

## **DISTRICT OF HUDSON'S HOPE**

### **AGENDA**

Council Chambers

Monday, October 26, 2015 at 6:00 PM

**1. Call to Order:**

**2. Notice of New Business:**

Mayor's List

Councillors Additions

CAO's Additions

**3. Adoption of Agenda by Consensus:**

**4. Declaration of Conflict of Interest:**

**5. Adoption of Minutes:**

M1 October 13<sup>th</sup>, 2015 Regular Council Meeting Minutes

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**6. Business Arising Out of the Minutes:**

**7. Delegations:**

**8. Staff Reports:**

SR1 Surplus Sale

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SR2 Clarification on Light Industrial Land Purchase Process

Page 8

SR3 Progress Report on 2015-2020 Corporate Strategic Plan

Page 16

SR4 Spectra Energy High Pine Expansion Project

Page 28

SR5 Water Management Board – Site C Review

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SR6 Canadian Spirit Resources Inc.: natural gas wells

Page 58

SR7 CAO Actions and other Updates

Page 65

SR8 Forman of Public Works Report

Page 66

SR9 Clerks and Corporate Officers Forum

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**10. Correspondence:**

C1 Spectra Energy – High Pine Expansion Project

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C2	Request-Declare 'A Day For Our Common Future', December 11 <sup>th</sup> 2015	Page 75
C3	ECOFOR-Application Pursuant to the Environmental Management Act on behalf of BC Hydro and Power Authority dated July 13, 2015	Page 78
C4	PRGT-Project Activity Update #29	Page 80
C5	PRRD-Media Release Public asked to stay away from Beatton River	Page 86
C6	The Coastal GasLink Connector-October Newsletter	Page 87
C7	NH-New seniors' health action plan to guide Northern Health for next five years	Page 92
C8	YRB-Hudson's Hope Bridge Inspection Closure Schedule	Page 94
C9	Site C not needed – BCUC Intervention	Page 96
C10	NH-Northern Health launches photo contest to promote healthy aging	Page 107

**11. Reports by Mayor & Council on Meetings and Liaison Responsibilities**

**12. Old Business:**

**13. New Business:**

**14. Public Inquiries:**

**15. Adjournment:**



**REGULAR COUNCIL MEETING**  
**October 13, 2015**  
**6:00 P.M.**  
**MUNICIPAL HALL COUNCIL CHAMBERS**

**Present:**

**Council:** Mayor Gwen Johansson  
Councillor Travous Quibell  
Councillor Kelly Miller  
Councillor Nicole Gilliss  
Councillor Heather Middleton

**Staff:** CAO, Tom Matus  
Public Works Foreman, Layton Bressers  
Acting Deputy Clerk, Becky Mercereau

**Absent:** Councillor Dave Heiberg  
Councillor Caroline Beam  
Director of Protective Services, Robert Norton

**Other:** 1 in gallery

1. **CALL TO ORDER:**

The meeting called to order at 6:00 p.m. with Mayor Johansson presiding.

2. **NOTICE OF NEW BUSINESS:**

**Mayors Additions:** CBC Broadcast in Hudson's Hope and Meeting with BC Hydro

**Councillors Additions:** Councillor Middleton – Moraine

**Staff Additions:** CAO Action and other updates addition; Add staff report page to Beryl Prairie Fuel Fire Operation Application Letter; Site C Construction Schedule October 12 to October 25; 8015804 – Province of BC Referral Request on an Agriculture Extensive/Intensive Use Application; and District's Meeting – School District 60 Tuesday, December 8, 2015

3. **ADOPTION OF AGENDA BY CONSENSUS:**

The October 13, 2015 Regular Council meeting agenda was adopted by consensus.

4. **DECLARATION OF CONFLICT OF INTEREST:**

5. **ADOPTION OF MINUTES:**

M1 **September 28, 2015 Regular Council Meeting Minutes**

0550-01

**RESOLUTION NO. 167**

**M/S Councillors Miller/Gilliss**

**THAT:**

MI

"The minutes of the September 28, 2015 Regular Council Meeting be adopted as amended."  
**CARRIED**

6. **BUSINESS ARISING OUT OF THE MINUTES:**

BR1 **Arena Ice** 0810-20  
Requested that in the policy they don't use the Fall Fair as a point of reference as the dates may change from year to year for the fair.

BR2 **Strategic Plan** 6430-01  
Council requested to review the strategic plan at the next meeting. Council was unsure whether they had seen the approved copy or only draft copy. They also requested an up to date budget information sheet.

7. **DELEGATION:**

D1 **Eileen Gallant – Questions about Budget (Town Logo Costs/Flowers & Wages/Budget)** 0220-01

Mrs. Gallant voiced the following concerns:

- The Bear radio station is still not working;
- Cost of flowers is too high and the funds should be used in other areas of the community such as free swim lessons for the school, driver education courses or a new public works shop;
- Questioned why the garbage truck driver needed to get out of the vehicle;
- Need for new mowers as the current ones are breaking down too often;
- Paving upgrades needed in the Lynx Creek Subdivision;
- Requested more perennials be planted in the District flower beds;
- Thought a pool cover would be beneficial for heat loss during the night;
- Hot water in the pool showers takes quite a long time which is wasting water.

Staff and Council advised that they would contact the Bear radio station again, explained the liability issues with the pool cover, explained the hot water solutions at the pool and gave additional information as requested to Mrs. Gallant.

8. **STAFF REPORTS:**

SR1 **Visitor Centre Yearend Report** 0810-20  
Requested that future reports be submitted more than once per year.

SR2 **MOU between HH RCMP and HH Fire Rescue** 7400-01  
FOR INFORMATION

SR3 **Vaping** 0340-50  
Council agreed to our policy needs to be updated, but we will wait to follow the lead of Northern Health.

SR4 **CAO, Action and other Updates** 0110-01  
**RESOLUTION NO. 168**  
M/S Councillors Middleton/Gilliss  
**THAT:**

"That Council approve and sign the Integrated Economic Solutions Inc.'s Engagement Letter included in the "Marketing Feasibility Study" which outlines the complete economic development strategy for the airport runway, new Light Industrial Zone and the Atkinson Property."  
**CARRIED**

Councillors Gilliss and Middleton will form a committee to review the Special Events Coordinator and submit the recommendations for changes to Council prior to the end of the contract term.

- SR5     **Strategic Wildfire Prevention-Approval of Operational Fuel Treatment (SWPI-512: Beryl Prairie Operational Treatment, 2015)**     7320-01  
FOR INFORMATION
9.     **CORRESPONDENCE:**
- C1     **Letter from Honourable Stephanie Cadieux - MCFD**     0400-20  
FOR INFORMATION
- C2     **NH-Chetwynd Primary Care Clinic**     0400-80  
FOR INFORMATION
- C3     **Climate Change**     0400-01  
FOR INFORMATION
- C4     **1641345-201501 Agency Referral Letter – Mines Act Permit – Leigh Summer**     0400-20  
FOR INFORMATION
- C5     **A Note of Thanks – Fay Lavallee**     0220-01  
FOR INFORMATION
- C6     **BC Assessment Re-Org Letter**     0400-30  
FOR INFORMATION
- C7     **CFIB-Small Business Saturday letter to Councillor**     0  
FOR INFORMATION
- C8     **Explorer Solutions Airport Familiarization Seminar Invitation-November 9**     0390-01  
**RESOLUTION NO. 169**  
**M/S Councillors Quibell/Miller**  
**THAT:**  
"That Council authorize two councillors to attend the Explorer Solutions Airport Familiarization Seminar on November 9, 2015 for the amount of \$250 plus tax per person."  
**CARRIED**
- C9     **LGMA Fall E-Learning Webinar Series Available**     2810-01  
FOR INFORMATION
- C10     **Responding to concerns raised at UBCM – MJTST**  
Council requested that these concerns being presented to the Peace River Regional District if not already done so.     0400-20

- C11     **Water Analysis and Results – Lynx Creek GW Solutions**  
Mayor Johansson presented new photos to Council with information on the slides.     **5600-05**
- C12     **BC Hydro Awards Site C Worker Accommodation Contract to ATCO Two Rivers Lording Group**  
FOR INFORMATION     **6660-20**
- C13     **BC Hydro – WAC Bennett Dam crest closure – October 11, 2015**  
FOR INFORMATION     **0400-30**
- C14     **Site C Construction Schedule October 12 to October 25**  
FOR INFORMATION     **6660-20**
- C15     **8015804 – Province of BC Referral Request on an Agriculture Extensive/Intensive Use Application**  
FOR INFORMATION     **0400-20**
- C16     **District's Meeting – School District 60 Tuesday, December 8, 2015**  
Mayor Johansson will be speaking with the local School Board Trustee, Candace Dow. Council requested bringing up joint use for school field.     **0400-70**
10.     **REPORTS BY MAYOR & COUNCIL ON MEETINGS AND LIAISONS RESPONSIBILITIES:**
- CR1     **Councillor Middleton – Moraine**     **0220-01**  
Councillor Middleton advised of all the garbage in the moraine. Mayor Johansson will write an email to BC Hydro asking them if they would send a clean-up crew in there as are using it as a gravel reserve.
- CR2     **CBC Broadcast in Hudson's Hope**     **1475-01**  
Mayor Johansson advised that CBC will be broadcasting from Hudson's Hope on Thursday at the museum grounds.
- CR3     **Meeting with BC Hydro**     **0400-30**  
Mayor Johansson reported on her meeting with Darren Thompson from BC Hydro:
  - They will try to send a representative to the invasive weed meeting at the PRRD;
  - They will try to assist in anyway with the light industrial development
  - They are keen on getting development in the Atkinson property; and
  - Hydro is waiting on more information on the LED lights for their light posts as there have been reports on them not working well in colder climates.
11.     **OLD BUSINESS:**
- OB1     **Pool Hot Tub**     **0810-20**  
The Foreman of Public Works advised he is in the process of getting quotes for a hot tub at the pool.
- OB2     **Pavement Plan**     **5400-01**  
Was suggested that a 5-year or more plan be developed for paving which outlines and prioritizes areas that need upgrades to the roads. Once plan is in place we can communicate to the public when they can expect their roads to be upgraded.

12. **ADJOURNMENT:**  
Mayor Johansson declared the meeting adjourned (8:10 p.m.)

***Diarized***

**DIARY**

***Conventions/Conferences/Holidays***

DY1	<i>PRRD: Solid Waste Disposal</i>	<i>05/12/14</i>
DY2	<i>Airport Resurface and Redevelopment</i>	<i>05/12/14</i>
DY3	<i>Co-Op Correspondence Re: Card Lock</i>	<i>11/12/13</i>
DY4	<i>Capital Projects Meeting (every 6 months)</i>	<i>10/14/14</i>
DY5	<i>Financial Assistance Grant Policy</i>	<i>03/09/15</i>
DY6	<i>Special Events Contract</i>	<i>05/01/15</i>
DY7	<i>Herbicide/Pesticide Bylaw</i>	<i>05/01/15</i>
DY8	<i>2016 Budget Meetings to start in February</i>	<i>05/11/15</i>
DY9	<i>Wood &amp; Tent Policy Changes</i>	<i>07/13/15</i>
DY10	<i>Youth Volunteer of the Year</i>	<i>08/10/15</i>
DY11	<i>Community Rebate – Plant a Tree</i>	<i>08/10/15</i>
DY12	<i>Bylaw 588 to be looked at after Bylaw 852 adopted</i>	<i>09/14/15</i>
DY13	<i>Policy for Ice – Putting in and taking out</i>	<i>09/14/15</i>

Certified Correct:

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CAO Tom Matus

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Chair/Mayor Gwen Johansson



## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** MAYOR AND COUNCIL  
**DATE:** October 19th, 2015  
**FROM:** MEGHAN CRYDERMAN, OFFICE ASSISTANT  
**SUBJECT:** SURPLUS SALE

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### RECOMMENDATION

"That Council accept the bids for the following items, listed below and authorize staff to prepare and execute the transfer documents required for sale:

1998 CHEVROLET 4X4	\$1500.00
1996 GMC TRUCK	\$1000.00
1997 TOP KICK DUMP TRUCK	\$6111.00
Athley Mobile Sweeper	\$1076.00
Homeliet Gas Gen	\$50.00
Yamaha Get Set	\$300.00
Drill Press	\$110.00
Lift Gate	\$111.00
John Deere Snow Blower	\$205.00"

### ADMINISTRATORS COMMENTS:



Tom Matus, CAO

### STAFF REPORT

The bids for the purchase of the Surplus Property closed at 4:00 pm, October 16, 2015.

The following were the highest bids that were received for the following items:

#### 1998 CHEVROLET 4X4

**\$1500.00**

Gold Book \$2375.00

#### 1996 GMC TRUCK

**\$1000.00**

Gold Book \$1275.00

**SR1**



**1997 TOP KICK DUMP TRUCK**

**\$6111.00**

*Gold Book \$12,000.00-\$15,000.00*

**Athley Mobile Sweeper**

**\$1076.00**

*Gold Book \$525.00*

**Homeliet Gas Gen**

**\$50.00**

**Yamaha Get Set**

**\$300.00**

**Drill Press**

**\$110.00**

**Lift Gate**

**\$111.00**

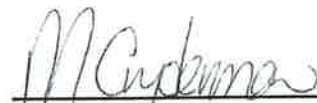
**John Deere Snow Blower**

**\$205.00**

The other bids that were unsuccessful can be seen at the office.

Employees made bids, but they were not successful.

Report prepared by:



Meghan Cryderman, Office Assistant

## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor Gwen Johannson and Council  
**SUBJECT:** Clarification on Light Industrial Land Purchase Process  
**DATE:** October 20, 2015  
**FROM:** Tom Matus, CAO

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As I mentioned at the last Council meeting the process for the acquisition of the LIZ was to first purchase the light industrial lands then proceed with the purchase of the "Community / Institutional" land that included the remaining lands outside of the light industrial area within the southeast ¼ section 30, TP81, Range 25.

I've attached a few documents that reflect the process taken to date in the realization of this endeavour, recommended by Marianne Johnson of FLNRO.

I have included, below, the recent email string between myself and Marianne to further clarify the process taken to realize this endeavour; and, further actions we are to take.

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-----Original Message-----

From: Johnson, Marianne FLNR:EX [<mailto:Marianne.Johnson@gov.bc.ca>]  
Sent: Friday, October 16, 2015 3:10 PM  
To: Tom Matus <[cao@hudsonshope.ca](mailto:cao@hudsonshope.ca)>  
Subject: RE: Files 8015813 & 8010723

Hi Tom

As per our conversation this morning here is some more details about Sponsored Crown Grants. Yes I had recommended in the past to amend the current LOO to remove the industrial Crown Grant so that it was a cleaner process.

Then once that was done the District could apply for a sponsored Crown Grant for the area to remain as recreational.

A sponsored Crown Grant is a Crown Grant where the primary purchase cost of the land is paid by a sponsoring Ministry. Therefore if approved the District of Hudson's Hope would not be paying for the land due to another Ministry in government would pay for the land.

Here is a link that explains the program better than I could.

<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/local-government/community-institutional-program>

Any questions please call me.

Marianne Johnson  
Crown Land Opportunities Specialist

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

-----Original Message-----

From: Tom Matus [<mailto:cao@hudsonshope.ca>]  
Sent: Wednesday, October 14, 2015 1:01 PM  
To: Johnson, Marianne FLNR:EX  
Subject: RE: Files 8015813 & 8010723

We want to keep it as Park Space (Recreation and Interpretive Forest) and have control over that: i.e. to prevent the establishment of a gravel pit.

Tom Matus, CAO

-----Original Message-----

From: Johnson, Marianne FLNR:EX [<mailto:Marianne.Johnson@gov.bc.ca>]  
Sent: Wednesday, October 14, 2015 12:06 PM  
To: Tom Matus <[cao@hudsonshope.ca](mailto:cao@hudsonshope.ca)>  
Subject: Re: Files 8015813 & 8010723

Hi Tom

To purchase the remaining area of quarter section would require a new application for that area.

And go through the same process.

What would the proposed use be for the purpose? Industrial or community facility or something else?

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Tom Matus  
Sent: Wednesday, October 14, 2015 11:52 AM  
To: Johnson, Marianne FLNR:EX  
Subject: RE: Files 8015813 & 8010723

Hi Marianne,

The sketch that is referred to is only the Light Industrial pre-survey plan?

Council, last night, mentioned about the proposal to purchase the whole quarter section. I recall due to the fact a Gravel Reserve by MoTI was in this section that we couldn't purchase the whole section, notwithstanding the fact that Moti has since pulled the GR. Could you comment on this.

