



**REGIONAL DISTRICT
of Fraser-Fort George**

**REGIONAL BOARD
AGENDA**

1:30 p.m. - Open Session
September 19, 2019
Board Room
155 George Street
Prince George, BC

QUICK FACTS

- 1. Call to Order**
- 2. Adoption of Agenda (Additions/Deletions)**
- 3. Consent Agenda**

The following items of business constitute the Consent Agenda for the September 19, 2019 meeting:

- 3.1. **Item:** Building Statistics for August, 2019
Purpose: For Information
Attachment(s): Appendix A

4. Adoption of Minutes

- 4.1. **Item:** August 15, 2019 Regional Board Meeting Minutes

Recommendation: THAT the Minutes of the Regional Board meeting held on August 15, 2019 be adopted as circulated.

5. 1:30 p.m. Public Hearings/Public Considerations

- 5.1. No scheduled Public Hearings/Public Considerations

6. Development Services

- 6.1. **Item:** Report from the Chair of the Agricultural Land Use Standing Committee
Purpose: Consider Standing Committee Recommendations
Attachment(s): None

Recommendation: THAT the report from the Chair of the Agricultural Land Use Standing Committee be received.

- 6.2. **Item:** Development Variance Permit No. 1242
Purpose: Consider Application
Location: 590 Polar Street, Bear Lake – Electoral Area 'G'
Owner: Brenda Routley
Previous Reports: None
Attachment(s):
 1. Backgrounder
 2. Development Permit with Variance No. 1242

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Development Variance Permit No. 1242 be issued to vary the combined maximum total floor area of one or more accessory buildings on a parcel with no established primary permitted use from 50.0 m2 to 210.0 m2 on Parcel A (PP11742) District Lot 2971 Cariboo District Plan 16017.

- 6.3. **Item:** Development Permit with Variance No. 1245
Purpose: Consider Application
Location: Nukko Lake Estates Road (Nukko Lake) – Electoral Area ‘A’
Owner: Cheryl and Thomas Crispin
Previous Reports: None
Attachment(s):
1. Backgrounder
2. Letter from Lisa Koftinoff dated September 2, 2019
3. Development Permit with Variance No. 1245

Recommendation No. 1: THAT the report and letter from Lisa Koftinoff dated September 2, 2019 be received.

Recommendation No. 2: THAT Development Permit with Variance No. 1245 be issued to vary the combined maximum total floor area of one or more accessory buildings on a parcel with no established primary permitted use from 50.0 m2 to 155.0 m2 on Lot 22 District Lot 2211 Cariboo District Plan 23795.

- 6.4. **Item:** Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019
Purpose: Consider First Reading, Second Reading and Authorize a Public Hearing
Location: 27000 Hart Highway – Electoral Area ‘A’
Owner: Arianne Gollub
Previous Reports: None
Attachment(s):
1. Backgrounder
2. Bylaw No. 3138, 2019

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 be now introduced and read for the first time.

Recommendation No. 3: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 be given second reading.

Recommendation No. 4: THAT a public hearing on Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 be held with the chairing of the hearing delegated to Director Wilson, or his Alternate, or any other Director as a delegate of the Board.

- 6.5. **Item:** Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3142, 2019; Zoning Bylaw No. 2892, Amendment Bylaw No. 3141, 2019
Purpose: Consider First Reading and Public Consultation
Location: Whiskeyfill Road – Electoral Area ‘H’
Owner: Willem & Joan Alice Kruisselbrink, Bryan & Betty-Lou Hannis
Agent: Willem Kruisselbrink
Previous Reports: None
Attachment(s):
1. Backgrounder

2. Appendix 'A'
3. Bylaw No. 3141
4. Bylaw No. 3142

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3142, 2019 be now introduced and read a first time.

Recommendation No. 3: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3141, 2019 be now introduced and read a first time.

Recommendation No. 4: THAT the consultation opportunity for Bylaw No. 3142, 2019 be carried out as outlined in Appendix 'A' attached to the report.

