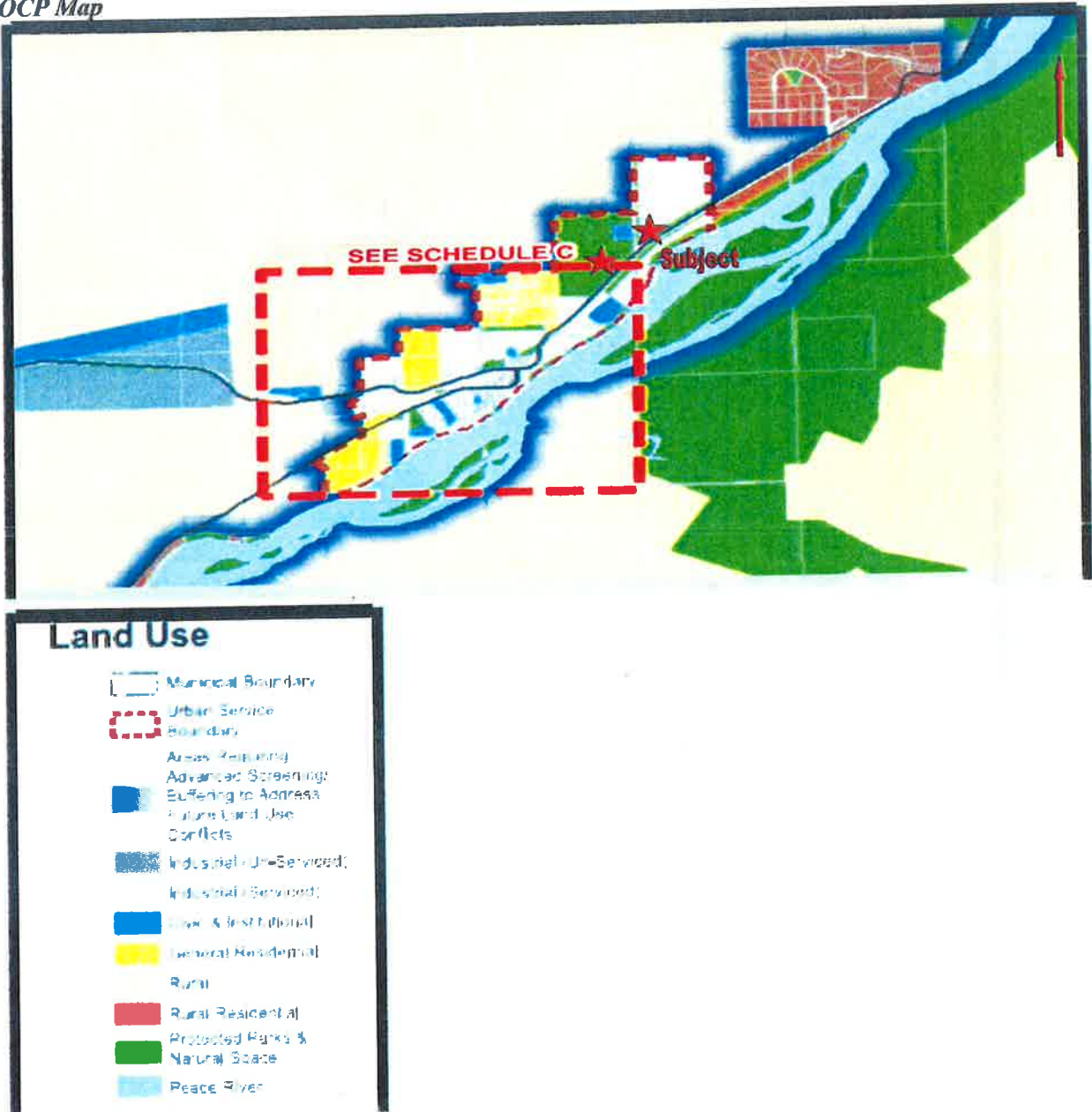


OCP-Official Community Plan

Under the *OCP the subject parcel on the east side of Powell Road is Industrial Service and on the west side Protected Park and Natural Space.

*The OCP (Official Community Plan) is a general statement of the broad objectives and policies respecting the form and character of existing and proposed land use and servicing requirements. An OCP is generally intended to apply for a period of five years, after which a review and possibly an update is undertaken. The original OCP was adopted on June 10th, 2010.

OCP Map



ALR Map - ALR Shaded in Green

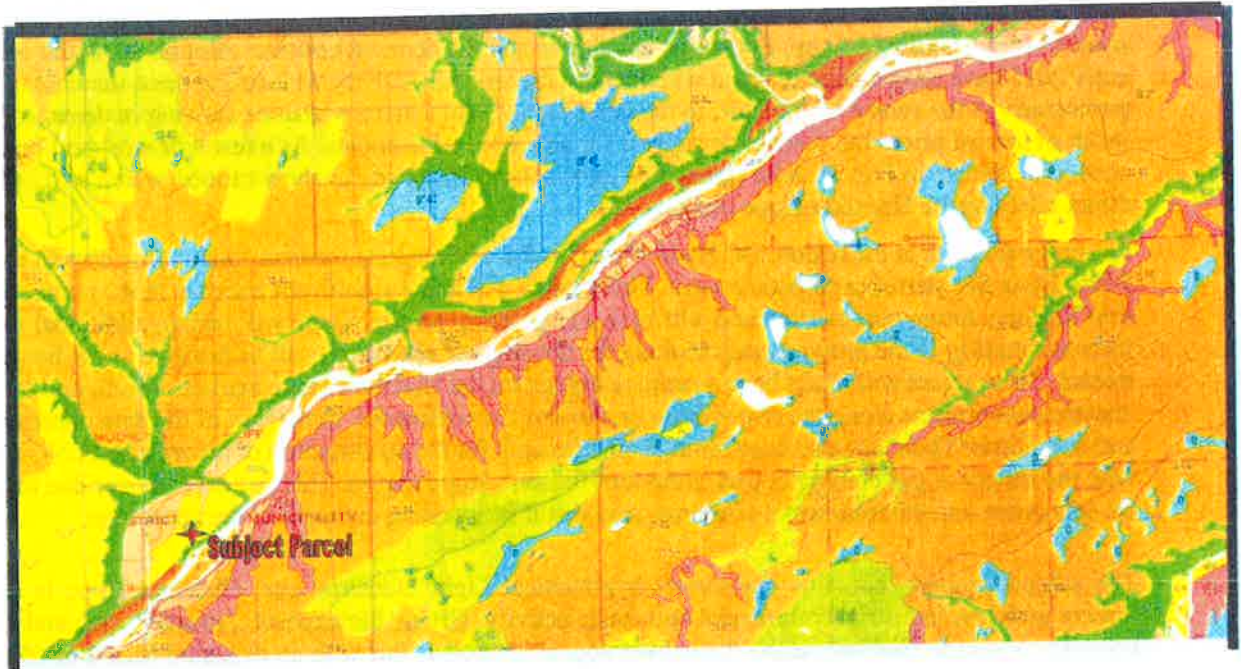
The Agricultural Land Reserve (the ALR) is a land classification system set up by the Province of British Columbia to preserve and monitor agricultural lands within the province. The subject parcel is located on both sides of Powell and is outside the ALR.