I also recall we made the two applications 1) to purchase the Light Industrial area; and 2) an application to amend the Licence of Occupation 813894 for the quarter section, from "Recreation and Interpretive Forest" to "Community/Institutional": please, if you can recall was there opportunity for us to purchase this section, or not, due to the Gravel Reserve?

Regards,

Tom Matus, CAO

From: Johnson, Marianne FLNR:EX [mailto:Marianne.Johnson@gov.bc.ca]  
Sent: Tuesday, October 13, 2015 9:40 AM  
To: Tom Matus <cao@hudsonshope.ca>  
Subject: Files 8015813 & 8010723

Morning Tom.

Here is a summary of the discussion this morning.

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

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

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

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Tom Matus, CAO

# REQUEST FOR DECISION

<b>RFD#:</b>	<b>Date:</b> January 29, 2015
<b>Meeting#:</b>	<b>Originator:</b> Devon Flynn, Intern
<b>RFD TITLE: Light Industrial Lots - Community Institutional Crown Land Tenure Application</b>	

## BACKGROUND:

Following previous discussions with FLNRO (see RFD # 7SR Meeting # CM032414, March 24, 2014) the District was encouraged to acquire land located on SE ¼ Section 30 TP 81, Range 25; NE ¼ Section 29, TP81, Range 25; and BLK C of NE ¼ of Section 19, TP 81, Range 25 from the Provincial Crown for the purpose of developing a light industrial zoned area. These are the same lots that are proposed for the 150m wide x 1.5 km strip of land running parallel to Highway 29; however, this tenure will be different than that proposed for those light industrial areas.

## DISCUSSION:

Staff and Council have been pursuing a Light Industrial site along Highway 29 for several years. As per a discussion with Marianne Johnson from FLRNO in December 2014 in regards to acquiring this land from the Province, staff was advised to complete *two* Crown Land Tenure applications: 1) Specifically for the 19 1-hectare light industrial-zoned lots indicated by L & M concept designs and 2) Specifically for the remaining area in the NE ¼ of Section 19 TP 81 Range 25, locally known as Jamieson Woods. A resolution of endorsement is required for the latter's tenure application.

This RFD is specific for the Community Institutional crown land tenure application.

## BUDGET:

BC FrontCounter application fee of \$250.00.

## RESOLUTION / RECOMMENDATION:

### Resolution:

That:

Council approve an application for Crown Land Tenure via Community Institutional category for the lands of SE ¼ Section 30 TP 81, Range 25; NE ¼ Section 29, TP81, Range 25; and BLK C of NE ¼ of Section 19, TP 81, Range 25, **with the exclusion of the 19 1-hectare lots indicated by the L&M concept designs included in the Light Industrial Crown Land Tenure application.**

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Tom Matus, CAO

## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor and Council  
**SUBJECT:** Light Industrial Report  
**DATE:** March 23, 2014  
**FROM:** Devon Flynn, Intern

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### 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.

As Council may recall, the pursuit of a light industrial area is a two-parter process – 2 crown grant applications, 1 of which is a sponsored crown grant. This sponsored crown grant is specific for all non-light industrial land in that area, that part of the northeast ¼, section 19 and the southeast ¼, section 30, township 81, range 25, W6M, Peace River District. As mentioned in the Jan 29, 2015 Council meeting, this land was previously thought to have had a previous License of Occupation, one which could not be found in the office. After emailing different Ministries and offices, it was found. Having discussed how it might affect our current plans for crown grants, Marianne Johnson provided us options: 1) Keep the past license. 2) Purchase the land. 3) Pursue a sponsored crown grant – what we were in the process of doing. Having weighed the pros and cons of the choices of each choice and as advised by Marianne, we chose to cancel the existing License pursue the sponsored crown grant. Doing so will provide us with a more secure tenure on the land and will not be as expensive as outright purchasing the land.

Report Prepared By:

Devon Flynn, Intern



## REQUEST FOR DECISION

<b>RFD#:</b> 7SR	<b>Date:</b> April 14, 2014
<b>Meeting#:</b> CM041414	<b>Originator:</b> Tom Matus, CAO
<b>RFD TITLE:</b> ALC Land Exclusion for Light Industrial Zone	

### BACKGROUND:

Following public consultation Council plans to rezone and purchase land located on Section 30 TP 81, Range 25; Section 29, TP81, Range 25; and Section 19, TP 81, Range 25 from the Provincial Crown. Within these sections of land Council is contemplating, following public consultation, rezoning to Light Industrial a 150 meter wide x 1.5 kilometer long strip of land running parallel along the north side of Highway 29.

### DISCUSSION:

At the far west of the strip of land contemplated for rezoning and purchase as Light Industrial an area of approximately 20.5 acres of land falls within the ALR. It is probable that if requested to the ALC for this area of land to be excluded from the ALR that it would be permitted as this land is less than Class A land and may not be very suitable for farming.

### BUDGET:

ALC application fee of \$300.00.

### RESOLUTION / RECOMMENDATION:

#### Resolution:

That:

Council approve an application request to the ALC to exclude 20.5 acres of land within a triangle located in the furthest northeast corner, of the southwest quarter section of Section 29, TWP 81, Range 25.

Meets and Bounds: starting and travelling west from the boundary line of Section 29, TWP 81, Range 25, meeting and abutting Highway 29. 583 meters along the north side of highway 29 then travelling north 361 meters parallel to Powell Road (but not abutting Powell Road) then travelling east 461 meters abutting boundary line of Section 29 TWP 81, Range 25 - ending and meeting at Highway 29.

#### Recommendation:

Further to the purchase of the aforementioned sections of land mentioned in the Background section of this document:

It is advisable that the Council move ahead with the purchasing and rezoning of the area of the land to be designated as Light Industrial rather than include this LI in the purchase of the total area lands Council wishes to purchase as this intended LI zone is not encumbered by any gravel reserves.



A "Designated Use Reserve for gravel purposes only" exists in the southwest corner of the southeast quarter section of Section 30, TWP81, Range 25, south of the intended "Light Industrial" area. As per quote from MoTI:

"Just to confirm that Ministry of Transportation will not be releasing this reserve if the site is found to contain suitable quantity and quality of granular materials that will be used for the maintenance & rehabilitation of the Hwy 29 and other public roads in this corridor. So we will have to carry out a subsurface investigation to prove the quality & quantity. The following are the steps, but not limited to, that will be required to complete the investigation:

1. Do a First Nations Consultation.
2. Do an assessment for Archaeological Potential.
3. Do an environmental assessment.
4. Do subsurface investigation by test pitting using a tracked excavator. Auger drills can be utilized as well, but sampling will likely not be representative, good for depth indication of different materials.
5. Do lab testing if warranted, analyse data, and report."

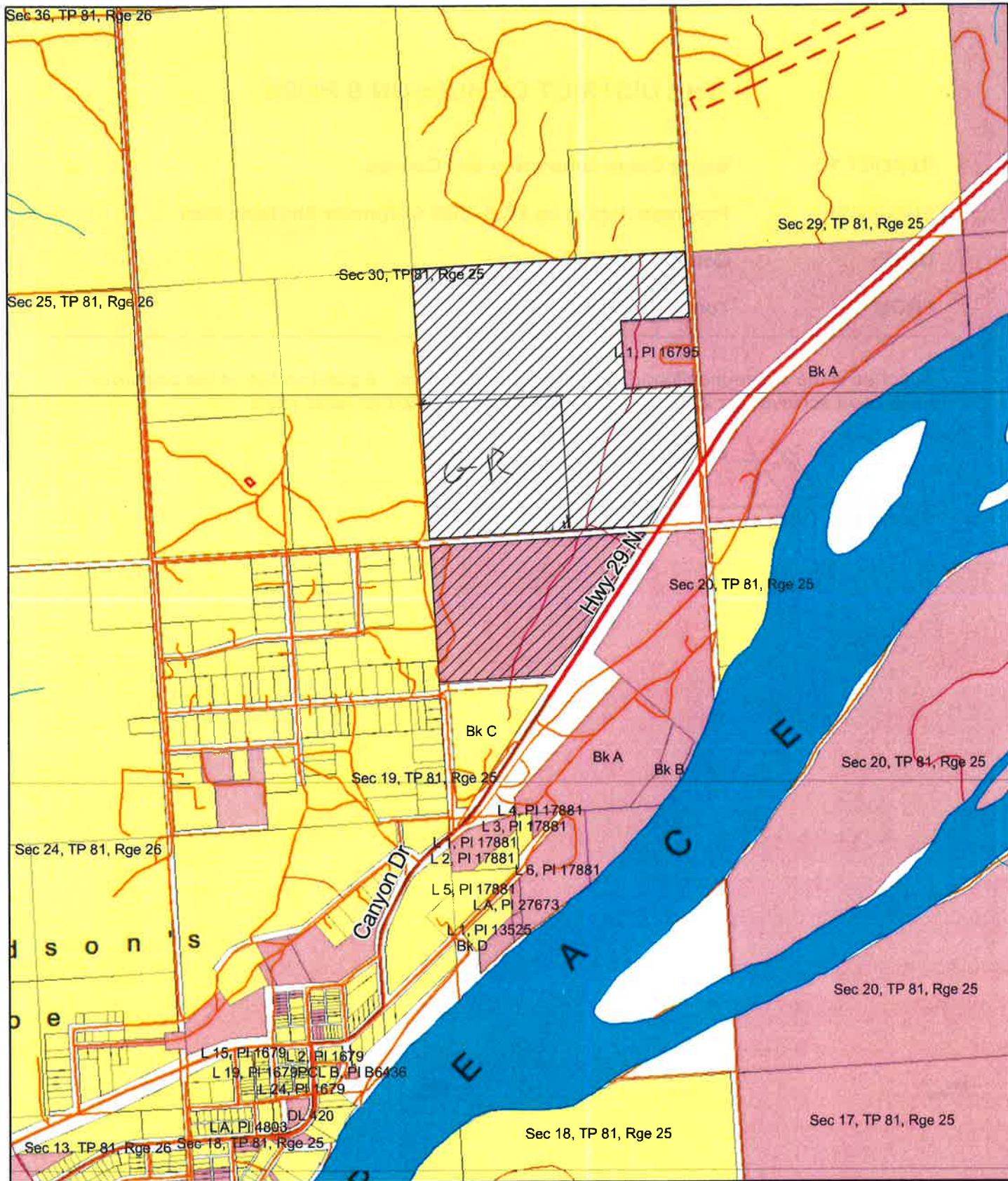
This may preclude us from purchasing the Parks and Open Space area. We would have to at least find an alternative site for MoTI which would incur the above process and accompanying costs. We are much better off to process these two issues separately. But of course an archeological study will most certainly be required for the Light Industrial zone, as well. I have requested Goulder & Assoc. to provide me a quote.




That Council direct staff to proceed with the purchase of the lands from the Crown Provincial as two separate issues being that staff process the Light Industrial area as a distinct and separate issue from the overall purchase of the lands located in Section 30 TP 81, Range 25; Section 29, TP81, Range 25; and Section 19, TP 81, Range 25.

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Tom Matus, CAO





-  Licence of Occupation
-  Private Land (Surface)
-  Surveyed Crown Land (Surface)

0 250 500 1,000 Meters




## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor Gwen Johansson and Council  
**SUBJECT:** Progress Report on 2015-2020 Corporate Strategic Plan  
**DATE:** October 20, 2015  
**FROM:** Tom Matus, CAO

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Attached is the above-mentioned report for council perusal. a good portion of the objectives have been achieved for 2015 as well as objectives targeted for latter years.

  
\_\_\_\_\_  
Tom Matus, CAO

SR3

# **District of Hudson's Hope**

**Hudson's Hope, British Columbia**

## **Corporate Strategic Plan 2015-2020**

### **A 20/20 Vision for our Community**

## Introduction

The **2015-2020 Corporate Strategic Plan** provides a new direction for the District of Hudson's Hope. The plan was developed by members of Council and senior staff to reflect and support the Official Community Plan (OCP), Integrated Community Sustainability Plan (ICSP) and Economic Development Plan. It is expected to take effect July 1, 2015 and it replaces the 2012-2014 Corporate Strategic Plan.

The 2015-2020 Corporate Strategic Plan sets out the following:

- A Vision Statement
- A Mission Statement
- A Values Statement (guiding principles)
- Strategic Objectives
- Supporting Actions.

The Plan is a framework to help Council and senior management work effectively and harmoniously over the next five years in tackling challenges before the District and embracing opportunities for community prosperity and sustainable growth. It demonstrates the commitment of Council to provide quality services, build a safe, sustainable and complete community, support a wide variety of economic opportunities and foster a high quality of life for the residents of Hudson's Hope.

The Council realizes that priorities change with time, and it is the Council's intention to commit to ongoing strategic planning and adaptive management. Accordingly, the Plan will be reviewed by Council and senior staff annually and adjusted as needed to respond to emerging challenges and to benefit from new opportunities.

## Vision

***A vibrant, diverse and livable community supported by sustainable, managed growth within a healthy natural environment***

## Mission

***To provide strong, cost-effective leadership that supports a high quality of life for residents***

## Values

- **Accountability** – Taking ownership and accepting responsibility for decisions and actions emanating from those decisions
- **Community** – Demonstrating respect and consideration for all relevant interests
- **Cooperation** – Working together and supporting one another
- **Commitment** – Pledging to carry out the business of the District in a cost-effective and timely manner that is consistent with the best interests of residents
- **Fairness** – Ensuring that all points of view and input are taken into account before making decisions
- **Honesty** – Being sincere, genuine and frank when making decisions
- **Integrity** – Making decisions for and acting in the best interests of the District
- **Nurturing** – Fostering and cultivating a collaborative and learning culture within the District as an organization, in the pursuit of community self-empowerment.

## Strategic Objectives

In setting a direction and priorities within the Strategic Plan, Council and staff have taken into consideration the District's past achievements, current multi-year commitments under the OCP, and experience in addressing its most pressing challenges.

The Plan has four strategic objectives for 2015-2020. The first three are priorities for District programs and services, and the fourth is a priority for the District's internal operations. They are:

- I. To provide above-standard municipal infrastructure services
- II. To achieve 20% population growth
- III. To respond to emerging challenges and act on new opportunities
- IV. To ensure a financially sound, competent, responsive and resilient organizational culture.

## Supporting Actions

Council and staff have identified specific actions with timelines to be taken to meet each of the four strategic objectives over the next five years.

### I. Provide above-standard municipal infrastructure services

#### 2015

##### 1. Replace water valve

Completed installation of 14 valves within the built up area with curb replacement

##### 2. Review zoning and land use policies to ensure appropriate infrastructure sizing

Not started: note that current OCP and Zoning bylaws were passed in 2013.

##### 3. Conduct a recreation needs assessment to determine the long-term needs for community

80% complete: survey done and compiling responses.

##### 4. Undertake an infrastructure inventory and update regularly to use in decision-making about new investments as part of the asset management plan

DPW Shop replacement program underway: obtained land, advertised Request for Expression of Interest for land development and shop construction. Engaging Urban Systems for tendering for site development and RFP for Shop. Considering energy efficiencies to be incorporated into Shop design. On target for completion in 2016.

#### OTHER CAPITAL Accomplishments in 2015 not included in Strategic Plan:

- 1 purchase of Sweeper;
- 2 purchase of Fire Water Truck
- 3 purchase of 11,000+ cubic meters of ¾" gravel
- 4 purchase of Tennis Backboard – 2014
- 5 purchase of 3 pick-up trucks: 2 in 2014; 1 in 2015
- 6 purchase of Steamer



- 7 purchase and installation of water treatment plant Backup Generator
- 8 purchase and installation of Beryl Prairie Fire Hall Backup Generator
- 9 purchase of high efficiency lighting in arena Ice surface and common area
- 10 purchase of 4 arena Replacement Furnaces
- 11 purchase of new Cardboard Recycle Bin at Bulk Waste Transfer Station
- 12 purchase of two portable generators for lift station and other operational needs
- 13 purchased and installed alarm system for Kendrick Lift Station
- 14 purchased Fuel Tank for equipment (gas/diesel): realizing on average a 30 cent/liter savings
- 15 Replacement of Office cement stair case
- 16 completion of Ball Field and Irrigation System
- 17 installation of toilet at Ball Field
- 18 total of 1 kilometer of paving
- 19 Installation of fire hydrant and valve on Monteith St.
- 20 installation of security camera at Shop, VIC, Office and expected at Arena
- 21 Graveled Miller Road
- 22 expected purchase and installation of Backup Generator at Office in 2015: initial equipment was damaged in transit to DHH had to be replaced at cost of vendor
- 23 replacing culverts on Carter St
- 24 planted 20 trees: 9 @ cemetery; 11 @ pool park
- 25 purchased and installing pool client tracking software which can be also used for the arena.
- 26 Purchased and initialized a computerized campground reservation system

## **2016**

### **1. Put in place a Wildland Fire Protection Program**

**2015:** Fuel management program of Beryl Prairie completed; Lynx Creek underway.

**2015:** The Lynx Creek and Jamieson Woods projects have been completed and

the Beryl Prairie project has received funding approval and is underway.