Recommendation No. 5: THAT the applicant be requested to provide to the satisfaction of Administration, a report from an authorized person pursuant to Sewerage System Regulations that the proposed Lot 1 can be serviced by an adequate onsite sewage disposal system.

- 6.6. **Item:** Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017
Purpose: Consider Third Reading
Location: 3215 Crooked Creek Road, Valemount – Electoral Area 'H'
Owner: Mohr
Previous Reports: Item No. 6.9, November 2017 (see below for link)
Attachment(s):
 1. Appendix 'A'
 2. Minutes of Public Hearing held August 28, 2019
 3. Onsite Engineering Ltd. - Natural Hazard Assessment for the Proposed Rezoning Application of Lot A, District Lot 5702, Cariboo District, Plan 22223 prepared by Rod Williams, P. Geo. dated April 19, 2019
 4. Bylaw No. 3064

Recommendation No. 1: THAT the report and Onsite Engineering Ltd. - Natural Hazard Assessment for the Proposed Rezoning Application of Lot A, District Lot 5702, Cariboo District, Plan 22223 prepared by Rod Williams, P. Geo. dated April 19, 2019 be received.

Declaration by the Public Hearing Chair of the minutes of the Public Hearing held August 28, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017.

Recommendation No. 2: THAT the minutes of the Public Hearing held August 28, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017 be received.

Recommendation No. 3: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017 be given third reading.

Recommendation No. 4: THAT the applicant's offer to voluntarily register a Section 219 covenant on Lot A District Lot 5702 Cariboo District Plan 22223 to the satisfaction of Administration, be accepted.

- 6.7. **Item:** Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018
Purpose: Consider Third Reading and Adoption
Location: Taborview Drive – Electoral Area 'D'
Owner: Tracey Bruhjell

Previous Reports: Item No. 8.2, February 2019 (see below for link)

Attachment(s):

1. Minutes of Public Hearing held September 4, 2019
2. Bylaw No. 3113

Recommendation No. 1: THAT the report be received.

Declaration by the Public Hearing Chair of the minutes of the Public Hearing held September 4, 2019 on Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be received.

Recommendation No. 2: THAT the minutes of the Public Hearing held September 4, 2019 on Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be received.

Recommendation No. 3: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be given third reading.

Recommendation No. 4: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be adopted.

- 6.8. **Item:** Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019

Purpose: Consider Adoption

Location: 5070 Bellos Road – Electoral Area ‘D’

Owner: Jeffrey Bender and Glenda Curtis

Previous Reports: Item No. 9.3, August 2019 (see below for link)

Attachment(s): Bylaw No. 3137, 2019

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be adopted.

7. 2:00 p.m. Public Appearances

- 7.1. **Item:** Representative(s) from the Prince George Airport Authority will be in attendance to make a presentation regarding its 2018 Annual Report.
- 7.2. **Item:** Representative(s) from Nechako Watershed Roundtable will be in attendance to make a presentation regarding an update on its successes and upcoming work.

8. Chairperson's Report

9. Directors' Reports

10. Administration

10.1 Corporate Services

- 10.1.1 **Item:** Request to File Notice on Title for Building Bylaw Contravention

Purpose: Consider Filing Notice on Title

Location: 12805 Ridgecrest Road – Electoral Area ‘C’

Owner: Wade Robert Nicholson

Previous Reports: None

Attachment(s):

1. Backgrounder
2. Memo from Manager of Inspection Services and Sustainability Practises

Recommendation No. 1: THAT the report be received.

- (a) comments from Building Inspector
- (b) comments from registered owner(s)

Recommendation No. 2: THAT the residence constructed on Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road be declared to be in contravention of Building Bylaw No. 1561, 1999.

Recommendation No. 3: THAT the Corporate Officer file a notice in the Land Title Office relating to Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road, pursuant to Section 57 of the Community Charter.