Soil Class

Soils are grouped into seven classes on the basis of the Canadian Land Inventory soil survey system. Soils in Classes 1, 2, 3 and 4 are capable of sustained use for cultivated field crops. Class 5 and 6 are for perennial forage crops, and Class 7 is land incapable of supporting crops. The classes are based on intensity, rather than kind based on their limitations for agricultural use. Each class includes many different kinds of soil and each soil class requires different management and treatment.

The subject land has a Class #4 & #5 rating. Given the size and urban influence soil class has no measurable effect on value.



Land Development:

The subject properties are in a natural state. The subject property has been selectively harvested with minimal merchantable remaining. We have not given any consideration to the value of the timber remaining which if considered would require an additional valuation study. The remaining timber be it remain or removed would not likely have an effect on the land value.

BC. Assessment & Taxes:

Hypothetical parcels not yet subdivided off larger crown parcels.

Titles:

N/A

Property History

The subject property is a hypothetical parcel of crown land with no listing or sales history.

Marketing Conditions

The market for real estate within the Peace River District including Hudson's Hope but particularly the city of Fort St. John, the main driver in the region, has seen good demand over the past few years. The demand in this market is the result of increased oil and gas activity throughout the regional area, which has spurred increased activity throughout the local economy including the demand for industrial/commercial and residential property. This increase in demand had been particularly prevalent within the previous three to four year period prior to 2008. From 2008 to 2010 the markets had been somewhat in a holding pattern. Economic conditions and the demand however through 2010 and into early 2015 have shown good renewal with increased economic activity with strong price increases particularly in the vacant land sector. In the latter part of 2015 there was some slowing in demand as a result of low oil prices but there is no support for any price adjustments. As a result of world oil prices the economic climate in Fort St. John (main area trade centre) is starting to show caution which will have a direct effect on the Hudson's Hope market.

For major projects in the region, BC Hydro Site C, a 8.8 billion dollar project south of the city on the Peace River has started preliminary work. This project will add a significant increase in the population of Fort St. John during construction and will have a large camp on site. There will remain additional work force not staying in the provide camp looking for housing off site which will be positive to the housing market. This project will likely have a positive impact on the Hudson's Hope market as well, due to construction projects along the river within or close to the community in support of the dam construction and operations. There has also been strong commitments for the construction of a west coast LNG plant with the supply of gas coming in part, from the Hudson's Hope region. This project however due to low oil /gas prices and environmental concerns, may result in spending cutbacks in the short term.

The subject property contains one vacant hypothetical Light Industrial site. Hudson's Hope is a small market with low industrial/commercial real estate activity. Giving the exposure, location, size and current economic mood in Hudson's Hope the market appeal is rated as fair with an exposure period of 60 to 365 days.

Please note marketing period differs from exposure period.

Marketing Period – A reasonable marketing period is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period ***immediately after the effective date*** of an appraisal.

Exposure Period – The exposure period is always presumed to ***precede the effective date*** of the appraisal and is defined as, the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The Principle of Highest and Best Use

The Principle of Highest and Best Use

The concept of 'Highest and Best Use' is based on the principle or fundamental truth of human nature, that one will attempt to use any given commodity to its most productive and profitable use, thereby optimizing the benefit from the use of that asset.

"The Appraisal of Real Estate", Second Canadian Edition, Appraisal Institute of Canada, 2002, defines **Highest and Best Use** as:

"That reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible and that results in the highest value."

There are five main criteria or tests used by an appraiser in undertaking a Highest and Best Use analysis:

1. The use must be physically possible,
2. The use must be legally permissible,
3. The use must be probable,
4. The use must be marketable and financially feasible; and
5. The use must be maximally productive.

These criteria are discussed as follows.

1. Physically Possible Use

In order for a use to be considered the highest and best use, the first test it must withstand is that of physical possibility. The shape and size of the site, soil bearing capacity and topography are essential concerns. In addition, the infrastructure of the neighbourhood, such as water, sewer, gas and hydro must support the use. Other important factors include location, access and egress.

2. Legally Permissible Use

Ideally, the use should conform to all zoning restrictions, land use regulations, the official community plan (OCP), and to any restrictions placed upon the title. Any pollution or environmental restrictions that may be in effect must also be considered. It must be recognized that the legal use is not necessarily absolute, due to the fact that zoning bylaws may amend other land use controls such as the OCP.

3. Probable Use

This is a modifier of both the physically possible and legally permissible use. Because money and time can resolve most physical and legal use limitations, appraisers must consider the probability of change. 'Probability' needs to be distinguished from the term 'Possibility'. When analyzing the probability of use, the concept of time is critical. An imminent change in zoning or an extension of services is given much more credibility in deciding upon potential uses as opposed to the 'possibility' of a change at some time in the future.