**2. Develop a road management plan as part of the asset management plan**

**Researching use of EK35 environmental application on gravel roads in lieu of the use of calcium.**

**3. Ensure that there is a replacement plan for all new infrastructure and consider operating costs in developing that plan**

**New Shop construction to include photovoltaic panels, possible infrared heating.**

**4. Evaluate cost-recovery methods for existing and new infrastructure**

**Applied for grant funding under the Community Energy Leadership Program and Strategic Priorities Fund to install photovoltaic panels on arena and new shop rooves with intention to participate in the BCH incentives/initiatives.**

**5. Undertake an aquifer study for the community, and actively monitor and maintain the aquifer for the health of residents. Continue to provide high-quality water through the operation of the water treatment plant. The District will be ready to respond on an as-needed basis to questions from residents on wells about the water quality in the aquifer.**

**Discussion with Ministry of Environment during 2015 UBCM on funding for surface and aquifer water testing – discussion and planning on-going.**

**2017**

**1. Upgrade the sewage treatment and disposal facility**

**\$1.6M approved BCF funding for lagoon: engaging Project Engineering firm for completion of project in 2016.**

**2. Monitor effluent discharge data from the sewage treatment plant and report the results**

## **2018**

1. Repair and replace warning sirens as required
2. Monitor water consumption data and report the results

## **2020**

1. Supply and install water meters
2. Upgrade road network (rural drainage upgrades, urban major maintenance)

## **II. Achieve 20% population growth**

### **2015**

1. Continue a partnership with North Peace Economic Development Commission to enhance the museum and to promote community living and business opportunities in the District (Action led by Council)

**Small Town Love launched in 2015.**

2. Develop a marketing strategy to help stimulate population growth in the community

**Commissioned the assistance of Integrated Economic Solutions Inc. to help with developing a strategy to stimulate the use of the airport runway, Atkinson Property and Light Industrial Zone: marketing video of the areas has been completed.**

3. Meet with the Province to discuss continuation of provincial grants in lieu of District taxes for general purposes and inclusion of grants in lieu of school taxes (Action led by Mayor and CAO)
4. Meet with resource companies to encourage locating resource-based housing for their staff within District boundaries where services exist (Action led by Mayor and CAO)

**Opportunities have appeared: possible use of Light Industrial Zone and Atkinson Properties targeted.**

5. Participate in discussions promoting additional air carriers at Fort St John Airport (Action led by Council)

6. Open up provincial Crown lands for development and light industrial use to accommodate measured growth. Note: Application was submitted in 2015.

Light Industrial Zone: discussions/applications with/submitted to FLNRO to acquire industrial lands and Community/Industrial lands from Crown Provincial; Archeological Impact Assessment completed; appraisal of 19 hectares of land imminent;

7. Use District-owned lands to create new housing opportunities (Example: Atkinson lands)

Approached BCH and TransCanada for use of Atkinson Property.

8. Identify areas for industrial uses and implement appropriate buffers and screening to ensure compatibility with adjacent uses

Identified Light Industrial Zone along Highway 29: discussions with FLNRO to acquire industrial lands and Community/Industrial lands from Crown Provincial; Archeological Impact Assessment completed; appraisal of 19 hectares of land imminent;

9. Make serviced land available for a light industrial park

Committee established to govern use of Light Industrial Zone: discussions with FLNRO to acquire industrial lands and Community/Industrial lands from Crown Provincial; Archeological Impact Assessment completed; appraisal of 19 hectares of land imminent;

## 2016

1. Prepare an economic development and marketing strategy to support investment in the District, including downtown improvements

Commissioned the assistance of Integrated Economic Solutions Inc. to help with developing a strategy to stimulate the use of the airport runway, Atkinson Property and Light Industrial Zone: marketing video of the areas has been completed.

## **2018**

1. Prepare a report on ramifications and impacts of a boundary expansion to include future resource development in the area (Action led by District staff)

## **III. Respond to emerging challenges and act on new opportunities**

## **2015**

1. Review options for Site C Legacy Projects and related initiatives (Action led by Council)

Continuing discussions with BCH on Community Measures Agreement.

2. Explore ways to enhance working relationships with First Nations, Peace Regional District, School District 60, Northern Health Authority, BC Hydro, RCMP, Province of BC and resource companies (Action led by Council)

Have discussed with West Moberly First Nations to collaborate on Beaver Cemetery and Light Industrial Zone

3. Explore with the Peace River Regional District the preparation of a regional agriculture plan to enhance and promote agriculture in Hudson's Hope and other areas (Action led by CAO)
4. Prepare a list of "community investment opportunities" to help guide prospective industry investors who want to contribute to the well-being of the District and who ask the question "What do you need?" when seeking to invest. As part of this marketing strategy, prepare an inventory of the extent and nature of industry investment into the community over the last 10 years

Commissioned the assistance of Integrated Economic Solutions Inc. to help with developing a strategy to stimulate the use of the airport runway, Atkinson Property and Light Industrial Zone: marketing video of the areas has been completed.

## **2020**

1. Develop a waste reduction strategy

## **IV. Ensure a financially sound, competent, responsive and resilient organizational culture**

## **2015**

1. Review bylaw enforcement function and establish a philosophy for administering bylaw enforcement for the District (Action led by Council)

2. Maintain the Emergency Operation Centre and EOC Training

CAO and five staff have received a variety of emergency management training including EOC operations and exercise development.

(Both primary and secondary EOCs will have back-up generators installed (2015).

Secondary EOC upgraded to include cell coverage booster, fax/scan/copy capabilities, and internet service.)

## **2016**

1. Prepare a human resource development plan for review by Council (Action led by CAO)

2015: Plan to hire a part-time (3 days/week) Office Assistant/Asset Management Clerk; and possible equivalent of a Deputy Clerk to assist CAO, Director of Protective Services and Foreman in administrative management duties

2. Complete construction of the new Public Works shop

DPW Shop replacement program underway: obtained land, advertised Request for Expression of Interest for land development and shop construction.

**3. Complete installation of a Financial Systems Plan**

**2015: Have restructured the Chart of Accounts as well as defined new financial report specifications for financial Income Statement / Balance Sheet reporting. Will be fully operational January 1, 2016.**

**4. Prepare a communications strategy that includes public engagement methods, social media, and community satisfaction surveys and media relations**

**5. Ensure utility rates cover the cost of delivery**

**2017**

**1. Complete a youth engagement strategy**

**2015: developing a strategy for the inclusion of junior/student Councillor.**

  
\_\_\_\_\_  
Tom Matus, CAO



## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor Gwen Johannson and Council  
**SUBJECT:** Spectra Energy High Pine Expansion Project  
**DATE:** October 22, 2015  
**FROM:** Tom Matus, CAO

---

### ADMINISTRATORS COMMENTS:

As per the attached letter, an excerpt from page 1:

"The proposed system expansion, called the High Pine Expansion Project ("Project"), would involve the construction of two new sections of 42 inch outside diameter ("OD") pipeline loops. The first section would start at an existing meter station, located approximately 30 km northwest of Wonowon, BC and extend south approximately 9 kilometres. This pipeline loop will be located parallel to the existing pipeline system. The second pipeline loop would start approximately 9 kilometers south of Dinosaur Lake and extend south approximately 29 kilometers to the Spectra Energy Compressor Station 2 at Willow Flats. This segment would parallel the existing pipeline system for approximately 15 kilometres with the remainder proceeding through a greenfield route.

The Project includes the addition of a new compressor unit at the Sunset Creek Compressor station (CS16), located approximately 47 kilometers south of Fort St. John, BC. The installation of this new compressor unit would be completely located on the existing compressor site footprint. Adding the new compressor will require minor modifications of the existing Spectra Energy compressor station facilities at N5, CS2 and CS16. All modifications will be within the existing compressor sites. Attached is a map showing a right-of-way overview."

This project does not require an NEB Hearing as the pipeline is less than 40 kilometres long.



---

Tom Matus, CAO



Spectra Energy Transmission  
Bag Service 6180  
Mile 53 Alaska Highway  
Fort St John, BC V1J 4H7

VIA REGISTERED MAIL

September 15, 2015

**District of Hudson's Hope**  
Box 330, 9904 Dudley Drive  
Hudson's Hope, BC V0C 1V0

**Re: Municipality**  
**High Pine Expansion Project**

Dear Sir or Madam,

Westcoast Energy Inc doing business as Spectra Energy Transmission ("Spectra Energy") is determining the feasibility of the addition of two pipeline loops and additional compression to the northern portion of the transmission pipeline system that transports processed natural gas to consumers throughout the provinces of BC and AB and the Pacific Northwest of the United States. These transmission system upgrades would increase the transportation capacity of the system by up to 240 MMcf/d. To do this, Spectra Energy is looking at an expansion of the existing Transmission North System.

The proposed system expansion, called the High Pine Expansion Project ("Project"), would involve the construction of two new sections of 42 inch outside diameter ("OD") pipeline loops. The first section would start at an existing meter station, located approximately 30 km northwest of Wonowon, BC and extend south approximately 9 kilometres. This pipeline loop will be located parallel to the existing pipeline system. The second pipeline loop would start approximately 9 kilometers south of Dinosaur Lake and extend south approximately 29 kilometers to the Spectra Energy Compressor Station 2 at Willow Flats. This segment would parallel the existing pipeline system for approximately 15 kilometres with the remainder proceeding through a greenfield route.

The Project includes the addition of a new compressor unit at the Sunset Creek Compressor station (CS16), located approximately 47 kilometers south of Fort St. John, BC. The installation of this new compressor unit would be completely located on the existing compressor site footprint. Adding the new compressor will require minor modifications of the existing Spectra Energy compressor station facilities at N5, CS2 and CS16. All modifications will be within the existing compressor sites. Attached is a map showing a right-of-way overview.

The target in-service date is near the end of 2016. To support this timeline, environmental studies and consultation with stakeholders and Aboriginal communities began in the spring of 2015, with an application to be submitted to the National Energy Board in fall of 2015. Pending regulatory approval, construction would begin in early 2016. These timelines are subject to change pending approvals. If constructed, the proposed pipeline will be operated and maintained by Spectra Energy personnel from Chetwynd and Fort St. John.

Spectra Energy has an extensive pipeline integrity and maintenance program that includes regular valve maintenance and aerial patrols, state of the art inline inspection pigging to detect corrosion and pipe defects, continuous corrosion prevention and regular surveys by geo-technical engineers. The proposed pipelines will be remotely monitored by our Gas Control Operations in Fort St. John and Calgary. Our Gas Control Operations are manned twenty-four hours a day.

Before potential commissioning of these pipeline loops and compressor, the Transmission North Emergency Response Plan will be amended to include these proposed facilities. As part of Spectra Energy's ongoing Public Awareness activities, Spectra Energy conducts awareness and education presentations to all first responder agencies (fire departments, police, RCMP, 911 dispatch operators etc.) along the pipeline system. We also undertake personal visits with all landowners/residents living along pipeline rights of way a minimum of once every three years.

We are seeking your input and/or concerns in order for us to better plan and design this Project. Information can be of a general or detailed nature. We also ask that you let us know if you have a preferred format (e.g., digital, hard copy, mail, e-mail) for receiving information on this Project if it continues to develop. Please direct your comments and or questions to Tammy Dickson, Roy Northern Land Service 250-261-2300 or [tammy@roynorthernbc.com](mailto:tammy@roynorthernbc.com).

Input received from stakeholders, as well as the results of field studies, including surveying, environmental and archaeological, will help to inform Project planning and engineering design. If the Project proves feasible, an application will be made to the National Energy Board ("NEB") in October 2015. Pending regulatory approval, construction may commence in Q1 2016 with a potential in-service date in November 2016.

A copy of the National Energy Board's publication "*A Proposed Pipeline or Power Line Project: what you need to know*" is attached for your information. For more information on the NEB please visit its website at <https://www.neb-one.gc.ca> as well as Spectra Energy's website at <https://www.spectraenergy.com>.

Yours sincerely,

Westcoast Energy Inc. doing business as  
Spectra Energy Transmission



(Tammy Dickson for:)  
Carla Bruce  
Manager, Land Administration and Capital Projects

Encl.





## Use this Pamphlet for:

This pamphlet outlines general information and the review process for facilities applications that do not involve a hearing, such as pipelines that are less than 40 kilometers long, deactivations, reactivations, construction of meter stations, and other small-scale projects.

## For Further Information

The Board's website has a series of videos which provide some useful information about the Board and its processes. The NEB publication *National Energy Board - Landowner Guide* may help you to understand the regulatory processes administered by the Board, and the rights of landowners. For information on the hearing process, see the publication titled *National Energy Board - Hearing Process Handbook*.

For copies of any NEB publication or for more information, contact us:

- Online: [www.neb-one.gc.ca](http://www.neb-one.gc.ca)
- Email: [info@neb-one.gc.ca](mailto:info@neb-one.gc.ca)
- Toll free: 1-800-899-1265
- Write us or visit our library at:

National Energy Board  
517 Tenth Avenue SW  
Calgary, Alberta T2R 0A8

National Energy Board  
Office national de l'énergie



# Information for Proposed Pipeline or Power Line Projects that Do Not Involve a Hearing



Canada

National Energy Board  
Information for Proposed Pipeline or  
Powerline Projects That Do Not Involve a Hearing  
Cat. No. NE23-121/1-2015E-PDF  
ISBN: 978-0-660-02726-5



The National Energy Board (NEB or Board) is an independent federal regulator established to promote safety and security, environmental protection, and economic efficiency in the Canadian public interest. We regulate pipelines, international power lines, energy development and trade. The Board reports to Parliament through the Minister of Natural Resources.

Before a company can develop a pipeline or power line that crosses provincial or international borders, it must apply to the Board and receive its approval. The Board examines whether the project is in the public interest, and then decides whether it should be approved.

## The Company's Consultation Activities

The NEB expects consultation activities will be considered for all proposed projects. Company consultation activities must be accessible, inclusive and responsive, and provide clear, relevant and timely information. Companies are required to begin consultation activities early in the planning of a proposed project and should include all individuals, organizations and Aboriginal groups that may be affected by the project. If the project is approved, company consultation must continue throughout construction, operation and abandonment phases. The Board expects the company to respond to any issues or complaints it might receive through the life of a project. At any time, the public and Aboriginal groups may contact the NEB to raise concerns.

## Participation in the NEB's Process

The NEB requires companies to inform those potentially affected by a project of when they plan to submit their project application to the Board. Anyone who has concerns about a proposed project should contact the company first to have those concerns considered. If you still have project-related views or concerns after the project application has been submitted, you are encouraged to send a letter of comment to the NEB as soon as possible and preferably within 14 days after the application has been filed. The Board will consider your letter of comment during its assessment of the project. It is your responsibility to bring your concerns or views about the project forward to the Board for consideration. Please note the Board will continue to assess the application, including the company's consultation activities as referred to above, even if you have not submitted any comments to the Board.

## How to File your Letter of Comment

For projects that do not involve a hearing, you may send a letter of comment directly to the Board and it should include:

- your name, mailing address, and phone number;
- the name of your organization, if you represent one;
- the proposed project name;
- comments on why you are interested in the project and how you will be impacted positively or negatively by the project; or what relevant or expert information you can provide; and
- any information that explains or supports your comments.

You may file your letter of comment to the Board in one of three ways:

1. Submit it electronically through the Board's website at [www.neb-one.gc.ca](http://www.neb-one.gc.ca) under: *Applications & Filings > Submit Applications and Regulatory Documents > Non-hearing Documents (letters of comment, import/export)*

2. Send a Fax to:

**Secretary of the National Energy Board**

**Fax: 403-292-5503 or**

**(toll free fax): 1-877-288-8803**

3. Mail a copy of your letter of comment to:

**Secretary of the Board**

**National Energy Board**

**517 Tenth Avenue SW**

**Calgary, Alberta T2R 0A8**

You must also send a copy of your letter to the company.