- 10.1.2 **Item:** Electronic Voting and Recording of Votes
Purpose: For Information
Previous Reports: Item No. 15.2, New Business July 2019 (see below for link to July Minutes)
Attachment(s): None

Recommendation: THAT the report be received.

- 10.1.3 **Item:** Regional Grant-in-Aid Application
Purpose: Consider approving Regional Grant in Aid request
Previous Reports: None
Attachment(s):
1. Grant Applications – Spinal Cord Injury BC
2. Policy A-5 – Regional Grants-in-Aid

Recommendation No. 1: THAT the report and Regional Grant-in-Aid application from Spinal Cord Injury BC be received.

Recommendation No. 2: THAT a Regional Grant-in-Aid of \$3000 be provided to Spinal Cord Injury BC.

- 10.1.4 **Item:** Facilities Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls
Purpose: Consider Award of Contract
Previous Reports: Item 5.3, July 2019 (see below for link)
Attachment(s): None

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT the contract for the Request for Proposal DS-19-02 Facilities Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls be awarded to Facility Condition Assessment Portfolio Experts Canada Ltd.

10.2 Financial Services

- 10.2.1 **Item:** Community Works Fund – Facility Condition Assessment and Life Cycle Report No. 2
Purpose: Consider Approval of Funding
Previous Reports: None
Attachment(s):
1. Backgrounder
2. Internal Application Community Works Fund

3. Community Works Fund Expenditures Policy RD-08-14

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT funding from the Community Works Fund, of up to \$70,000, to complete the Facility Condition Assessment and Life Cycle Report No. 2, be approved.

10.3 Public Safety

10.3.1 **Item:** Report from the Chair of the Public Safety and Emergency Management Standing Committee

Purpose: Consider Standing Committee Recommendations

Attachment(s): None

Recommendation: THAT the report from the Chair of the Public Safety and Emergency Management Standing Committee be received.

10.3.2 **Item:** Request for Proposal CS-19-07 Consulting Services – Detailed Design for Public Safety Operations Building

Purpose: Consider Award of Contract

Previous Reports: Item #8.2.1, January 2019 (see Agenda for link)

Attachment(s): Backgrounder

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Request for Proposal CS-19-07 Consulting Services – Detailed Design for Public Safety Operations Building for Community Services Administration be awarded to KMBR Architects Planners Inc. in the amount of \$199,970.00 (excluding taxes).

10.3.3 **Item:** Valemount and District Fire Department Establishment Bylaw No. 1233, Amendment Bylaw No. 3139, 2019

Purpose: Consider Increase of Fire Chief and Assistant Fire Chief Honorariums

Previous Reports: None

Attachment(s):

1. Consolidated Bylaw No. 1233

2. Draft Bylaw No. 3139

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Valemount Fire Department Establishment Bylaw No. 1233, Amendment Bylaw No. 3139, 2019 be now introduced and read a first time.

Recommendation No. 3: THAT the rules be suspended, and Bylaw No. 3139 be given second and third readings.

Recommendation No. 4: THAT Valemount and District Fire Department Establishment Bylaw No. 1233 Amendment Bylaw No. 3139, 2019 be adopted.

10.3.4 **Item:** Valemount and District Rescue Squad Establishment Bylaw No. 2339, Amendment Bylaw No. 3140, 2019

Purpose: Consider Increase of Rescue Coordinator Honorarium

Previous Reports: None

Attachment(s):

1. Consolidated Bylaw No. 2339
2. Draft Bylaw No. 3140

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Valemount and District Rescue Squad Establishment Bylaw No. 2339, Amendment Bylaw No. 3140, 2019 be now introduced and read a first time.

Recommendation No. 3: THAT the rules be suspended, and Bylaw No. 3140 be given second and third readings.

Recommendation No. 4: THAT Valemount and District Rescue Squad Establishment Bylaw No. 2339 Amendment Bylaw No. 3140, 2019 be adopted.