The **Principle of Conformity** also affects the highest and best use analysis of a property. In general, the highest and best use conclusion should conform to neighbouring uses. If storage warehouse and service shops are typical in a neighbourhood, and if this development represents the highest and best use, application of the principle of conformity helps to define the probable use in more definitive terms.

Cont'd

4. Marketable and Financially Feasible

The highest and best use of a site must be financially feasible. Each alternative use must be evaluated in terms of its financial feasibility. There are two steps used to determine financially feasible uses:

- a. Marketability,
- b. Financial analysis.

a. Marketability

In order for a use to be considered the highest and best use, a market must exist for that use. There must be a demand for the use being considered. Such data as demographic statistics, vacancy rates and absorption rates must be analyzed, in addition to the planned and proposed developments in a particular area.

b. Financial Analysis

Data for a financial analysis such as income and expense statements, vacancy rates, construction period, construction costs, the lease-up period, etc, must be gathered. The income must be projected to occur over a finite investment horizon, and discounted using an appropriate rate to show the Net Present Value (NPV) in terms of current dollars. The use that shows the highest NPV for the subject site is normally considered the highest and best use.

4. Maximally Productive

Highest and Best Use is said to equate to the most profitable use in the context of investment value. When analyzing property as an investment, the investor's primary concern is to maximize profits. In essence then from an investor's view, the highest and best use is synonymous with the most profitable use.

Central to the concept of Highest and Best Use are the ***Principles of Supply and Demand***. It is the market that determines the price of a particular commodity, based upon the demand for and the supply of that commodity. When the demand for a particular commodity increases so too does the unit price of that commodity. The increase in price inevitably results in more supply, which pushes the unit price down. The point at which the demand for, and the supply of, a product intersect, is known as market equilibrium. At this point, any increase in supply results in a lower per unit price, and any decrease in supply results in a higher per unit price. For highest and best use analysis, the principles of supply and demand will determine those uses which are financially feasible as well as which use is maximally productive.

The Highest and Best Use of the Subject Property

In establishing the Highest and Best Use of the subject property the following factors were taken into consideration.

Location

The subject properties are located within the District of Hudson's Hope fronting Hwy 29.

Land Area

The subject properties have a land base of 17.92 Ha. (44.28Ac.).

Applicable Zoning

The subject properties are hypothetically zoned M-1, Light Industrial out of the ALR.

Improvements

Vacant

Supply and Demand

The market for this type of property given the location, use and time period is limited..

Cont'd

The Highest and Best Use of the Subject

The subject property is being acquired from the province of British Columbia for the purpose of developing a light industrial subdivision. In reviewing the local market there is little evidence to support this as being financially feasible at this time.

Hudson's Hope is a low volume real estate market with the highest demand coming from the residential market. The commercial market is developed to fill the basic needs of residences followed by the industrial market. The real estate industrial base is small with some recent (last few years) increased interest as a result of the recent shale gas development along with some proposed coal mine activity in the area.

These industrial projects are starting to lose their footing as a result of low oil prices coupled with global environmental concerns. In checking the local market for supply and demand it indicates a weak industrial demand. There is not a huge supply of industrial land and what is available is primarily vacant and undeveloped. The demand however is also limited not supporting investors to take the incentive to increase the industrial base through either subdivision development of what is available or rezoning of land base to industrial.

Note: A portion of the industrial land base south along Clarke avenue will be taken off the market as a result of being in the flood zone for the BC Hydro site C dam located just south of Fort St. John.

In reviewing sales of industrial and commercial over the past five years there have been only a little over a dozen vacant and improved industrial and commercial sales that I have been able to locate. Of the sales noted there were four industrial of which one was rezoned to commercial after the purchase and one rezoned industrial from residential after the purchase. For listings there is only one, which is one of the previous industrial sales.

In reviewing the costs provided to develop the subject land into ~1.00 Ha. (~2.47 Ac.) parcels to District requirements (inc water, sewer & storm) is estimated at ~ \$188,429.75/Ha. (~\$76,256.47/acre) The development costs alone without adding in land costs are in excess of what the market would support as a serviced industrial parcel (see DCA page 25). In addition there is not enough sales evidence to even estimate an absorption period for the development placing the project into extremely high risk zone. In view of the limited demand, low market pricing and high development costs the highest and best use would be holding property until such time the market supports development.

The Highest and Best Use of the Subject as Though Vacant

Holding Property until such time the market dictates subdivision.

Excluding the terms of reference to value the two parcels as one, the property would more than likely achieve a higher value if sold off as two parcels.

The Highest and Best Use of the Subject, as improved

N/A

PART III—ANALYSIS & CONCLUSIONS

Real Property Valuation Procedures

In any determination of value, local market data is sought on such factors as sales and offerings of similar properties and tracts of vacant land, current prices for construction materials and labour, rentals of similar properties and their operating expenses, and current rates of return on investments and properties. From this data, values may be developed for the land and the property as a whole.

Three generally accepted approaches may be used in the valuation of an improved property. These include; the ***Cost Approach***; the ***Income Capitalization Approach***; and the ***Direct Comparison Approach***.

The ***COST APPROACH*** is important in estimating the market value of new or relatively new construction. This approach is especially persuasive when the site value is well supported and the improvements are new or suffer only minor accrued depreciation and, therefore, represent a use that approximates the highest and best use of the land or site as though vacant. The Cost Approach can also be applied to older properties when adequate data is available to measure accrued depreciation. The Cost Approach is also used to estimate the market value of proposed construction, special purpose properties and other properties that are not frequently exchanged in the market.

The ***INCOME CAPITALIZATION APPROACH*** - income producing real estate is typically purchased as an investment, from an investor's point of view earning power is the critical element affecting property value. One basic investment premise is the higher the earnings the higher the value. An investor who purchases income producing real estate is essentially trading present dollars for the right to receive future dollars. The Income Capitalization Approach to value consists of methods, techniques and mathematical procedures utilized to analyze a properties capability to generate benefits, and from this give an indication of present value.