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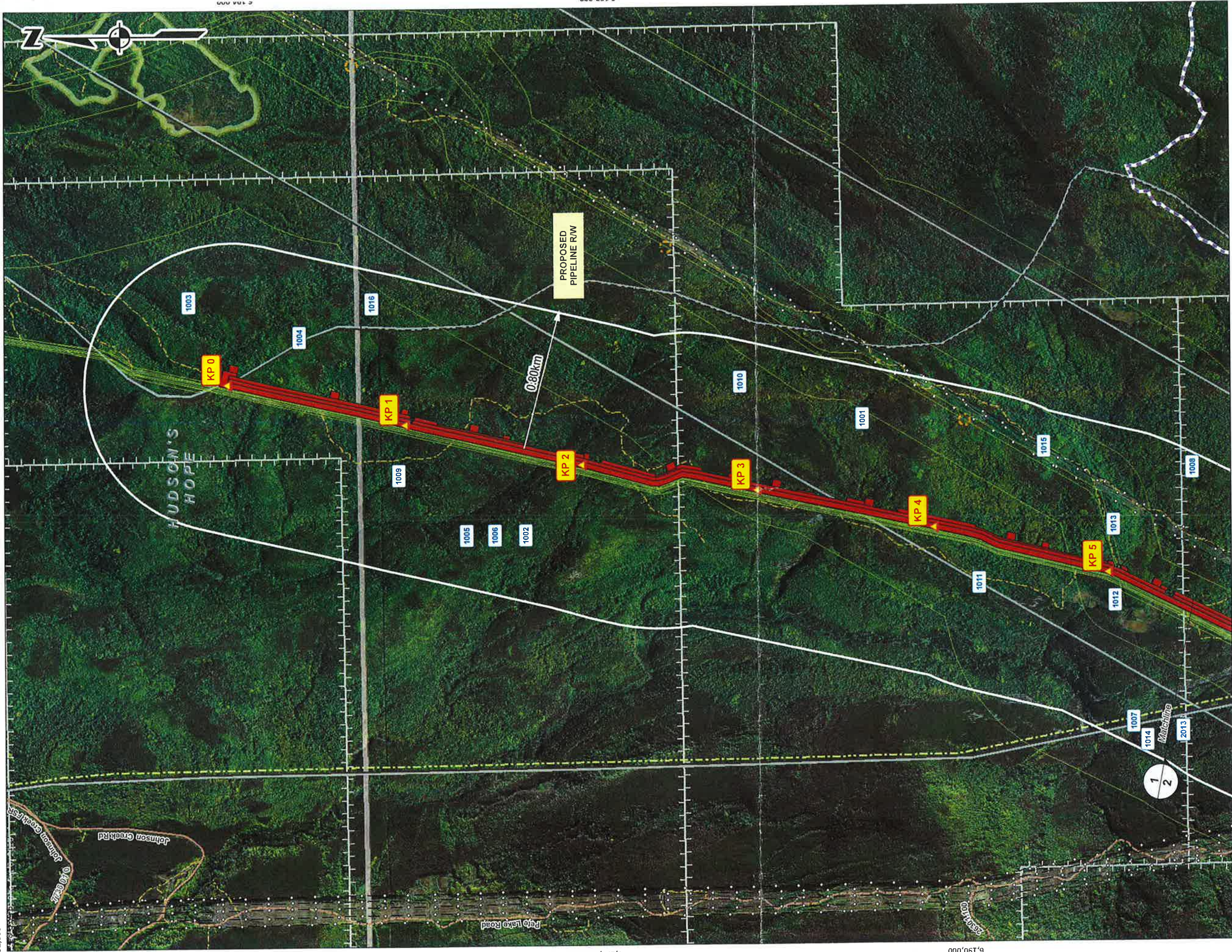
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# SPECTRA ENERGY TRANSMISSION

1:20,000 CONSULTATION / NOTIFICATION MAP  
FOR: HIGH PINE SOUTH  
PROPOSED PIPELINE LOOP



B.C.G.S.: 930,069,070,079,080,090  
(NAD 1983 UTM ZONE 10N)

SCALE 1:20,000



WSP Surveys (BC)  
Limited Partnership  
Fort St John BC  
(250) 787-0300

CLIENT FILE NO.:  
REF NO.:  
010053512CP01R0

REVISION	DATE	DRAWN BY	CHECKED BY	LAND NO.	SHEET
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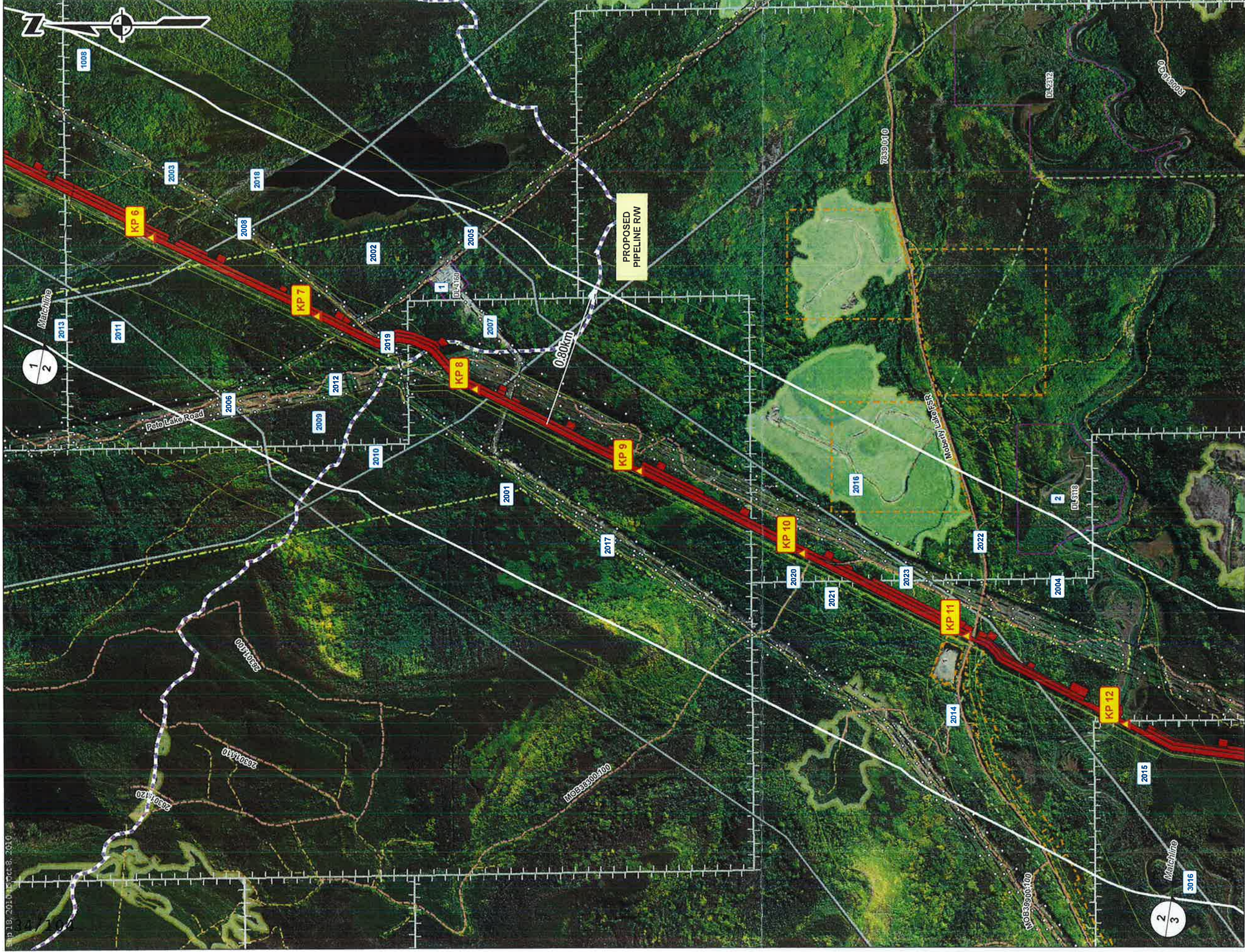
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# SPECTRA ENERGY TRANSMISSION

1:20,000 CONSULTATION / NOTIFICATION MAP  
FOR: HIGH PINE SOUTH  
PROPOSED PIPELINE LOOP



B.C.G.S.: 930.069/070/079/080/090

SCALE 1:20,000  
(NAD 1983 UTM ZONE 10N)



**WSP**  
WSP Surveys (BC)  
Limited Partnership  
Fort St John BC  
(250) 787-0300

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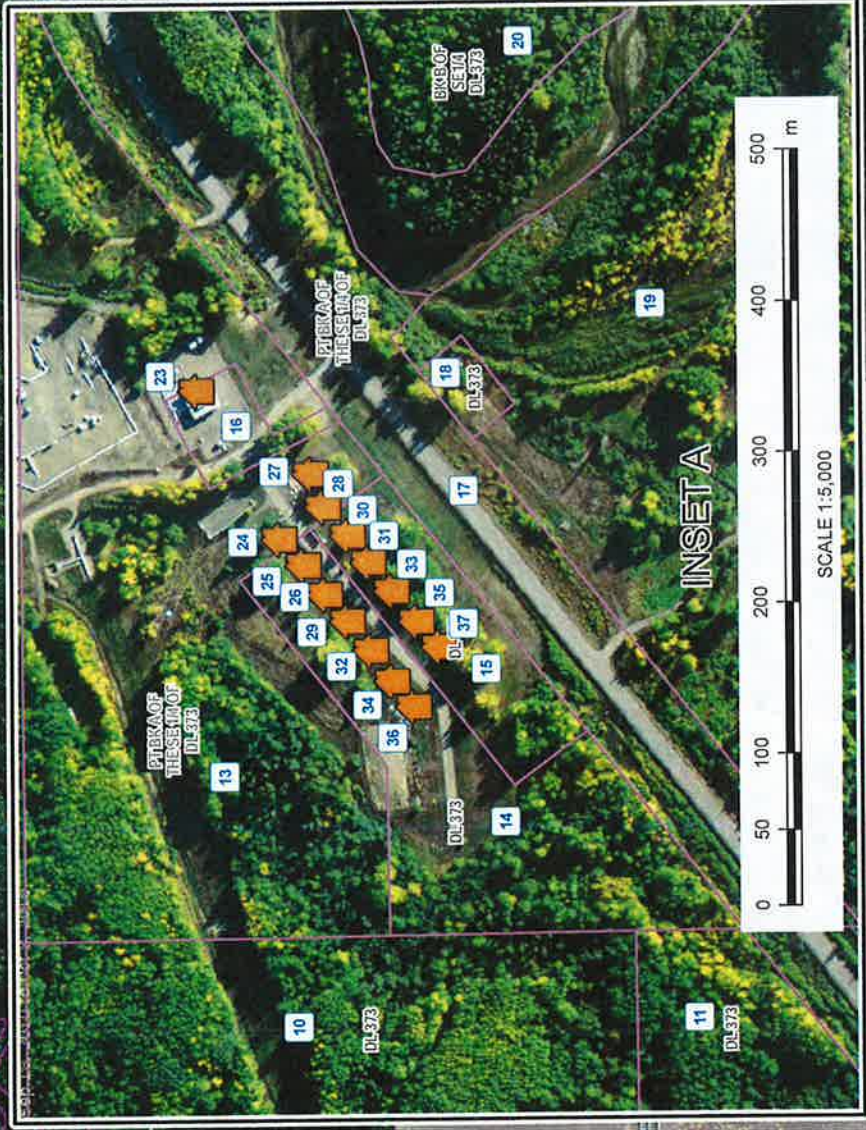
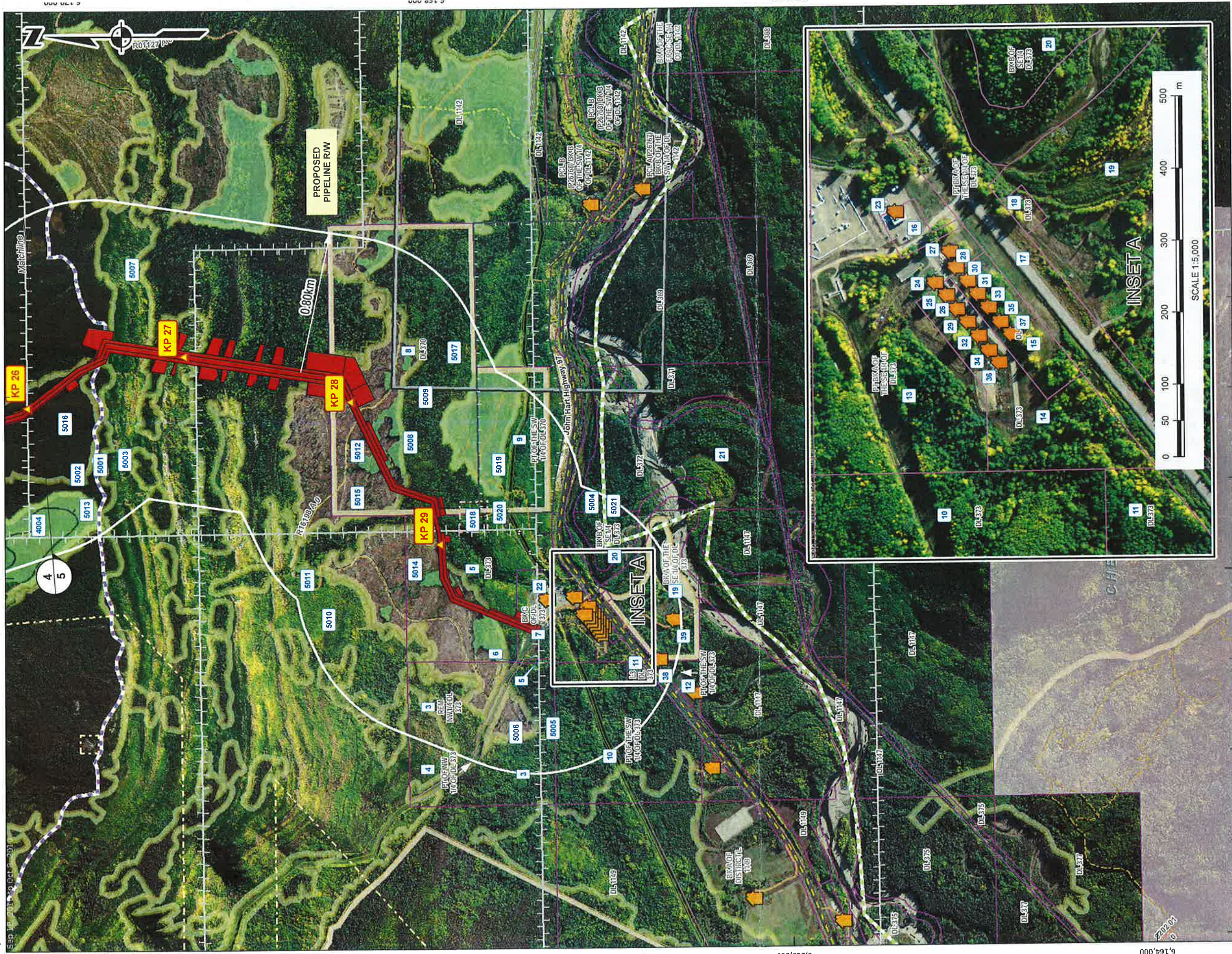
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SHEET: 2 of 14

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CHECKED: KJW/D  
LAND NO.:  
SHEET: 2 of 14

Rev.	Revision Description	Date (Y/M/D)	Initials
0	Original Map Prepared	2015/09/11	NAR

PROJECT FEATURES	CROWN TENURES	TRANSPORTATION	FORESTRY	MISCELLANEOUS
Proposed Features	Waterpower	Highway	Cutblock	Coal Tenure
OIL AND GAS	Windpower	Paved Road	Forest Cover Reserve	Mineral Tenure
Ground Disturbance/Leases	Agriculture	Highgrade Gravel	Community Forests	Mineral Reserve
Pipeline	Env. Conserv. & Rec.	Winter Road	Woodlots	Site "c" HCA
	Industrial	Cutline/Trail	ENVIRONMENTAL	Recreation Protected
	Communication	Forestry Road	Muskeg-Kechika Management Area	Grazing Tenure
	Watershed	Rec Trail	Protected Area/ Ecological Reserve	Residence
	Electric Power Line	BOUNDARIES	Provincial Park	Trapper Cabin
	Utility	Trapper	Recreation Area	
	Transportation	Guide	Vehicle Closure Area	
	Quarrying			
MUNICIPAL				
Municipality				
Large Municipality				
First Nations Reserve				
Parcel				