11. Environment and Parks

- 11.1. **Item:** Report from the Chair of the Environment and Parks Standing Committee
Purpose: Consider Standing Committee Recommendations
Attachment(s): None

Recommendation: THAT the report from the Chair of the Environment and Parks Standing Committee be received.

12. Community Services

- 12.1. **Item:** Dome Creek Train Whistle Cessation
Purpose: For Information
Previous Reports: None
Attachment(s): Letter received July 16, 2019, from the Dome Creek Community Association

Recommendation: THAT the report and letter received July 16, 2019, from the Dome Creek Community Association be received.

13. Community Grants-in-Aid

- 13.1. **Item:** Electoral Area "C" Community Grant-In-Aid: Regional District of Bulkley-Nechako
Purpose: Consider Waiving Requirement for Receipts
Previous Reports: Item #16.1, August 2019 (see below for link)
Attachment(s): Policy C-2

Recommendation No. 1: THAT the report be received.

Recommendation No. 2: THAT Paragraph No. 3 of Policy C-2 "Community Grants-in-Aid" be waived for the issuance of the Electoral Area "C" Community Grant-in-Aid totaling \$1,000 to the Regional District Bulkley-Nechako approved at the August 15, 2019 Regional Board meeting.

- 13.2. **Item:** Grants: Electoral Area D
Purpose: Grant Approval
Previous Reports: None
Attachment(s):
 1. Grant Schedule
 2. Grant Application

Recommendation No. 1: THAT the report, Grant Schedule and grant application

form for Electoral Area D be received.

Recommendation No. 2: *THAT the Grant for Electoral Area D, as listed in the September Grant Schedule, be approved.*

- 13.3. **Item:** Grants: Electoral Area G
Purpose: Grant Approval
Previous Reports: None
Attachment(s):
1. Grant Schedule
2. Grant Application

Recommendation No. 1: *THAT the report, Grant Schedule and grant application form for Electoral Area G be received.*

Recommendation No. 2: *THAT the Grant for Electoral Area G, as listed in the September Grant Schedule, be approved.*

- 13.4. **Item:** Grants: Electoral Area H
Purpose: Grant Approval
Previous Reports: None
Attachment(s):
1. Grant Schedule
2. Grant Applications

Recommendation No. 1: *THAT the report, Grant Schedule and grant application forms for Electoral Area H be received.*

Recommendation No. 2: *THAT the Grants for Electoral Area H, as listed in the September Grant Schedule, be approved.*

14. Correspondence for Consideration

15. Correspondence for Information

15.1 North Central Local Government Association

- 15.1.1 **Item:** Copy of letter received August 15, 2019 from the office of The Honourable Claire Trevena, Minister of Transportation and Infrastructure to NCLGA President Lara Beckett in response to NCLGA Resolutions R16 - Fire Mitigation on Transportation Corridors and R19 - Safety of First Responders Attending a Roadside Accident.
- 15.1.2 **Item:** Copy of letter received August 16, 2019 from The Honourable Katrina Chen, Minister of State for Child Care to NCLGA President Lara Beckett in response to NCLGA Resolution R33 - Community Childcare.
- 15.1.3 **Item:** Copy of letter received August 20, 2019 from The Honourable Bernadette Jordan, P.C., M.P., Minister of Rural Economic Development to NCLGA President Lara Beckett in response to Resolution R7 - Rural Broadband.
- 15.1.4 **Item:** Copy of email correspondence received August 21, 2019 from the Executive Director, Post-Secondary Programs Branch, Ministry of Advanced Education, Skills and Training to NCLGA President Lara Beckett in response to Resolutions R17 - More Small Aircraft Pilot Training Needed and R29 - Effects of New Ammonia Regulations.
- 15.1.5 **Item:** Copy of letter received August 27, 2019 from The Honourable George Heyman, Minister of Environment and Climate Change Strategy to NCLGA

President Lara Beckett in response to Resolution R5 - Shipment of Dangerous Goods by Rail.