The ***DIRECT COMPARISON APPROACH*** is the process in which a market value estimate is derived by analysing the market for similar properties and comparing these properties to the subject property. Estimates of market rent, cost, depreciation and other value parameters may be derived, in the other approaches to value, using comparative techniques. Often these elements are also analysed in the Direct Comparison Approach to determine the adjustments to be made to the sale prices of comparable properties. The comparative techniques of analysis applied in the Direct Comparison Approach are fundamental and most of the time, carry the maximum weight to the valuation process.

Methodology

While all three approaches are considered in most real estate valuations, all are not applicable to every property. In this particular case the subject property is vacant land .

The two most basic land valuation methods used in appraisal practice for vacant land include the ***Direct Comparison Approach*** and the ***Subdivision Development Method if, the market supports the feasibility for development. In the subjects case the demand is not supported for a development as laid out in the highest and best use.***

The ***Direct Comparison Approach*** is the preferred method in most cases and in this case it is the only applicable method for arriving at the value estimate for the subject site.

Estimate of Value (The Direct Comparison Approach)

Theory and Basic Steps

The Direct Comparison Approach is a process by which the market value of a property is derived by analyzing the market for similar properties that have sold within the current market and then comparing these properties to the subject property. This approach to value looks at the differences in the legal, physical, location, and economic characteristics of comparable sales in relation to the subject, in addition to differences in the property rights transferred, sale dates, motivation, and financing terms.

The appraisal principles of Supply and Demand, Substitution, Balance, and Externalities, together with the concepts of Anticipation and Change, are all factors in the Direct Comparison Approach and each is explained in more detail below.

Supply and Demand

The premise behind this principle is that sale prices are determined by the negotiations between buyers and sellers, which in essence makes up the market. Buyers represent market demand while the properties for sale represent market supply. If the demand for a particular type of property is high, prices tend to increase. Conversely, if the demand is low, prices tend to decrease.

Substitution

This principle states that a knowledgeable purchaser will pay no more for acquiring a particular property than the cost of acquiring an equally desirable substitute with similar utility, within a reasonable amount of time. Implicit within this concept is that the reliability of the Direct Comparison Approach is dependent upon an adequate supply of similar properties which have been sold.

Balance

When supply increases, demand tends to decrease, and when supply decreases, demand tends to increase. In essence then, the forces of supply and demand are always moving towards equilibrium or balance. The factors affecting supply and demand tend to become balanced over time, although absolute balance is never achieved due to changes in factors such as consumer preference, population characteristics, and levels of disposable income, which are always in a state of flux.

Externalities

Positive and negative external forces have an impact upon all property types. Upswings or downturns in the economy have a direct influence on property values. In addition, negative influences such as undesirable locations, sub-standard road ways or street lighting, and inadequate transportation facilities, will have an adverse affect on value. Conversely, external influences such as good exposure, access and egress can have a positive effect on value.

Anticipation

The concept of anticipation states that value will increase based upon the future benefits that one will receive from owning a particular piece of property.

Change

The concept of change implies that property values are not static. As a result, for an estimate of market value to have any validity, it must be done as of a specific date.

Following are six sales in support of current market value.

Valuation Analysis-Direct Comparison Approach

INDEX:	#1	#2	#3	#4	#5	#6	Subject
Sale Price:	\$155,000.00	\$100,000.00	\$145,000.00	\$100,000.00	\$100,000.00	\$142,000.00	
Sale Date:	Sept 2015	Sept 2010	May 2011	Oct 2012	Sept 2010	Aug 2014	
Short Legal:	Lot 2 EPP54878	Pcl A Blk 7 PGP1679	Block C DL, 1090	Lot B Pt 32-81-25	Pt. NW 1/4 19-81-25	LS 14 Sec 13-81-26	Crown File# 8015813
Location:	Ross St. /Hwy29	Ardill Ave/ Wallace Ave	Beryl Prairie Rd.	Powell Rd.	Wallace Ave /Ferguson St.	Canyon Dr. /Hwy 29	Hwy 29 /Powell Rd.
Contributing Imp:	Nil	Nil	NIL	Nil			
Size:	3.39 Ha.	10.85 Ha.	7.63 Ha.	15.02 Ha.	8.39 Ha.	13.44 Ha.	17.92 Ha.
	8.38 Ac.	26.80 Ac.	18.85 Ac.	37.12 Ac.	20.73 Ac.	33.20 Ac.	44.28 Ac
District Water/ Sewer Services:	Water	Water	Nil	Nil	Water	Nil	Nil
Zoning:	M-1 Ind.	RU-1 Re-zoned M-1	M-2 Ind	RU-2 Rural Ag.	RU-1 Res.	RU-2 Rural Ag.	Hypothetical M-1
OCP:	Ind	Ind	Ind	Ind.	Res.	Ind.	Ind & Park
Access:	Good	Good	Good	Good	Good	Good	Good
Price/Ha:	\$45,722.71	\$9,216.59	\$19,003.93	\$6,657.79	\$11,918.95	\$10,565.48	
Price Per Ac:	\$18,496.42	\$3,731.34	\$7,692.30	\$2,693.96	\$4,823.92	\$4,277.10	

* OCP: Official Community Plan;
M-1 & M-2: Industrial;
RU-1: Rural Residential
RU-2: Rural Agricultural

Adjustments

Time:	Nil	+25%	+25%	+25%	+25%	Nil
Adjusted Price/Ha:	\$45,722.71	\$11,520.73	\$23,754.91	\$8,322.23	\$14,898.68	\$10,565.48
Adjusted Price/Ac:	\$18,496.42	\$4,664.17	\$9,615.37	\$3,367.45	\$6,029.90	\$4,277.10
Size Adjustment:	-66%	-28%	-43%	-11%	-39%	-17%
Water Service:	-10%	-10%	-	-	-10%	-
Total Adjustments:	-76%	-38%	-43%	-11%	-49%	-17%
Adjusted Price/Ha.	\$10,973.45	\$7,142.85	\$13,540.30	\$7,406.78	\$7,598.32	\$8,769.34
Adjusted Price/Ac.	\$4,439.14	\$2,891.78	\$5,480.76	\$2,997.03	\$3,075.25	\$3,550.00

Mean: \$9,238.51/Ha. (\$3,738.77/Ac.)