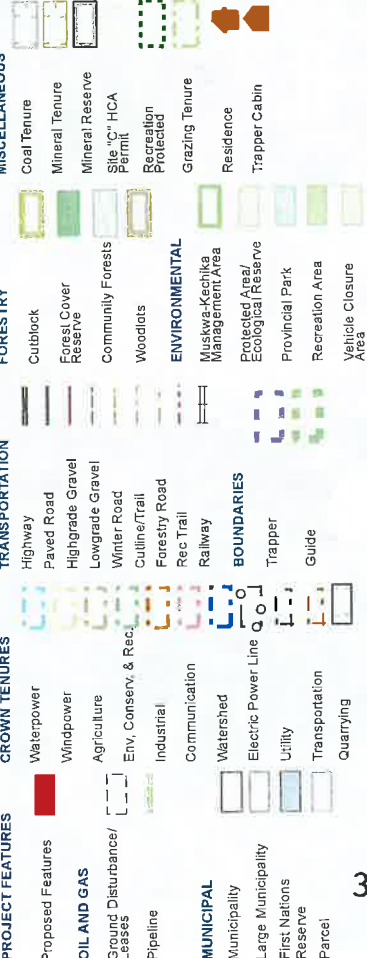




## SPECTRA ENERGY TRANSMISSION

## 1:20,000 CONSULTATION / NOTIFICATION MAP

# FOR: HIGH PINE SOUTH PROPOSED PIPELINE LOOP



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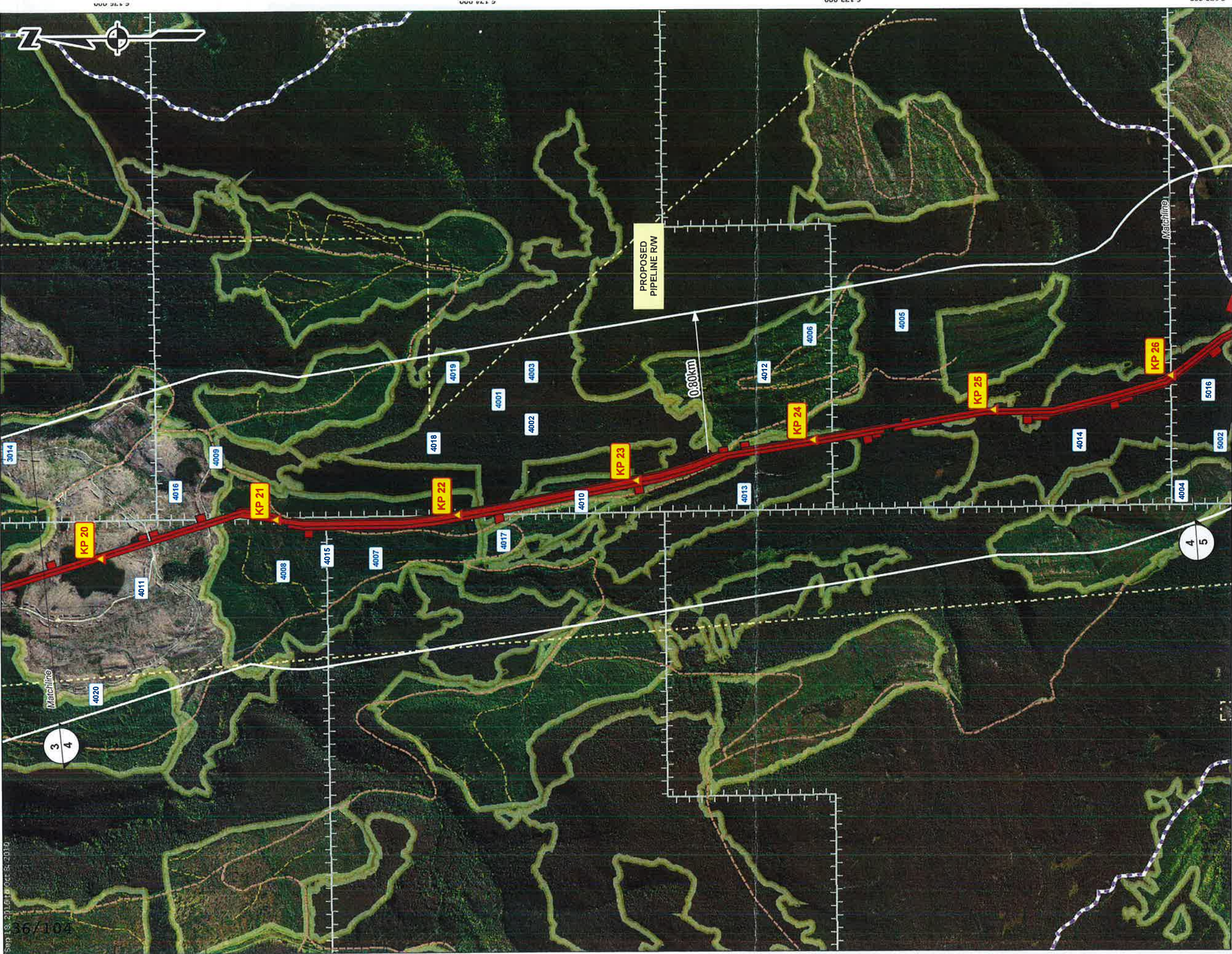
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WSP Surveys (BC)  
Limited Partnership  
Fort St. John, BC  
(250) 787-0300

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PROJECT FEATURES	CROWN TENURES	TRANSPORTATION	FORESTRY	MISCELLANEOUS
Proposed Features	Waterpower	Highway	Cutblock	Coal Tenure
OIL AND GAS	Windpower	Paved Road	Forest Cover Reserve	Mineral Tenure
Ground Disturbance/Leases	Agriculture	Highgrade Gravel	Community Forests	Mineral Reserve
Pipeline	Env. Conserv. & Rec.	Lowgrade Gravel	Woodlots	Site-"C" HCA Permit
	Industrial	Winter Road		Recreation Protected
	Communication	Culvert/Trail		Grazing Tenure
	Watershed	Forestry Road		Residence
	Electric Power Line	Rec Trail		Trapper Cabin
	Utility	Railway		
	Transportation			
	Quarrying			
MUNICIPAL				
Municipality				
Large Municipality				
First Nations Reserve				
Parcel				

Rev.	Revision Description	Date (Y/M/D)	Initials
0	Original Map Prepared	2015/09/11	NAR



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(250) 787-0300

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REF NO.:  
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REVISION	0
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## SPECTRA ENERGY TRANSMISSION

1:20,000 CONSULTATION / NOTIFICATION MAP

### FOR: HIGH PINE SOUTH PROPOSED PIPELINE LOOP



SCALE 1:20,000  
(NAD '983 UTM ZONE 10N)

B.C.G.S.: 930.069/070/079/080/090



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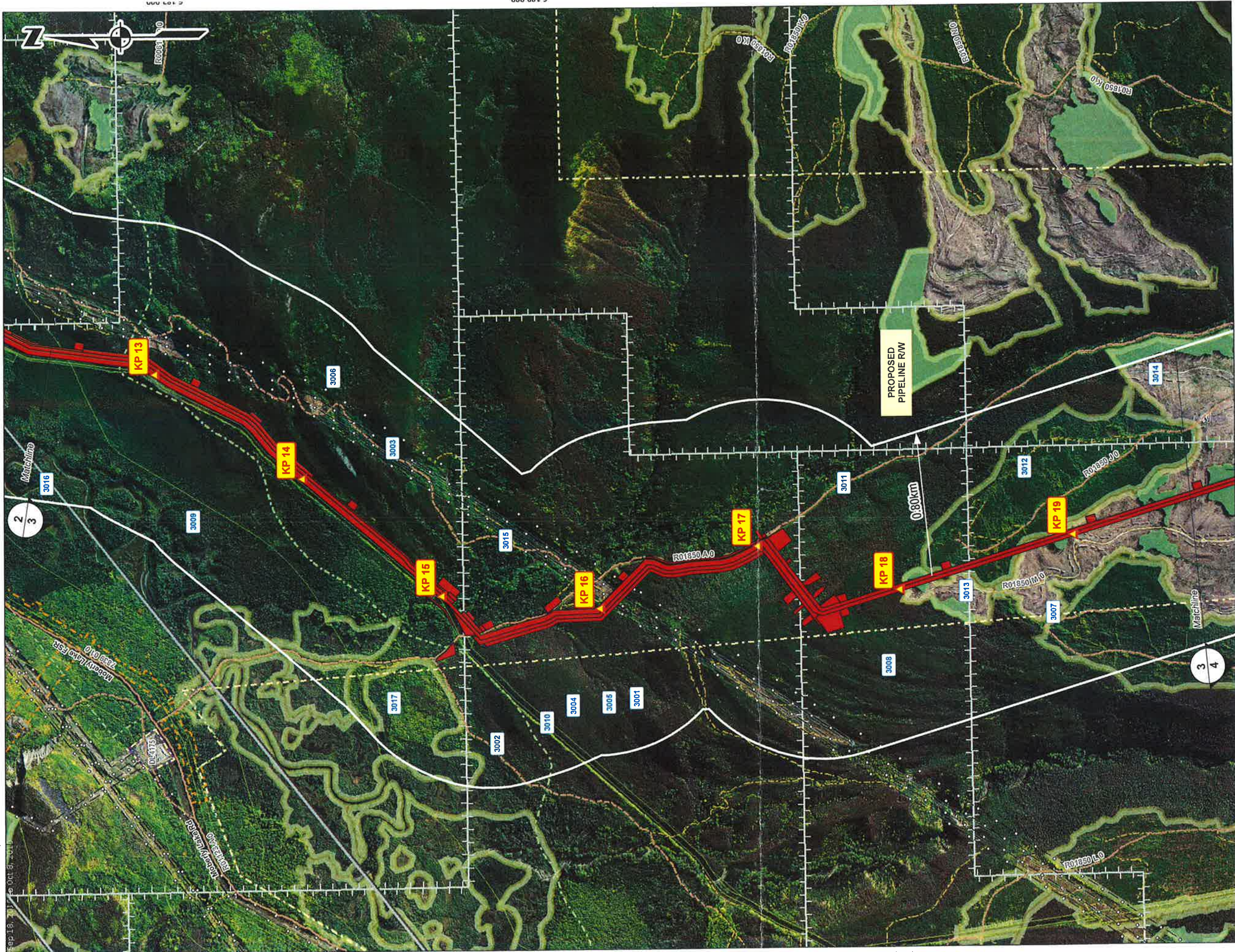
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## SPECTRA ENERGY TRANSMISSION

1:20,000 CONSULTATION / NOTIFICATION MAP

### FOR: HIGH PINE SOUTH PROPOSED PIPELINE LOOP



SCALE 1:20,000  
(NAD 1983 UTM ZONE 10N)

B.C.G.S.: 930.069,070,079,080,090



WSP Surveys (BC)  
Limited Partnership  
Fort St John BC  
(250) 787-0300

CLIENT FILE NO.:  
REF NO.:  
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Rev.	Revision Description	Date (Y/M/D)	Initials
0	Original Map Prepared	2015/09/11	NAR





## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor Gwen Johannson and Council  
**SUBJECT:** Water Management Board – Site C Review  
**DATE:** October 21, 2015  
**FROM:** Tom Matus, CAO

---

### **ADMINISTRATORS COMMENTS:**

As per the attached Response of BC Hydro in regard to our letters (attached) of concern over the BCH Water Licence Application 2123498. The following contains excerpts of BCH's response letter and my comments: others may have different views.

#### **Consultation with the District**

This section contains misinformation and fallacies regarding the Local Government Liaison Committee (RLGC) as I believe we have yet to officially appoint members to this committee.

BCH notes that they have had plenty of discussions with the District of Hudson's Hope but does not state the fruition of these discussions.

BCH states it is in negotiation with the District of Hudson's Hope in the development of a Community Measures Agreement and that the WMB should not engage itself within these discussions. BCH refers to the CMA, EAC/EIS consistently, (as a red herring in my view), as reasons for the WMB to object or dismiss our concerns.

#### **Future Amendments to Existing Water Licence**

District of Hudson's Hope requests:

- 1) That if the licence is granted, there is a condition on the licence that states; when the District is in need of a future licence amendment, the Site C water licence will not hinder the potential for diversion to the District and that BC Hydro may not object to any such application. In addition, BC Hydro may not seek compensation from the District of Hudson's Hope for the loss of revenue from any additional water licence volumes granted on the Peace River.

Firstly, **BCH** responds:

BC Hydro would not be opposed to a condition of its licence that would allow future water licences obtained by the District for the supply of potable water to the District for proper municipal waterworks purposes to take precedence over BC Hydro's licence for power purposes. If the Water Comptroller were to impose such a condition, it ought to be on terms that are essentially identical to the equivalent conditions on BC Hydro's existing

water licences for the G.M Shrum and Peace generating stations. Specifically, BC Hydro would propose that the water licence be issued with a condition worded as follows:

“The rights granted under this licence shall be deemed to be subsequent to any rights granted under any licence or licences which may be issued at any time for the consumptive use of water.”

I take this to mean our current licence takes precedence over any licence issued to BCH. Though this statement seems ambiguous - in that licences granted to whom? But as we noted more specifically, in our second letter requesting that:

**DHH:**

- 1 We wish to ensure that should Site C reservoir construction prohibit the use of our Springs that we may divert 5000,000 gallons per day from the Peace River; and
- 2 That we may use the water as per our requirements within the aforementioned limits, which may include bulk sales to industry.

I note that each of the three springs are approved water diversion of 100,000 gallons per day.

**BCH** further responds:

**BCH:** “First, the District’s proposal does not place any parameters around the nature of the amendment that may be sought by the District, such as the purpose for which the water would be used. In BC Hydro’s submission, the District should not be given unrestricted, a priori assurance that it will obtain a water licence with precedence over BC Hydro’s licence no matter what the purpose and no matter what the volume may be extracted for that purpose.

**DHH** had in fact noted in our second letter dated October 7<sup>th</sup> the quantities in our licence, and that we would sell bulk water to our industry residents.

**BCH:** Second, it would not be appropriate for the Comptroller to seek to prevent BC Hydro from exercising its statutory right to object under the Water Act in the manner suggested by the District. This would be procedurally unfair to BC Hydro.

**BCH:** Third, it would be neither reasonable nor appropriate for the Comptroller to determine in advance that BC Hydro will in all circumstances be unable to obtain compensation.”

**DHH** requires a legal opinion on the above two BCH claims.

### **Municipal Water Supply and Quality**

The **DHH** requests:

- 2 That if the license is granted, there is a condition on the license that BC Hydro must at all times maintain supply to the current District water infrastructure and ensure a quality of water that is appropriate for the use of domestic water supply.

BCH responds:

BCH refers to the JRP and EAC in that these two documents address our concerns:

**BCH:** The assessment of the potential effects of the Project on Community Infrastructure and Services considered the baseline conditions for the communities in the region and assessed the potential for the Project to displace community infrastructure. The assessment concluded that some municipal infrastructure along the Peace River would be displaced, either as a result of Site C reservoir inundation or long-term slope erosion within the erosion impact line, which BC 1 Hydro is able to fully mitigate. BC Hydro's proposed mitigation specifically addressed compensation for the replacement or relocation of the District's water intake, pumping station, 2 and treatment plant. The assessment is in Section 30 of the EIS.

Similarly, potential for the Project to alter surface and groundwater quality parameters has been thoroughly studied and considered in the environmental assessment process. In 3 accordance with the EIS Guidelines, existing water quality conditions in the Peace River and its 4 tributaries were documented, and the results were taken into account in the assessment of 5 the Human Health Valued Components. As reported in Section 33 of the EIS, the potential for human health effects due to changes in water quality as a result of the Project was assessed by comparing measured or predicted changes in chemical concentrations as a result of the Project at human receptors sites with health-based provincial and/or national objectives or guidelines. The modelling results indicate that a number of surface drinking water quality parameters would change as a result of the Project; however, these changes would not result in exceedance of drinking water quality guidelines. Contact with or consumption of water from the Site C reservoir and from downstream tributaries would not pose a health risk, and no 6 effects on human health are anticipated.

In the EAC, the Ministers imposed certain conditions which address the concerns expressed by the District. Condition 47 of the EAC requires BC Hydro to develop and implement a Local Infrastructure Mitigation Plan. That Plan must provide for, amongst other matters, the resources and funding arrangements associated with specific mitigation measures that may be required to ensure functionality of existing municipal water and sewer systems. Condition #47 provides, in part, as follows:

The EAC Holder must mitigate actual effects on the functionality of local water and sewage systems by implementing measures detailed in a Local Infrastructure Mitigation Plan.

1 EIS, Section 30.4.3 and 30.4.4, pp. 30-48 to 30-50. 2 EIS, Section 30.4.5, p. 30-50. 3 EIS Guidelines, Section 9.3.2, p. 42 4 EIS, Section 11.5.2, p. 11-84

**DHH:** I do not see how these documents should affect the WMB 's decision making process. BCH suggests that, the WMB does not have the authority to enforce the JRP and EAC/EIS findings through the referencing of these documents. BCH refers to many other conditions noted in the JRP and EAC/EIS. BCH is trying to divert the decision-making responsibility away from the WMB and imply that the EAC/EIS and the CMA have precedence and govern over these concerns.