15.1.6 **Item:** Copy of letter received September 10, 2019 from The Honourable David Eby, QC, Attorney General to NCLGA President Lara Beckett in response to Resolution R17 - ICBC Regional Premiums and Settlements.

15.1.7 **Item:** Copy of letter received September 12, 2019 from the Executive Director, Hospital Services Branch of the Ministry of Health to NCLGA President Lara Beckett in response to multiple resolutions (ER1, RR1, R24, R25, R26, R27, R35).



15.2 Union of British Columbia Municipalities

15.2.1 **Item:** Copy of letter received August 27, 2019 from the Manager of Legislative Services, District of Saanich to the President of UBCM regarding proceeds of crime.

15.2.2 **Item:** Copy of letter received August 27, 2019 from the Manager of Legislative Services, District of Saanich to the President of UBCM regarding clean up of needles and other harm reduction paraphernalia.

15.2.3 **Item:** Letter dated September 5, 2019 from the Chief Administrative Officer, City of Enderby to all BC Municipalities and Regional Districts regarding fostering transportation network services in small communities.

15.2.4 **Item:** Email correspondence dated September 15, 2019 from Councillor Rob Douglas, Municipality of North Cowichan regarding Resolution B156 – Regional Management of Forestry.



15.3 Local Government

15.3.1 **Item:** Letter dated August 22, 2019 from the Mayor of the City of North Vancouver to The Honourable Rob Fleming, Minister of Education regarding increased provincial support for public libraries.

15.4 Provincial Government

15.4.1 **Item:** Letter dated August 20, 2019 from The Honourable Rob Fleming, Minister of Education in response to the Regional District's letter dated July 5, 2019 regarding provincial support for libraries.

15.4.2 **Item:** Letter dated August 15, 2019 from the Assistant Deputy Minister of the Ministry of Municipal Affairs and Housing and the Executive Director of the Union of BC Municipalities regarding the Green Communities Committee Communique on the Climate Action Recognition Program.

15.5 General

15.5.1 **Item:** Email correspondence received August 13, 2019 from Mr. Bruce Gibbons regarding a request for action to prohibit the bottling of groundwater in the Regional District of Fraser-Fort George.

15.5.2 **Item:** Letter dated August 30, 2019 from the BC Association of Abattoirs regarding a discussion paper to solicit feedback from Local Governments about Class D Licences.

16. Information (Available on Side Table)

16.1. **Item:** Poster regarding nominations for the 2020 Prime Minister's Awards for teaching excellence.

17. New Business

18. Adjournment

Prince George Public Library Monthly Report - August 2019

	# Patrons Registered	# Visiting Patrons	# Visits YTD	# Items Borrowed YTD
Electoral Area A				
Regional District Adult	1132	201	1581	7646
Class Tours/Visits	55	0	21	49
Regional District Junior	60	4	102	658
Needs Proof of Address	59	5	9	26
Regional District Senior	326	98	894	3168
Special Use Card	2	0	2	2
Regional District Teen	133	21	241	938
Subtotal 2019	1767	329	2850	12487
Subtotal 2018	1693	378	2955	13781
Electoral Area C				
Regional District Adult	1010	100	868	4537
Class Tours/Visits	81	0	2	5
Regional District Junior	80	14	134	1031
Needs Proof of Address	69	11	12	43
Regional District Senior	261	67	446	2142
Special Use Card	3	0	1	8
Regional District Teen	130	11	55	241
Subtotal 2019	1634	203	1518	8007
Subtotal 2018	1568	210	1410	7478
Electoral Area D				
Regional District Adult	1071	81	717	3940
Class Tours/Visits	106	0	22	28
Regional District Junior	63	4	57	300
Needs Proof of Address	33	0	0	0
Print Impaired Patron Card	1	0	0	0
Regional District Senior	297	53	480	1776
Special Use Card	7	2	26	724
Library Staff	2	4	30	62
Regional District Teen	144	5	38	134
Volunteer	1	0	0	0
Subtotal 2019	1725	149	1370	6964
Subtotal 2018	1673	177	1441	7359