Median: \$8,183.83/Ha. (\$3,311.95/Ac.)

Note: Index # 3 is currently listed and has been on the market for 140 days. Asking price of \$425,000.00 including some site work and gravelling sense the 2011 purchase .

Adjustments:

1. Time:

Time is of critical importance when analyzing real estate transactions. The sales took place from September/2010 to September/2015. Sales up to mid 2014 were given a 25% upward adjustment which is deemed reasonable due to the result of growing optimism surrounding the shale gas development in that time period.

2. Size:

Typically unit values decrease as size increase and vice versa. Size adjustments are based on proven adjustment tables.

3. Water Service:

A minus 10% adjustment was applied to the sites with water service. Sites with water could command a premium over non serviced sites. This adjustment would be consider low in a more active market but being a smaller non active market where each parcel feature has less impact on value, the 10% adjustment considered reasonable.

4. Location:

The comparables vary in location with four of the sales are in very close proximity. Given the level this market is operating at along with the small size of the market no adjustment for location was given. The subject property has extensive highway frontage but given the demand levels and the highest and best use of the subject at this time being holding property there is no support to adjusting for highway exposure.

5. Zoning

Four comparables vary in zoning. Given the lack of industrial demand and the price level this market is operating at there is no adjustment for zoning given. It has been found that in conservative markets regardless of zoning, parcel pricing tents to collapse into one another which is also supported by the comparables.

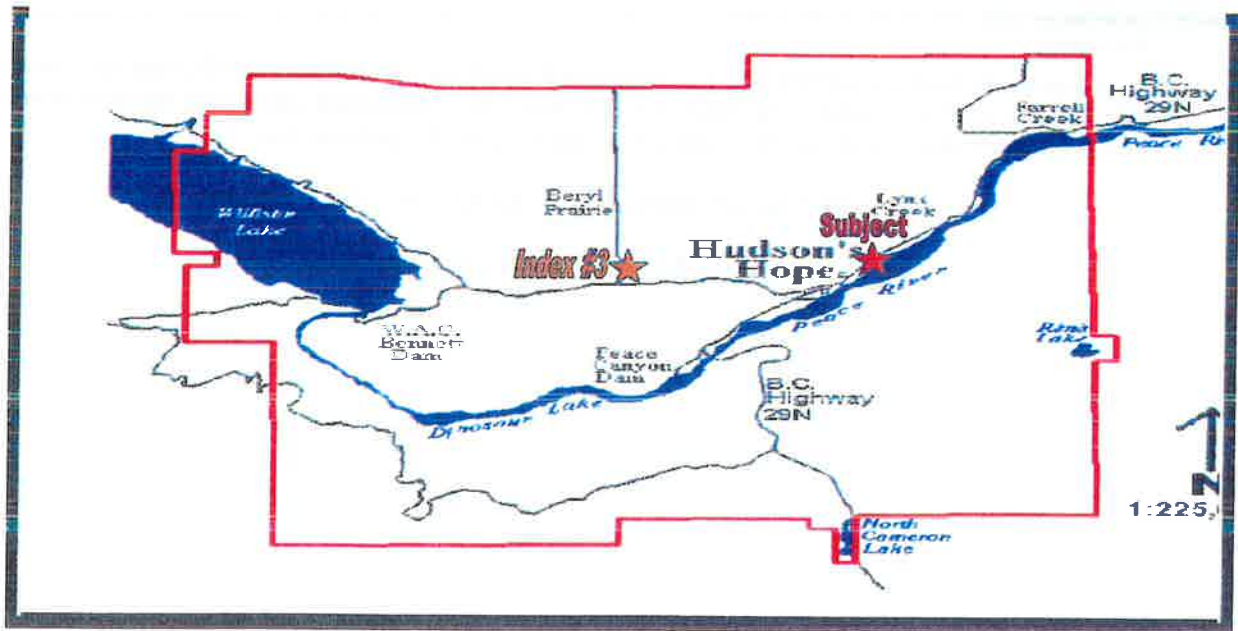
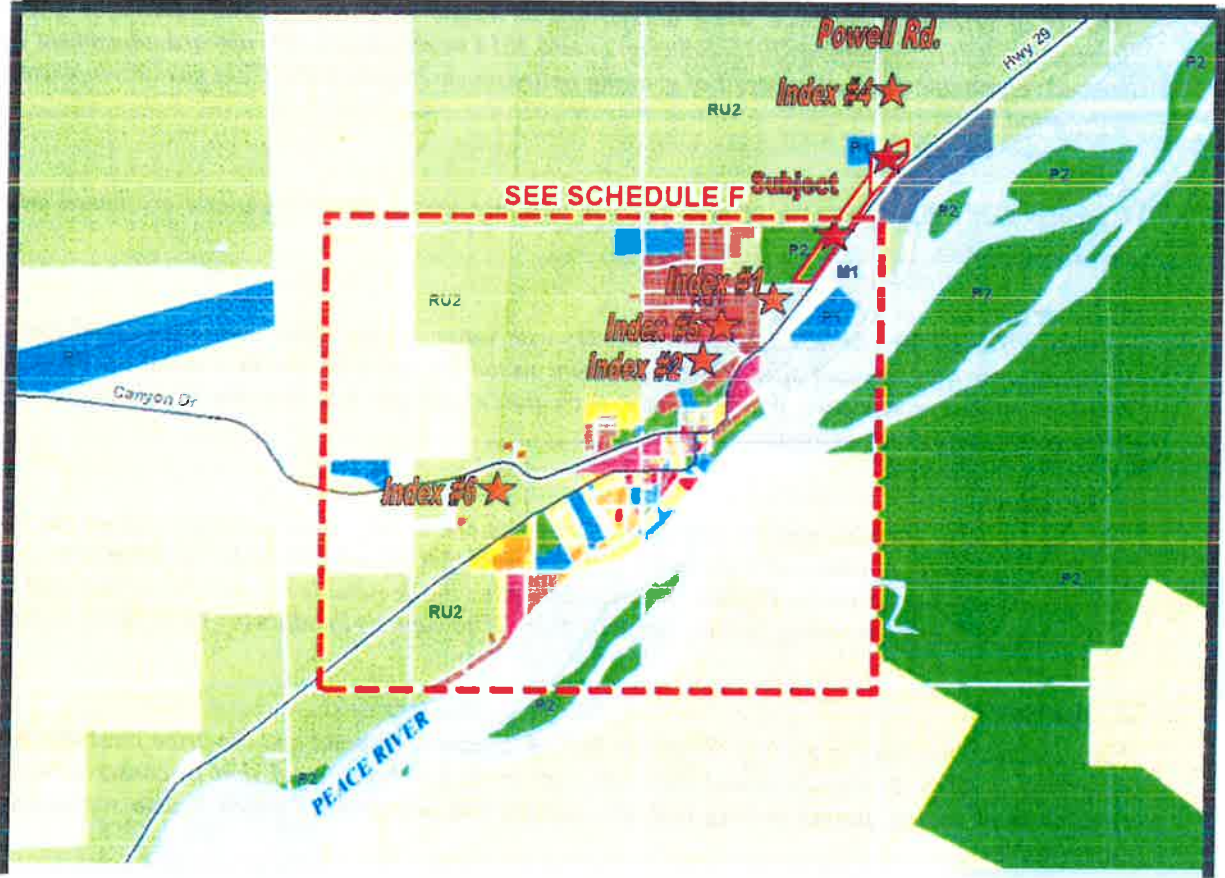
Summary