**BCH** further suggests:

Further, BC Hydro submits that, in any event, requiring BC Hydro to maintain a water supply to the District's current water infrastructure would be unreasonable. While BC Hydro is required to ensure the District's ability to access the water under its existing licence is addressed, it will be unreasonable to require BC Hydro to maintain a water supply to the District indefinitely or guarantee that it will be able to continue to use its current water infrastructure indefinitely, both of which would place the District in better position with respect to their water supply than it is presently.

**DHH:** The above statement seems to be a contradiction in terms as it would be BCH that prohibits us from the use of the water.

**BCH** further responds:

**BCH:** Similarly, BC Hydro cannot guarantee that the District's water supply will be of a certain quality, just as the Water Comptroller cannot make such a guarantee when it issues a water licence for consumption purposes. Clearly, there are factors that may affect water quality from time to time that are outside BC Hydro's control and power to remedy. With respect to impacts due to the Project, there are no adverse effects to water quality anticipated as a result of the Project and the EAC has already imposed strict conditions with respect to the monitoring of water quality during construction and operation of the Project. As such, there is no basis for a condition to be imposed by the Comptroller with respect to water quality.

In BC Hydro's respectful submission, the issue of water quality has been thoroughly studied and addressed as part of the environmental assessment process and no further conditions with respect to water quality are required by the Comptroller. Any further requirements overlaid on legally binding conditions set out in the EAC would, at best, only serve to duplicate existing legal conditions. Further, introducing a further level of regulation of matters substantially addressed in the EAC runs the risk of confusing or contradicting the legal requirements that are already in place.

**DHH:** Does not the WMB have the authority to dictate how water is used? The EAC and JRP are decisions in the Site C project but would not take precedence or usurp the authority of the WMB? DHH requires a legal opinion on the above entire section.

### **Community Measures Agreement**

**DHH** request:

4) That if the license is granted, there is a condition on the licence that requires BC Hydro to abide by the BCH Community Measures Agreement it has with the District of Hudson's Hope in so far as it relates to all water works and matters; and will be responsible to maintain the current access to water on the Peace River, at all times, for any current water license holders. Further, the formation of the shoreline protection measures must not disrupt the flow of water from the current springs that are included on the current District of Hudson's Hope water licence.

**BCH** Response:

The District requests that, if a license is granted, there is a condition that requires BC Hydro to abide by the BC Hydro Community Measures Agreement with the District in so far as it relates to all water works and matters.

If a Community Measures Agreement is made between BC Hydro and the District, it will be legally enforceable on its own terms. As BC Hydro would already be bound to the provisions of the agreement, there is no need for the Comptroller to make compliance with the agreement a condition of the water licence for the Project.

Moreover, the Comptroller does not have the jurisdiction to impose or enforce the Community Measures Agreement. The Comptroller cannot require BC Hydro and the District to reach an agreement. Further, the Comptroller cannot reasonably incorporate into a licence the terms of an agreement (assuming one is reached) which it had no part in crafting.

An example will serve to demonstrate why including such a term requiring compliance with an agreement would not be appropriate. Enforcement of a contract would require, at a minimum, the ability to hear and make determinations with respect to disputes and order remedies to resolve such disputes. The Water Act does not contemplate such a dispute resolution system, nor does it empower the Comptroller with the powers necessary to administer such a system.

In summary, if a Community Measures Agreement is entered into, it would be enforceable on its own terms, and there would be no need for the Comptroller to make compliance a condition of the water licence. Such a condition would also be considered to be beyond the scope of the Comptroller's jurisdiction.

### **Dispute Resolution**

**BCH:** The District requests that there be a dispute resolution mechanism to resolve all water issues or disputes that may arise between BC Hydro and the District of Hudson's Hope.

BC Hydro respectfully submits that it is not within the jurisdiction of the Comptroller to include a dispute resolution mechanism as a condition of the water licence. There is no express provision of the Water Act that empowers the Comptroller to impose a dispute resolution process on two parties with respect to future disputes. Consequently, if the power exists at all it must be implied by section 12(1)(f). Under that section, the Comptroller or regional water manager may issue a licence "on the terms the comptroller or the regional water manager considers proper." While seemingly broad in scope, the case of *ATCO Gas & Pipelines Ltd. v. Alberta (Energy & Utilities Board)*, 2006 SCC 4 indicates that a condition can only be issued under such broadly drawn powers if there is evidence of a practical necessity to achieve the 7 objectives of the legislation.

In this case, there is no practical necessity for the Comptroller to include a dispute resolution process in order to accomplish the objectives under the Water Act. BC Hydro and the District have many existing options to resolve disputes, including negotiation, mediation, arbitration, court proceedings and applications under the Water Act for various authorizations or amendments to existing water licences or for new water licences. No further dispute resolution process is required in the water licence.

**DHH:** The entire question of the BCH Response seems to be is who has precedence/authority over the District of Hudson's Hope's response to the request from the WMB for the District of Hudson's Hope to submit our concerns to the Water Comptroller: the WMB or the EAC/JRP Decisions.

The BCH response letter and our letters to the Water Comptroller have been forwarded to Rob Botterell for his advise on how to proceed with this issue: this is the legal opinion we request.

A handwritten signature in black ink, appearing to be 'Tom Matus', written over a horizontal line.

Tom Matus, CAO



**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

May 20, 2015

KT Shum  
Section Head, Licencing & Allocation Section  
Water Management Branch  
Ministry of Forests, Lands and NRO  
P.O. Box 9340 Stn Prov Govt  
Victoria BC V8W 9M1

**Attention: K T Shum**

**RE: Comments on Site C Water Licence Application**

On April 27, 2015 the District of Hudson's Hope received a letter from your office outlining the water license application on the Peace River for the Site C dam and has asked for responses by May 20<sup>th</sup>. As the District has a direct link to the River and relies on the River for its own source of water there are a number of items that we would like your office to consider when deciding to grant a water license on the Peace River for the Site C dam.

The District of Hudson's Hope currently holds a water license on the Peace River and three springs along the banks of the Peace River (Water License #C118571). This licence currently allows the District to divert a maximum quantity of 182,500,000 gallons per year, at a maximum daily rate of 100,000 gallons per day for each spring (3), and 200,000 gallons per day from the Peace River. The spring water has been decommissioned over the last number of year due to low quality and the District is now using the Peace River as its only water source. Based on this, the current licence on the Peace River will only satisfy the needs of the community in the very short term. It is anticipated that the District will need to amend the license to include higher diversion rates from the Peace River in the next couple of years. With this anticipated need in mind, we would like to make the following requests with respect to your consideration of the Site C water Licence.

- 1) That if the licence is granted, there is a condition on the licence that states; when the District is in need of a future licence amendment, the Site C water licence will not hinder the potential for diversion to the District and that BC Hydro may not object to any such application. In addition, BC Hydro may not seek compensation from the District of Hudson's Hope for the loss of revenue from any additional water licence volumes granted on the Peace River.
- 2) That if the license is granted, there is a condition on the license that BC Hydro must at all times maintain supply to the current District water infrastructure and ensure a quality of water that is appropriate for the use of domestic water supply.

- 3) That if the license is granted, there is a condition on the licence that states BC Hydro will be responsible for any costs associated with the District of Hudson's Hope's needs to relocate current water infrastructure due to a higher river or turbidity levels in the Peace River during construction or after construction.

Also, the District would like to note that the current design for the new reservoir includes a number of shoreline protection measures along the Peace River within the District of Hudson's Hope. The majority of this protection is in the form of a berm that will be constructed within the District of Hudson's Hope water license for the Peace River as well as the three springs also under licence to the District. Based on this, we would like to make the following additional requests with respect to your consideration of the Site C water Licence

- 4) That if the license is granted, there is a condition on the licence that requires BC Hydro to abide by the BCH Community Measures Agreement it has with the District of Hudson's Hope in so far as it relates to all water works and matters; and will be responsible to maintain the current access to water on the Peace River, at all times, for any current water license holders. Further, the formation of the shoreline protection measures must not disrupt the flow of water from the current springs that are included on the current District of Hudson's Hope water licence.
- 5) That a dispute resolution mechanism be developed by the Water Controller's office to resolve all water issues or disputes that may arise between BCH and the District of Hudson's Hope.
- 6) That we request a Public Hearing under the Water Act as the Water Controller is empowered to do.

As indicated above, The Peace River is vital to the Districts wellbeing. We would like to ensure that it continues to be in the future and we hope that you will consider the above mentioned information while considering a water license on the Peace River for the Site C dam.

Sincerely



Gwen Johansson  
Mayor

c.c. District of Hudson's Hope Council



**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

October 7, 2015

Pieter Bekker  
Deputy Comptroller of Water Rights  
Ministry of FLNRO  
Resource Stewardship Division  
Office of the Comptroller of Water Rights  
Water Management Branch  
P.O. Box 9340  
Station Provincial Government  
Victoria, BC V8W 9M1

**Re: Hearing Process in Response to comments on BC Hydro's Application for  
Water Licence and Permit over Crown Land for Site C Clean Energy Project on  
Peace River**

We thank-you for your reply letter in regard to our response letter to KT Shum the above subject matter dated May 20, 2015.

As we noted in our previous letter our water licence # C188571 includes three water springs, (Kyllo Spring, Vital Spring and Federal Spring), and the Peace River allowing the District of Hudson's Hope to divert 100,000 gallons per day from each spring and 200,000 gallons per day from the Peace River.

Should the water licence and permit be granted to BC Hydro we wish to add the following additional comments to our previous letter to KT Shum dated May 20, 2015:

- 1 We wish to ensure that should Site C reservoir construction prohibit the use of our Springs that we may divert 5000,000 gallons per day from the Peace River; and
- 2 That we may use the water as per our requirements within the aforementioned limits, which may include bulk sales to industry.
- 3 As an "FYI": there is one other issue we would like to bring to your attention which is the findings of heavy metals in Brenot Creek and Lynx Creek within our municipal boundary. We have test data we have recently received and are currently analysing. Shortly, once the analysis is complete, we will officially submit our concern to you.

Should you have any questions please contact the undersigned.

Regards,

Tom Matus, CAO



E-MAILED  
OCT 13/15  
8

October 13, 2015

File: 7001837

Tom Matus  
District of Hudson's Hope  
Box 330  
Hudson's Hope BC V0C 1V0

Via Email: [cao@hudsonshope.ca](mailto:cao@hudsonshope.ca)

Dear Tom Matus:

**Re: Written Hearing: BC Hydro's Response to Objections to BC Hydro's Application for Water Licence and Permit over Crown Land for Site C Clean Energy Project on Peace River**

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Further to my letter of August 14, 2015, notifying you of the hearing process for BC Hydro's application for a Water Licence and Permit over Crown Land for its Site C Clean Energy Project on Peace River (Application), attached is BC Hydro's response to your objections and comments on the Application.

Please review BC Hydro's response to your letter and if warranted a) provide any further objections, and/or b) provide any new information or submissions related to those objections in writing, by **October 30, 2015**. This further information must be received by October 30, 2015 to be included in the hearing.

Please send all objections by email to: [sitecwlcomments@gov.bc.ca](mailto:sitecwlcomments@gov.bc.ca) or mail to:

Water Management Branch - Site C Review  
PO Box 9340 Stn Prov Govt  
Victoria BC V8W 9M1

Following receipt of any further objection you wish to provide, BC Hydro will then be asked to respond in writing no later than **November 20, 2015**. If BC Hydro responds earlier than this date, their response will be forwarded to you at that time.

This office will then conduct a review of all written objections and BC Hydro's responses to determine, within the scope of the *Water Act*, if there is sufficient information for the Comptroller of Water Rights to proceed to a decision on the Application.

Page 1 of 2

Ministry of Forests, Lands and  
Natural Resource Operations

Resource Stewardship Division

Office of the Deputy  
Comptroller of Water Rights

Water Management Branch

Mailing Address:  
PO Box 9340 Stn Prov Govt  
Victoria BC V8W 9M1

Location:  
3rd Floor 395 Waterfront Crescent  
Victoria BC V8T 5K7  
Email: [sitecwlcomments@gov.bc.ca](mailto:sitecwlcomments@gov.bc.ca)



If additional information is required, we may need to contact you within a shorter time frame. Therefore, if you have not already done so, I request that you provide this office with a phone number or email address you can be reached at during daytime working hours. This may be sent either with any additional information you provide, or in a separate letter or email to the addresses provided above.

In addition, you may access comments provided by other objectors, and BC Hydro's responses to those objections at [https://www.for.gov.bc.ca/ftp/Major\\_Projects/external/publish/Site\\_C\\_Water\\_Licence/](https://www.for.gov.bc.ca/ftp/Major_Projects/external/publish/Site_C_Water_Licence/). Documents will remain on this site for the duration of the hearing. Hard copies will not be provided unless requested. Due to the need to redact objections and responses for those who have not provided consent to release their personal information, it may take some time to make all information included in the hearing available.

Sincerely,



Pieter Bekker  
Deputy Comptroller of Water Rights

Enclosure

**Reference:** Comments from District of Hudson's Hope, dated May 20, 2015

**Response of BC Hydro:**

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In the following response to the referenced comments from the District of Hudson's Hope (the "District"), BC Hydro first provides an overview of its consultation with the District with respect to the impacts of the Site C Clean Energy Project (the "Project") and then addresses the specific concerns raised by the District in its comments.

**Consultation with the District**

BC Hydro has consulted extensively with the District regarding the potential impacts of the Project. As part of its broader local and regional government engagement program, BC Hydro has engaged the District since 2007 to ensure that the District is kept up to date on the status of the Project and is consulted on key issues relating to the Project. BC Hydro has made presentations and project updates to the District at key project milestones, most recently at the July 13, 2015 Council meeting.

In 2010, BC Hydro established a Regional and Local Government Liaison Program to encourage input from local governments during consultation periods and to provide a forum for discussion. The program includes:

- The Regional and Local Government Liaison Committee (RLGC): The RLGC met 11 times between June 2010 and September 2013, with three of these meetings held in Hudson's Hope.
- Local Government Technical Engagement (LGTE): The District of Hudson's Hope LGTE met 10 times between June 2012 and November 2012. The District also participated in four group meetings of the LGTE, which also included other local governments.

The District also actively participated in the environmental assessment process, making their concerns and views known to BC Hydro and the Joint Review Panel. The District's concerns were taken into account by the Joint Review Panel as expressed in their Report and were also taken into account in the conditions placed on the Environmental Assessment Certificate ("EAC") issued by the Province for the Project.

In its objection, the District refers to a "Community Measures Agreement." BC Hydro can confirm that it and the District have been conducting confidential negotiations with respect to a

Community Measures Agreement. If reached, such an agreement would in part address the implementation of some of the measures required by the Environmental Assessment Certificate. In view of the confidential nature of the discussions, BC Hydro is not prepared to describe the matters in discussion. However, BC Hydro submits that the Comptroller of Water Rights (the “Comptroller”) can and should properly decline to be involved in the negotiation and in the implementation of any agreement that might be reached.

### **Future Amendments to Existing Water Licence**

In its objection, the District maintains that it should be able to amend its existing Water Licence in the future without objection from or compensation to BC Hydro.

BC Hydro would not be opposed to a condition of its licence that would allow future water licences obtained by the District for the supply of potable water to the District for proper municipal waterworks purposes to take precedence over BC Hydro’s licence for power purposes. If the Water Comptroller were to impose such a condition, it ought to be on terms that are essentially identical to the equivalent conditions on BC Hydro’s existing water licences for the G.M Shrum and Peace generating stations. Specifically, BC Hydro would propose that the water licence be issued with a condition worded as follows:

The rights granted under this licence shall be deemed to be subsequent to any rights granted under any licence or licences which may be issued at any time for the consumptive use of water.

However, the condition proposed by the District is overly broad, ambiguous, and would be unfair to BC Hydro. First, the District’s proposal does not place any parameters around the nature of the amendment that may be sought by the District, such as the purpose for which the water would be used. In BC Hydro’s submission, the District should not be given unrestricted, *a priori* assurance that it will obtain a water licence with precedence over BC Hydro’s licence no matter what the purpose and no matter what the volume may be extracted for that purpose. Second, it would not be appropriate for the Comptroller to seek to prevent BC Hydro from exercising its statutory right to object under the *Water Act* in the manner suggested by the District. This would be procedurally unfair to BC Hydro. Third, it would be neither reasonable nor appropriate for the Comptroller to determine in advance that BC Hydro will in all circumstances be unable to obtain compensation.

### **Municipal Water Supply and Quality**

The District requests that BC Hydro be required to maintain supply to the current water infrastructure and ensure water supply of appropriate quality.

In response, the potential for the Project to impact current municipal water infrastructure and water supply and to impact the quality of ground and surface water have been assessed in the

environmental assessment process and the concerns raised by the District have been addressed by the conditions on the EAC.

The assessment of the potential effects of the Project on Community Infrastructure and Services considered the baseline conditions for the communities in the region and assessed the potential for the Project to displace community infrastructure. The assessment concluded that some municipal infrastructure along the Peace River would be displaced, either as a result of Site C reservoir inundation or long-term slope erosion within the erosion impact line, which BC Hydro is able to fully mitigate.<sup>1</sup> BC Hydro's proposed mitigation specifically addressed compensation for the replacement or relocation of the District's water intake, pumping station, and treatment plant.<sup>2</sup> The assessment is in Section 30 of the EIS.

Similarly, potential for the Project to alter surface and groundwater quality parameters has been thoroughly studied and considered in the environmental assessment process. In accordance with the EIS Guidelines,<sup>3</sup> existing water quality conditions in the Peace River and its tributaries were documented,<sup>4</sup> and the results were taken into account in the assessment of the Human Health Valued Components.<sup>5</sup> As reported in Section 33 of the EIS, the potential for human health effects due to changes in water quality as a result of the Project was assessed by comparing measured or predicted changes in chemical concentrations as a result of the Project at human receptors sites with health-based provincial and/or national objectives or guidelines. The modelling results indicate that a number of surface drinking water quality parameters would change as a result of the Project; however, these changes would not result in exceedance of drinking water quality guidelines. Contact with or consumption of water from the Site C reservoir and from downstream tributaries would not pose a health risk, and no effects on human health are anticipated.<sup>6</sup>

In the EAC, the Ministers imposed certain conditions which address the concerns expressed by the District. Condition 47 of the EAC requires BC Hydro to develop and implement a Local Infrastructure Mitigation Plan. That Plan must provide for, amongst other matters, the resources and funding arrangements associated with specific mitigation measures that may be required to ensure functionality of existing municipal water and sewer systems. Condition #47 provides, in part, as follows:

The EAC Holder must mitigate actual effects on the functionality of local water and sewage systems by implementing measures detailed in a Local Infrastructure Mitigation Plan.

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<sup>1</sup> EIS, Section 30.4.3 and 30.4.4, pp. 30-48 to 30-50.

<sup>2</sup> EIS, Section 30.4.5, p. 30-50.

<sup>3</sup> EIS Guidelines, Section 9.3.2, p. 42

<sup>4</sup> EIS, Section 11.5.2, p. 11-84.

<sup>5</sup> CEAR #1546, Letter from Trevor Proverbs to BCEAO and CEAA (June 28, 2013).

<sup>6</sup> EIS, Section 33.4.1.1.1 p. 33-39.

The Local Infrastructure Mitigation Plan must include at least the following:

- A strategy for ongoing communication with local municipalities.
- Specific mitigation measures (system relocation, replacement, monitoring) that may be required to ensure the functionality of existing municipal water and sewer systems.
- Identification of resources and funding arrangements associated with specific mitigation measures that may be required to ensure functionality of existing municipal water and sewer systems.

The EAC Holder must provide this draft Local Infrastructure Mitigation Plan to the Peace River Regional District, City of Fort St. John, District of Hudson's Hope, District of Taylor, and Aboriginal Groups for review a minimum of 360 days prior to reservoir filling.

The EAC Holder must file the final Local Infrastructure Mitigation Plan with EAO, Peace River Regional District, City of Fort St. John, District of Hudson's Hope, District of Taylor, and Aboriginal Groups a minimum of 30 days prior to reservoir filling.

The EAC Holder must develop, implement and adhere to the final Local Infrastructure Mitigation Plan, and any amendments, to the satisfaction of EAO.

Condition 3 of the EAC imposes legally binding requirements for the protection of water quality, as follows:

To address potential environmental effects of acid generation and metal leaching from construction activities and reservoir creation, EAC Holder must develop a water quality monitoring program.

The water quality monitoring program must include:

- Identification of water quality parameters to be monitored;
- Identification of the geographic extent and duration of the monitoring;
- Baseline sampling of parameters;
- Monitoring of parameters;
- Identification of potential mitigation measures if water quality impacts observed; and
- Process for implementing mitigation measures to address water quality impacts.

The EAC Holder must provide this draft water quality monitoring program to Environment Canada, Natural Resources Canada, MOE, FLNR, Aboriginal Groups, Peace River Regional District and the City of Fort St. John for review a minimum of 90 days prior to commencement of construction.

The EAC Holder must file the final water quality monitoring program with EAO, Environment Canada, Natural Resources Canada, MOE, FLNR, Aboriginal Groups, Peace River Regional District and City of Fort St. John a minimum of 30 days prior to commencement of construction.

The EAC Holder must report on the results annually to the EAO every June 1.

The final water quality monitoring program must be detailed in the Acid Rock Drainage and Metal Leachate Management Plan, and the EAC Holder must develop, implement and adhere to the final water quality monitoring program, and any amendments, to the satisfaction of EAO.

To protect groundwater quality, BC Hydro must implement a Ground Water Protection Plan, a Contaminated Sites Management Plan, a Spill Prevention and Emergency Response Plan, and an Erosion Prevention and Sediment Control Plan. The specifications for each of these plans is included in section 4.0 of BC Hydro's Construction Environmental Management Plan.

Further, BC Hydro submits that, in any event, requiring BC Hydro to maintain a water supply to the District's current water infrastructure would be unreasonable. While BC Hydro is required to ensure the District's ability to access the water under its existing licence is addressed, it will be unreasonable to require BC Hydro to maintain a water supply to the District indefinitely or guarantee that it will be able to continue to use its current water infrastructure indefinitely, both of which would place the District in better position with respect to their water supply than it is presently.

Similarly, BC Hydro cannot guarantee that the District's water supply will be of a certain quality, just as the Water Comptroller cannot make such a guarantee when it issues a water licence for consumption purposes. Clearly, there are factors that may affect water quality from time to time that are outside BC Hydro's control and power to remedy. With respect to impacts due to the Project, there are no adverse effects to water quality anticipated as a result of the Project and the EAC has already imposed strict conditions with respect to the monitoring of water quality during construction and operation of the Project. As such, there is no basis for a condition to be imposed by the Comptroller with respect to water quality.

In BC Hydro's respectful submission, the issue of water quality has been thoroughly studied and addressed as part of the environmental assessment process and no further conditions with respect to water quality are required by the Comptroller. Any further requirements overlaid on legally binding conditions set out in the EAC would, at best, only serve to duplicate existing legal conditions. Further, introducing a further level of regulation of matters substantially addressed in the EAC runs the risk of confusing or contradicting the legal requirements that are already in place.



### **Cost of Relocating Infrastructure**

The District requests that BC Hydro must be responsible for any costs associated with any need to relocate current water infrastructure due to higher river or turbidity levels. As explained above, the potential impacts of the Project on community infrastructure were assessed in the environmental assessment process. The District's requested condition should not be imposed as this matter is addressed by Condition 47 of the EAC as quoted above.

### **Community Measures Agreement**

The District requests that, if a license is granted, there is a condition that requires BC Hydro to abide by the BC Hydro Community Measures Agreement with the District in so far as it relates to all water works and matters.

If a Community Measures Agreement is made between BC Hydro and the District, it will be legally enforceable on its own terms. As BC Hydro would already be bound to the provisions of the agreement, there is no need for the Comptroller to make compliance with the agreement a condition of the water licence for the Project.

Moreover, the Comptroller does not have the jurisdiction to impose or enforce the Community Measures Agreement. The Comptroller cannot require BC Hydro and the District to reach an agreement. Further, the Comptroller cannot reasonably incorporate into a licence the terms of an agreement (assuming one is reached) which it had no part in crafting.

An example will serve to demonstrate why including such a term requiring compliance with an agreement would not be appropriate. Enforcement of a contract would require, at a minimum, the ability to hear and make determinations with respect to disputes and order remedies to resolve such disputes. The *Water Act* does not contemplate such a dispute resolution system, nor does it empower the Comptroller with the powers necessary to administer such a system.

In summary, if a Community Measures Agreement is entered into, it would be enforceable on its own terms, and there would be no need for the Comptroller to make compliance a condition of the water licence. Such a condition would also be considered to be beyond the scope of the Comptroller's jurisdiction.

### **Current Access**

The District requests that BC Hydro maintain the current access to water to the Peace River for any current water licence holders.

In response, Condition 47 of the EAC as quoted above requires BC Hydro to develop and implement a Local Infrastructure Mitigation Plan that provides for resources and funding



arrangements for specific mitigation measures to ensure functionality of existing municipal water and sewer systems.

Further, where BC Hydro acquires title to or a statutory right of way over land, owners will be entitled to compensation in accordance with legal principles. This will include compensation for any impacts to a landowner's right to take water.

### **Shoreline Protection**

The District requests that shoreline protection measures not disrupt the flow of water from the current springs that are included on the current District of Hudson's Hope water licence. As set out in condition 47 of the EAC as quoted above, BC Hydro is also required to mitigate actual effects on the functionality of local water systems by implementing measures detailed in a Local Infrastructure Mitigation Plan. BC Hydro has encouraged the District to bring any site-specific information to the attention of BC Hydro so that it can be considered during the final design of the shoreline protection measures.

### **Dispute Resolution**

The District requests that there be a dispute resolution mechanism to resolve all water issues or disputes that may arise between BC Hydro and the District of Hudson's Hope.

BC Hydro respectfully submits that it is not within the jurisdiction of the Comptroller to include a dispute resolution mechanism as a condition of the water licence. There is no express provision of the *Water Act* that empowers the Comptroller to impose a dispute resolution process on two parties with respect to future disputes. Consequently, if the power exists at all it must be implied by section 12(1)(f). Under that section, the Comptroller or regional water manager may issue a licence "on the terms the comptroller or the regional water manager considers proper." While seemingly broad in scope, the case of *ATCO Gas & Pipelines Ltd. v. Alberta (Energy & Utilities Board)*, 2006 SCC 4 indicates that a condition can only be issued under such broadly drawn powers if there is evidence of a practical necessity to achieve the objectives of the legislation.<sup>7</sup>

In this case, there is no practical necessity for the Comptroller to include a dispute resolution process in order to accomplish the objectives under the *Water Act*. BC Hydro and the District have many existing options to resolve disputes, including negotiation, mediation, arbitration, court proceedings and applications under the *Water Act* for various authorizations or amendments to existing water licences or for new water licences. No further dispute resolution process is required in the water licence.

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<sup>7</sup> Paras. 74-77.

In addition, a dispute resolution process could not be practically imposed or enforced. Notably, the terms of the water licence will impose legal obligations on BC Hydro, but not the District. The Comptroller therefore may not compel the District to follow any such dispute resolution process. Furthermore, disputes between BC Hydro and the District could arise on a range of issues that may or may not have any relation to the water licence and may require remedies which the Comptroller has no jurisdiction to order or enforce.

If BC Hydro and the District come to a mutual understanding that a dispute resolution mechanism is appropriate, they are free to enter into an agreement to do so. This may be something which could be incorporated into a Community Measures Agreement.

## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor Gwen Johansson and Council  
**SUBJECT:** Canadian Spirit Resources Inc.: natural gas wells  
**DATE:** October 21, 2015  
**FROM:** Tom Matus, CAO

---

### ADMINISTRATORS COMMENTS:

CSRI is applying to the OGC to drill one LNG well just outside our west north municipal boundary near Beryl Prairie Road. The well will have a Level 1 Sour Well classification.

As per the RIGHTS OF THE NOTIFIED PARTY section within their letter, we may submit our concerns 21 days from receiving this notice (as at October 16, 2015), by November 6, 2015.

I see no concerns other than the sour gas, though OGC will govern the application process.



---

Tom Matus, CAO

SR6

RECEIVED  
OCT 16 2015

District of Hudson's Hope  
Box 330, 9904 Dudley Drive  
Hudson's Hope, BC  
V0C 1V0

Registered Mail

RE: Official Community Plan

CONSULTATION/NOTIFICATION LETTER  
PROPOSED PADSITE/ACCESS ROAD INFORMATION FOR STAKEHOLDERS

AREA: W Farrell  
PAD SITE: c-68-H/94-B-8  
WELL LOCATIONS: c-68-H/94-B-8

Please be advised that CANADIAN SPIRIT RESOURCES INC. ("CSRI") is applying to the BC Oil and Gas Commission ("OGC") plans to drill one (1) well off a lease located at c-68-H/094-B-08 in the Farrell area of British Columbia. The location of this pad is shown on the attached map. In a continued effort of public awareness CSRI presents you with the following information.

PROJECT DESCRIPTION

CSRI is planning to drill new natural gas wells on a pad at c-68-H/094-B-08 in Q1/Q2 2016. Access to the proposed wells is via an existing access road.

Drilling operations are expected to take approximately 25-30 day. The target formation is sweet, however, sour zones (zones containing hydrogen sulphide or "H<sub>2</sub>S") will be penetrated in the upper portion of the well. The maximum potential H<sub>2</sub>S release rate is calculated to be 0.2183 m<sup>3</sup>/sec and the associated Emergency Planning Zone (EPZ) radius is 827 meters. The well will have a Level 1 Sour Well classification.

The following table summarizes the approximate construction/drilling details:

Traffic	Construction-Heavy equipment to build the lease Rig move - in and out (20-30 loads of large truck traffic). Daily operations – Light truck/car traffic, also a water truck and a vacuum truck.
Flaring	During drilling, flaring will only occur under emergency situations.
Odours	No odours are anticipated.
Emissions	Diesel electric power generation, heavy-duty diesel vehicles and normal light duty gasoline vehicles.
Dust Control	Minor increase in dust may occur during this project. If dust becomes an issue, CSRI will look at methods to reduce the amount of dust produced.
Noise	During drilling the rig will have motors running 24 hrs per day.

CSRI stands behind its reputation of constructing and operating high standard facilities, designed to minimize the impact on the local residents. The wells will be drilled, operated and maintained in accordance with:

British Columbia - OGC Regulations

Canadian Spirit Resources Inc. - Corporate Emergency Response Plan (ERP).

After obtaining the necessary permits for the wellsite and wellsite equipment CSRI will provide further information with respect to the development of an emergency plan for the proposed activities (if applicable). As more wells are drilled and developed in the area, additional wellsite facilities may be required. If additional facilities are required, separate notifications/consultation letters will be sent out to all applicable parties.

#### LAND AGENT FOR CANADIAN SPIRITS RESOURCES INC

Roy Northern Land and Environmental in Fort St. John will be handling all surface land negotiations and is authorized to act as an agent on behalf of Canadian Spirit Resources Inc. Specific requests by Landowners/Stakeholders will be documented by Roy Northern Land and Environmental during the notification process, as required by OGC guidelines.

#### RIGHTS OF THE NOTIFIED PARTY

As the Notified Party, you may respond to Roy Northern Land and Environmental within 21 days of receiving this notice, setting out reasons why the proposed activities should not be carried out or should be modified.

You may also request a personal meeting with Roy Northern Land and Environmental to discuss the proposed application in person. If a request to meet is included in your written response please provide additional contact information you have as well as a schedule outlining the best time to contact you for further discussions.

Also, under Section 22 (5) of OGAA, you may also make a submission in respect of an initial application directly to the Oil & Gas Commission. Written submissions may be sent directly to the OGC's head office at BC Oil and Gas Commission, Bag 2, Fort St John, BC, V1J 2B0. A Stakeholder Written Submission Form is available for download from the OGC's website at <http://www.ogc.gov.bc.ca/OGAA/community.aspx>, but the OGC will accept other formats.

Once all of the agreements with Landowners/Stakeholders are obtained and the notification period has been completed, an application to the OGC will be submitted in order to obtain a permit for the above mentioned wellsite.