Based upon the analysis carried out, applying weight to all the comparables and leaning more to index #1 which is a recent sale, adjoins the subject and is zoned light industrial, along with the area development trends an applicable current market value of the subject parcel is estimated at:

17.92 Ha. @ \$10,000.00/Ha. (\$4,046.94/ Ac.) = \$179,200.00

One Hundred & Eighty Thousand (\$180,000.00) Dollars

Index Location Map



Correlation to the Final Estimate of Value

Application of the appropriate appraisal methods discussed within this report resulted in the following indications of value.

<i>Cost Approach</i>	N/A
<i>Income Approach</i>	N/A
<i>Indicated Value by the Direct Comparison Approach</i>	<i>\$180,000.00</i>

The ***COST APPROACH*** attempts to replicate the thinking of buyers in the marketplace by evaluating the investment decision of constructing a brand new facility. In this regard it can accurately consider the costs of any special purpose feature within a property. Allowances are then made for depreciation from all sources, in order to adjust the cost new as closely as possible to the current condition of the subject. It is considered most reliable when evaluating new buildings in a stable, balanced marketplace. As the subject property is vacant this approach is not relevant.

The ***INCOME APPROACH*** takes into consideration the remaining economic life of an income stream and the return on the property as an investment. Sustainability of the income stream and selection of an appropriate capitalization rate are essential factors determining the reliability of this approach. As ground leases are not typical of this market this approach is also excluded.

The ***DIRECT COMPARISON APPROACH*** measures market activity directly by analyzing sales of similar properties and using these sales, after adjusting for individual differences, as an indication of what the subject property would sell for in the current marketplace. In developing the value estimate by the direct comparison approach I was able to located six relevant comparables. I consider each comparable to lend a degree of comparison to the subject parcels. Based on the analysis performed within this report the market value as determined by this approach has been given total weight.

Based upon the information compiled within this summary report it is my conclusion that the final estimate of value of the subject land as though vacant, as of ***January 25th, 2016*** is:

One Hundred & Eighty Thousand (\$180,000.00) Dollars

Certificate

I, Patrick M. Pomeroy, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- I. The statements of fact contained within this report are true and correct,
- II. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my own personal, unbiased professional analysis, opinions, and conclusions,
- III. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved,
- IV. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, and/or the occurrence of a subsequent event, and
- V. My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) as dictated and enforced by the Appraisal Institute of Canada.

Additionally, I certify that I have not carried out a physical inspection but rather had an inspection carried out by another representative of PVG Ltd. on the subject property legally described herein as of ***January 25th, 2016*** and I have considered all of the factors affecting the value thereof.

Based upon the information compiled within this summary report, it is my opinion that the current market value of the subject parcels as of ***January 25th, 2016*** is fairly represented at:

One Hundred & Eighty Thousand (\$180,000.00) Dollars

Dated and signed on January 27th, 2016



Patrick M. Pomeroy, AACI, P. App

Pomeroy Valuation Group Ltd.

Inspected Property: No;

Recertified: Yes

CONTAINING 17.92 HECTARES,

SCHEDULE A

TERMS OF REFERENCE FOR A REAL PROPERTY APPRAISAL ON CROWN LAND

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

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

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

Terms of Reference Cont'd

expressed and the information contained in the appraisals, but the Ministry cannot guarantee that the appraisal will not be released to the public upon a request under the Act.