For further information about this project, please contact:

**CANADIAN SPIRIT RESOURCES INC.**

Mr. Paul Smolarchuk, VP of Engineering & Operations

Email: [paul.smolarchuk@csri.ca](mailto:paul.smolarchuk@csri.ca)

Phone: (403) 539-5005 Ext.224

Cell: (403) 827-9246

**ROY NORTHERN LAND & ENVIRONMENTAL**

Tammy Dickson, Project Coordinator

Email: [tammy@roynorthernbc.com](mailto:tammy@roynorthernbc.com)

Phone: (250) 261-2300

Cell: (250) 790-0077

Yours truly,



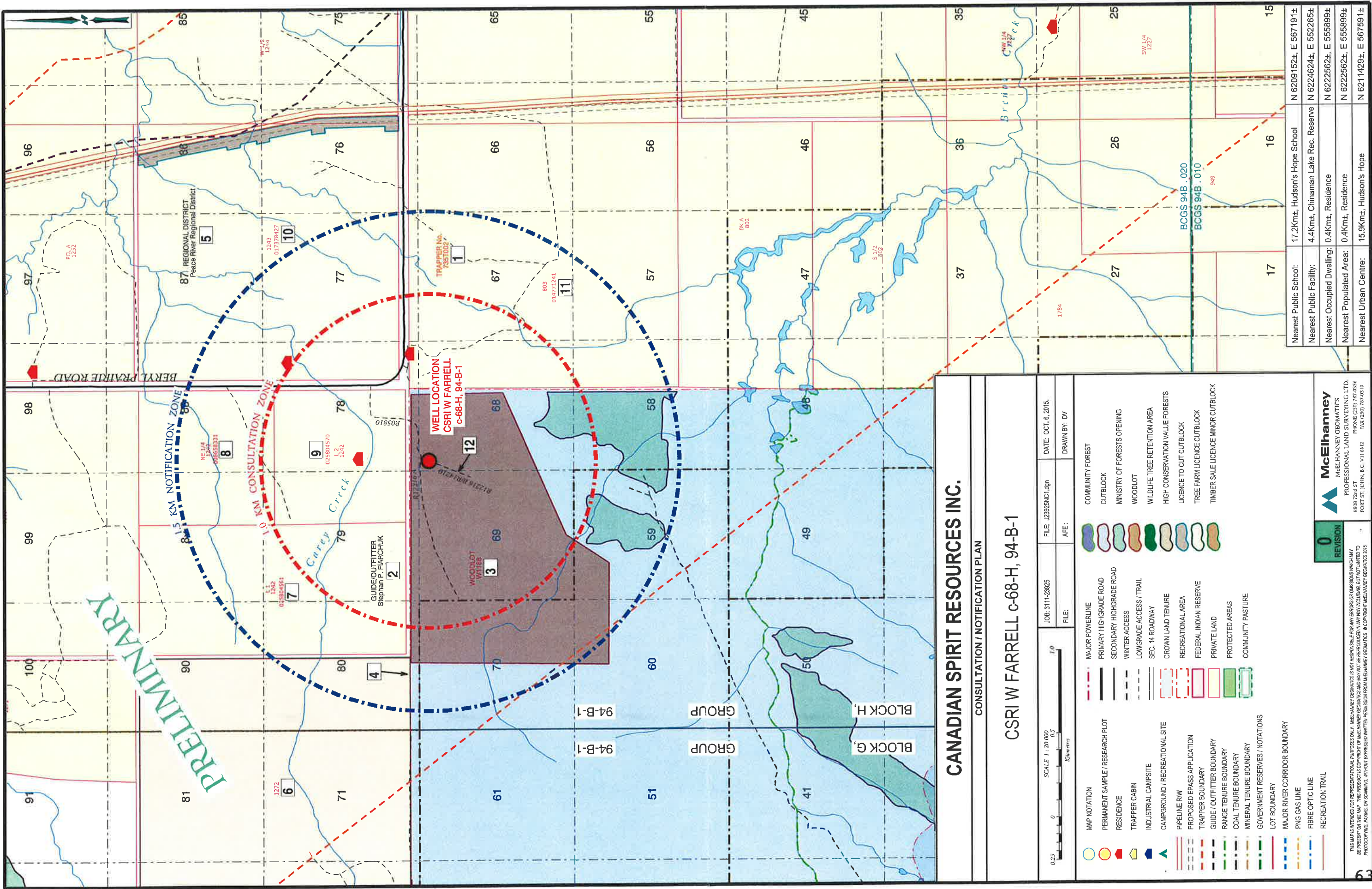
Oct 14, 2015

Paul Smolarchuk  
Canadian Spirits Resources Inc.

Encl: Consultation and Notification map









## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** MAYOR JOHANSSON and COUNCIL

**SUBJECT:** ACTION and other UPDATES

**DATE:** October 26, 2015

**FROM:** Tom Matus, CAO

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**CAO Anticipated Travel:**

None at this time.

**GPS Cadastral Tie Survey**

Work completed on September 17<sup>th</sup>. Awaiting confirmation from FLNRO that contractor has complied with contract. Close-out Report from McElhanney is attached.

**New Horizons Lease Agreement**

Am in the process of assessing insurance requirements vis-à-vis the Agreement and Associate Member insurance coverage provided by MIA.

**Bullhead Mountain Curling Club**

Sent draft BMCC agreement for their review and am awaiting their reply.

**Atkinson Property**

Cost estimates are forthcoming. L&M has procured the W/S cost estimates for both scenarios and is waiting for the power cost estimate before submitting them to me.

**Building Canada Fund – Small Communities Fund – Wastewater Treatment Facility**

RFD to approve Urban Systems as the Project engineers to Design, and Tender for the construction of the Wastewater Treatment Facility is included in this agenda. Received a draft project engineering proposal from Urban Systems and am currently discussing the terms and costs with them.

**DPW Shop:**

**YRB:** Land purchase is complete as of September 29<sup>th</sup>, listed in the BCLT&S.

**Shop Site Geotechnical Survey:**

It is determined that the road ROW soil is not susceptible to frost, still awaiting final report. Did receive sieve analysis.

**Site Development Tender**

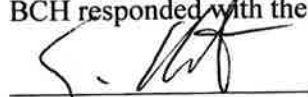
Urban Systems is continuing to vet tender documents.

**Shop RFP**

Urban Systems is continuing to vet RFP documents.

**Water Comptroller – Site C Water Licence Application**

BCH responded with the Report included in this Agenda.

  
\_\_\_\_\_  
Tom Matus, CAO

**SR7**



# Forman of Public Works

## 1 REPORT

---

1. DGS Astro paving has completed the paving and curbs.
2. Sale of surplus equipment bids are in just need councils approval
3. Winter sanding material has been stock piled
4. I have a ballpark budget for the pool hot tub.
5. Jaimie has completed the tree planting for this year 14 trees at the pool park and 6 at the cemetery.
6. Culvert maintenance is being done on Clark road.

SR8

## Layton Bressers

---

**From:** [REDACTED]  
**Sent:** October-17-15 10:19 AM  
**To:** Layton Bressers  
**Subject:** Spa  
**Attachments:** S S SPA 8 X 12.pdf; DSC\_0034 (3).jpg; DSC\_0033 (3).jpg

Layton:

The purpose of this note is to follow up on the matter of a Whirlpool for your community pool. I believe the pipes that are stubbed up underground are of sufficient size to accommodate the plastic pre-manufactured "Plastic" pool or a pool similar to the one shown on the attachments above. The information shown in the attachments is a whirlpool we did for a community about 200km from Edmonton. In this particular instance the whirlpool we used was a stainless steel premanufactured whirlpool to replace an existing "Plastic" whirlpool that had reached the end of its service life. The original whirlpool was installed 10 years previously and had already been out of service for a year prior to it being replaced. There was a lot of discussion with the Owners leading up to the decision to go with a stainless steel structure as compared to another "plastic" structure or a concrete structure. The whirlpool illustrated here is approximately as per the outline drawing and could reasonable accommodate 11 people in it.

The fact of the matter is that any of the three options are possible and each of them has their features. A summary of the features of each is as follows:

### A. Plastic Whirlpool

- Very readily available from a manufacturer who manufactures them in Canada
- Mounted on a "pressure-treated" wooden frame that allows the whirlpool to be hoisted into place
- Relatively light in weight
- Three "standard" sizes available
- Fully compliant with VGB (anti-entrapment) and with Province of BC Health Department requirements
- The least costly of any of the options
- Shortest delivery and installation time
- Subject to deterioration over time. The tile border is usually the first item to fail and then over time there will appear "spider cracks" in the surface which will make it difficult to look clean

### B. Concrete and Tile Whirlpool

- Needs to be built on site by qualified tradesmen
- Can be customized to virtually any size and/or shape
- Structure will be permanent, we have installations in place 25 years or more
- Tile finish is adhered to the concrete using special products to ensure long tile adherence
- Tile color choice is possible within the Province of BC guidelines
- Tile surface can be subject to vandalism if the whirlpool is not covered by a solid cover during the off season. Rocks thrown into the whirlpool could damage tile and create sharp surfaces which can be dangerous to users
- Expensive relative to the "plastic" whirlpool due to the amount of labor that goes into building and tiling it. If local construction tradesmen are available the cost is somewhat mitigated but if tradesmen from away need to do the work the cost of the travel and accommodations does add to the overall cost
- Installation time is stretched out due to the number of pours required, the curing time before tile can be applied

### C. Stainless Steel Whirlpool

- Pre-manufactured to specification at a fabrication facility in the US that specializes in the manufacture of stainless steel pools and whirlpools
- Complete whirlpool is built on a heavy duty epoxy coated steel frame so it is an integral structure

- Relatively heavy so heavy duty hoisting equipment is necessary to off-load it off truck and hoist it into place
- Can be customized to virtually any shape and size
- Fitted with all currently required VGB (anti-entrapment) devices and meets Province of BC Health Regulations
- Stainless steel material is not subject easily to vandalism. The whirlpool can be had without any tile on it, the steps and benches are covered with special PVC materials to make them anti-slip and provide the color contracts required by BC Health for step and bench borders
- Expensive relative to the cost of the “plastic” whirlpool and especially now with the \$CDN being as low as it is the cost of the spa is even higher than usual just due to the exchange rate
- Short installation time in that the whirlpool is “pre-plumbed” (like the plastic whirlpool) and is hoisted into the location prepared for it.
- Long delivery lead time so it must be ordered a minimum of 3 months prior to it being required on site

The matter of cost is obviously an important consideration during the planning stage. It should be possible to have at least some of the work done by local tradesmen and/or District personnel. As we see it, the scope of work required to do the installation would be as follows:

- Prepare Engineered drawings and specifications for submission to BC Health Department (likely by Urban Systems in conjunction with pool contractor)
- Cut out the concrete deck as required to accommodate the new whirlpool. The exact requirements for this would only be able to be determined after the shape and size of the spa is finalized
- Excavate as required to create the space required to accommodate the new whirlpool. The concrete option would require the largest excavation due to the amount of room needed on the outside to do the forming and pouring of concrete.
- Locate the existing pipes and pressure test them to ensure they are still in good condition
- Hoist the new whirlpool (in the case of the pre-fabricated options) into place and level it or form and pour the concrete structure in the case of the concrete option.
- Connect the existing pipes to the new whirlpool regardless of the type of whirlpool it is
- Backfill the area around the whirlpool and pour back the concrete around it
- Supply and install handrails as required
- Supply and install the new circulation equipment including circulation pump, jet pump, filter, chemical feeds, flow meter, heater, etc. as required to make a fully functioning system compliant with BC Health requirements
- Provide electrical grounding to new pool and supply and install electrical to pumps and chemical feed equipment.
- Put new whirlpool into operation complete with written and oral instructions to operations staff
- Provide warranty certificates and manuals

At this time we are missing a lot of information in order to provide a “tight” budget but we do have enough to at least provide a “ballpark” budget for the project. The budgets we can offer at this time are as follows:

- A. Pre-fabricated “plastic” spa supplied and installed including design fees, electrical, and the work required as per the above outline would be in the range of about \$135,000.00 if none of the work (except electrical by a local electrical contractor). Included in this number is an allowance of \$10,000.00 for design fees and \$10,000.00 for Electrical.
- B. A concrete and tiled whirlpool supplied and installed by non-local people for all of the scope of work would be in the range of about \$170,000.00 again including the design fees and allowance for electrical
- C. A pre-fabricated stainless steel whirlpool supplied and installed as per the above scope of work would be in the range of \$160,000.00 again including the design fees and allowance for electrical

It is usual that at least some of the preparatory work would be able to be done by local personnel and of course there would be cost savings if this were the case. Also, we have not had cost input yet from Urban Systems with respect to the cost of their services and our estimate for the Electrical is pretty much a “guess” in that we do not know if there is sufficient power to the site now to accommodate the new electrical requirements. **Please understand that there would**

**need to be a lot of “fine-tuning” required before a “tighter” budget could be determined. The more that can be done by local personnel the more the possibility of cost reduction.**

Lawrence Dary

Master Pools Alta Ltd.

#300, 9807.- 34 Ave. NW

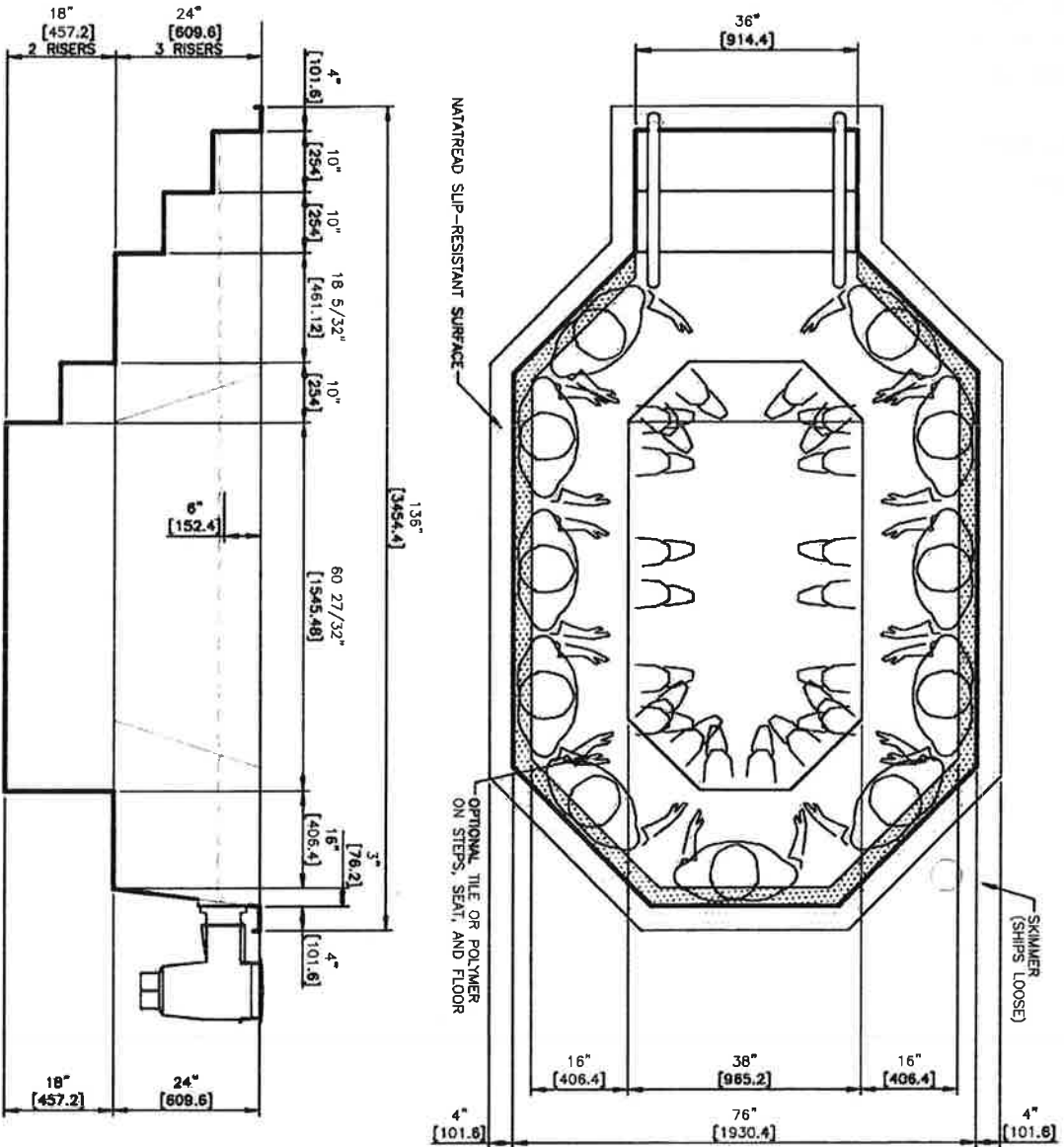
Edmonton, AB T6E 5X9

Ph:780 462-2441 #303

Fax: 780 462-2664



NOTE:  
T-304 STAINLESS STEEL  
POLISH FINISH



# Sundmidstod Custom Spa

Ref No: custom spa-1 person-wk. of one end  
Date: 9/24/06

Drawn By: JAS

Do Not Scale:  
Refer to specific Dimensions

We reserve the right to make improve-  
ments or changes to our specifications  
without notice. These changes shall be  
assumed current, unless verified by the  
Nature Engineering Department.

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Notes:

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