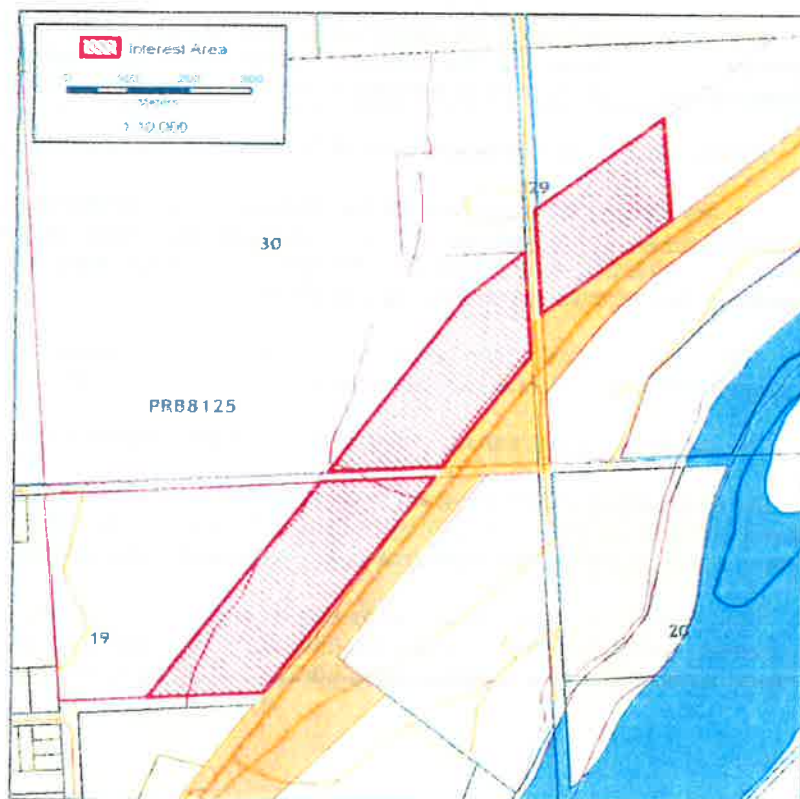
11. The appraisal is to be completed by a fully qualified appraiser currently practising in Canada, an AACI, or RI(BC) with the appraisal option. Co-signing is acceptable providing one of the signatories to the report possesses the required accreditation. Appraisal assistance by accredited staff is permitted.

12. The appraisal will be reviewed. In order to assist us in the appraisal review, please provide names and telephone numbers of individuals who have provided sales or other information that cannot be confirmed with Land Title Office searches. Please also place our file number on the invoice.

13. The report will be required 30 days after the signing of a service contract.

If you require further information concerning the property, please contact Marianne Johnson at 250-787-3286; or Tom Matus, CAO District of Hudson's Hope 250-783-9901.

File 8015913



NEWS RELEASE

January 29, 2016
For Immediate Release

New nurse practitioners increase access to primary care in northern B.C.

Strong partnerships between Northern Health, Ministry of Health, First Nations Health Authority, municipal governments and communities across northern B.C. have led to the recruitment of seven new nurse practitioners to the Northern Health region, increasing access to primary care for residents.

“Nurse practitioners work in both independent and collaborative practice roles in B.C., providing valuable support to health care services,” said Health Minister Terry Lake. “The addition of seven nurse practitioners to communities throughout northern B.C. complements existing health care services and helps improve access for residents.”

The new nurse practitioners have started settling into their positions. They are:

- Barb Nielsen has returned to Quesnel and Northern Health after working for Interior Health for eight years.
- Shawna Glassel is originally from Kamloops, B.C. and has come to Burns Lake as a recent grad of the University of Victoria.
- Kristan Ellis-MacDonald is a recent grad of Athabasca University and has moved from Halifax, Nova Scotia to practice in Chetwynd.
- Katherina Choka has returned to Canada to work in Northwest B.C. after gaining 17 years of experience as a nurse practitioner in the United States.
- Michael Tantongco recently completed his nurse practitioner studies at the University of Victoria and has brought his background in pediatric oncology to Fort St. John.
- Virginia Davis recently completed her master’s program through University of Northern British Columbia and has moved back to Fort St. John to work as a nurse practitioner.
- Lisa Creelman worked as a registered nurse for nine years prior to completing her master of science in nursing from the University of Northern British Columbia and moving from Chilliwack to Mackenzie to work as a nurse practitioner.

“There were no jobs for nurse practitioners available in the Maritimes when I was looking, so I feel very fortunate to join Northern Health as a nurse practitioner at the Chetwynd Primary Care Clinic,” said Kristan Ellis-MacDonald. “I’m excited to live in Chetwynd as I had been in northern B.C. before and I always had a draw to come back out here because I

found the people very nice, the community that I was in was great, and the environment is beautiful.”

The Nurse Practitioner for British Columbia program introduced by the Ministry of Health has played an important role in assisting with the recruitment of these seven new Nurse Practitioner positions to communities throughout northern B.C.

“Nurse practitioners are valuable members of the health care team that have been serving northern B.C. for over a decade,” said Helen Bourque, lead of nurse practitioners at Northern Health. “The additional nurse practitioners joining northern communities will help us to further enhance primary care resources and delivery of service to the public.”

Nurse practitioners are registered nurses with a graduate level nursing degree in advanced practice. Legislation that enables them to work in British Columbia was passed in 2005. All 21 full-time, four part-time and five casual nurse practitioners who currently work in the health authority provide primary care.

“The recruitment of additional nurse practitioners in the North will enhance primary care for First Nations people,” said Becky Palmer, chief nursing officer with the First Nations Health Authority. “Nurse practitioners offer a scope of practice that make them an extremely valued asset for rural and remote First Nations communities, as well as citizens accessing services in the urban setting. We have heard from our clinicians and other partners working in First Nations communities, that nurse practitioners are an important contributor to enhancing care for First Nations.”

Nurse practitioners can serve as a primary health care provider and refer patients to physicians and specialists when appropriate. They are qualified to see patients for acute issues like a cold or injury, follow patients with chronic health issues like diabetes or high blood pressure, provide prenatal care, do check-ups and physical exams, and prescribe medications.

For more information on nurse practitioners, see www.bcnpa.org or www.crnbc.ca.

Media Contact:

NH media line - 1 (877) 961-7724



North Central Local Government Association's
2016 Annual General Meeting & Convention

“Prosperity through Partnership”

May 4 - 7, 2016

TIME	EVENT	DETAILS
MAY 4		
9:00 AM – 4:00 PM	Registration & Tradeshow Setup <ul style="list-style-type: none"> Coffee bar / charging station available 	Encana Events Centre, Dawson Creek
8:30 AM – 4:30 PM	Energy Tour	During this tour you will have a chance to see the Energy House, take in the Village of Pouce Coupe, tour the Bear Mountain Wind Park and have a tour of the Site C Clean Energy Project. Lunch will be included.
8:30 AM – 4:30 PM	South Peace Circle Tour	During this tour you will have a chance to explore Tumbler Ridge, including the Dinosaur Discovery Gallery as well as lunch and continue the circle through to Chetwynd where you will see the world class chainsaw carvings and tour the pellet mill.
5:30 PM – 9:30+ PM	Welcome Reception. Network, reconnect, and enjoy!	Encana Events Centre.
MAY 5		
7:00 AM – 8:00 AM	Breakfast (With Keynote/ TBA)	Encana Events Centre
8:00 AM – 8:30 AM	Opening Ceremonies	Master of Ceremonies, Joel McKay, NDIT
8:30 AM – 9:00 AM	Address from Al Richmond, UBCM President	Encana Events Centre
9:00 AM – 9:00 PM	Tradeshow	Encana Events Centre
9:00 AM – 10:00 AM	Annual General Meeting Session 1	<ul style="list-style-type: none"> President's Report Adoption of Minutes Financial Statements Nominations Committee Report

		<ul style="list-style-type: none"> • Nominations from the floor for NCLGA Executive • Speeches for First Slate - Table Officers
10:00 AM – 3:30 PM	Art Tour (Partners Program)	Art Gallery, Murals, Calvin Kruk Centre for the Arts
10:00 AM – 10:15 AM	Municipal Finance Authority Update Municipal Insurance Association Update	Councillor Gord Klassen (Fort St John) Chair Al Richmond (CRD)
10:15 AM – 10:30 AM	Refreshment Break	Encana Events Centre
10:30 AM – 10:45 AM	Northern Development Initiative Trust Presentation	Featuring Northern Development CEO, Janine North
10:45 AM – 12:00 PM	Annual General Meeting Session 2	Councillor Bruce Christensen (Fort St John) <ul style="list-style-type: none"> • Resolutions Procedures Briefing • Resolutions Debate • Voting Booth Opens
12:00 PM – 1:00 PM	Lunch Break Keynote Address: "Western North America's Only Global Geopark"; Tumbler Ridge	Speaker: Dr. Charles Helm
1:00 PM – 2:00 PM	Annual General Meeting Session 3	<ul style="list-style-type: none"> • Encana Events Centre Results of the First Ballot • Nominations from the floor - Director at Large • Speeches from candidates - Director at Large
2:00 PM – 3:00 PM	"Boom & Bust; Growing Pains" Panel Session	Moderator: Councillor Cheryl Shuman CAO, Heather Avison (Terrace) CAO, Jim Chute (Dawson Creek) Sue Kenny, Pouce Coupe Economic Development
3:00 PM – 3:15 PM	Refreshment Break	Encana Events Centre
3:15 PM – 4:30 PM	"First Nations & Local Governments...First Steps toward a better tomorrow"	Moderator: Director Joan Sorley Panelists: Chief Roger William Mayor Luke Strimbold Others TBA
3:30 PM – 4:30 PM	Chief Administrative Officer Forum	*Private Event Hosted by Jim Chute, the CAO of Dawson Creek
6:30 PM – 11:00 PM	NCLGA Banquet & Ceremonial Presentations.	Awards, live music and a keynote address from NHL Veteran, Broadcaster and Author, Ryan Walter

MAY 6		
7:00 AM – 8:00 AM	Project Update and Q&A...TransCanada Pipelines.	With four major projects in BC, this is your chance to hear from one of Canada's largest pipeline companies, ask questions, meet key players and give feedback.
8:00 AM – 9:15 AM	"The Future of Forestry" Panel Session	Moderator: Councillor Brian Frankel Panelists: <ul style="list-style-type: none"> • CAO, Peter Weeber (Mackenzie) • Mayor Shane Brienen (Houston) • Industry Representative (TBA) • FLNRO Representative (TBA)
9:15 AM – 9:30 AM	Refreshment Break	Encana Events Centre
9:30 AM – 10:45 AM	"The Future of Agriculture" Panel Session	Moderator: Councillor Laurie Walters Panelists: <ul style="list-style-type: none"> • Ken Veldman, Port of Prince Rupert • Councillor Jillian Merrick (Agricultural economic development specialist) • Frank Leonard, Chair of the Agricultural Land Reserve
10:45 AM – 11:00 AM	Refreshment Break	Encana Events Centre
11:00 AM – 12:00 PM	"Water; A discussion around the use & security of this precious resource" Panel Session	Moderator: Councillor James Cordeiro <ul style="list-style-type: none"> • Bob Gammer, BC Hydro • Terry Robert, Fraser Basin Council • Carlos Salas, GeoScience BC
12:00 PM – 1:00 PM	Lunch & Prize Draw <ul style="list-style-type: none"> • Address from Provincial Ministers • Farewell from Host Committee • Announcing of 2017 Host Community 	Provincial and Federal Representatives, TBA
May 7		
8:00am – 4:00pm	FREE: Chartered flight/ tour of the Alberta Oil Sands *Pick-up and drop-off at the Encana Events Centre	Enjoy an all-expenses paid flight and guided tour of Alberta's oil sands. With two major access-to-market projects impacting nearly every community in our region, Northern BC leaders have an opportunity to ask the tough questions, give feedback and learn more. Lunch and all necessary transportation will be provided. (Maximum 100 participants)

North Peace Credit Union AGM

February 2nd, 2016. Fort St. John.

Meeting included reports from Chief Executive Officer, Review of Financial Statements, Auditor's Report, and Board of Directors Election.

Summary:

- Three new board members were elected.
- Credit Union is in solid financial position. 5.7 percent membership growth in 2015. Now 13000 plus membership. 18 percent growth in assets.
- Excellent Auditor's Report.

Impact for Hudson's Hope Branch:

- Modernized facility. Increased access hours to 72 hours per week, that's three times more than before.
- Full time staff security.

Submitted by Councillor Heiberg