Prince George Public Library Monthly Report - August 2019

	# Patrons Registered	# Visiting Patrons	# Visits YTD	# Items Borrowed YTD
Electoral Area E				
Regional District Adult	113	3	67	467
Class Tours/Visits	1	0	0	0
Regional District Junior	3	0	0	0
Needs Proof of Address	11	0	0	0
Print Impaired Patron Card	1	0	0	0
Regional District Senior	42	3	43	218
Special Use Card	1	0	0	0
Regional District Teen	9	2	5	32
Subtotal 2019	181	8	115	717
Subtotal 2018	172	11	114	571
Electoral Area F				
Regional District Adult	364	37	413	2281
Class Tours/Visits	30	0	4	5
Regional District Junior	19	1	7	40
Needs Proof of Address	20	0	5	11
Print Impaired Patron Card	1	0	0	0
Regional District Senior	88	13	188	950
Special Use Card	2	0	2	3
Library Staff	1	0	2	2
Regional District Teen	38	1	12	50
Subtotal 2019	563	52	633	3342
Subtotal 2018	526	68	536	2898
Electoral Area G				
Regional District Adult	44	3	45	323
Class Tours/Visits	1	0	1	1
Regional District Junior	2	0	0	0
Regional District Senior	29	5	36	143
Regional District Teen	3	0	0	0
Subtotal 2019	79	8	82	467
Subtotal 2018	71	11	120	926
Total 2019	5949	749	6568	31984
Total 2018	5703	855	6576	33013



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: I-STAT 1.1

FROM: Blaine Harasimiuk, Manager of Inspection Services and Sustainability Practices

DATE: September 3, 2019

SUBJECT Item: Building Statistics for August, 2019

SUMMARY: Purpose: For Information

ATTACHMENT(S): Appendix A

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority

This report provides statistics regarding the building activity in the Regional District of Fraser-Fort George.

A total of **33** permits were issued in August 2019, 10 less than August 2018.

Total permits and values to date for the year 2019 are as follows:

Year to Date	Total No. of Permits	Total Value of Permits	Total Permit Fees	No. of SFD Permits	Value of SFD Permits*
August 2019	222	21,078,500	145,979	28	9,092,000
August 2018	180	17,212,500	112,840	25	10,726,000
August 2017	233	14,842,250	108,288	30	9,433,000

Single Family Dwelling (SFD) permits include single family dwellings and multi-family units.

Village of McBride Permit Information is not included in the Regional District Statistics above. Village of McBride Statistics are included in Appendix 'A' for information purposes only.

Respectfully submitted,

Blaine Harasimiuk

Blaine Harasimiuk
Manager of Inspection Services and Sustainability Practices

BH:lh

APPENDIX 'A'
REGIONAL DISTRICT OF FRASER-FORT GEORGE
MONTHLY BUILDING REPORT

FILE I-STA 1.1

	CURRENT MONTH		PREVIOUS YEAR		YEAR TO DATE		PREVIOUS YEAR TO DATE	
	Aug-19		Aug-18		Aug-19		Aug-18	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE
SFD	3	856,000	8	2,709,000	23	7,737,000	20	7,878,000
SFD ADDITIONS			3	113,000	12	467,000	18	1,305,000
MULTI-FAMILY			1	725,000	5	1,355,000	5	2,848,000
RECREATION CABIN							1	204,000
GARAGES	2	230,000	10	761,000	23	1,319,000	23	1,490,000
ACCESSORY	2	91,000	7	737,000	20	1,054,000	30	2,354,000
PLUMBING	9	220,250	9	37,250	48	465,500	34	152,000
MOBILE HOME FDN	2	446,000	3	36,000	6	497,000	11	192,000
ADD MOBILE HOME	1	62,000			7	182,000	1	10,000
COMMERCIAL	5	3,703,000			15	7,322,000		
ADD. TO COMMERCIAL					6	260,000		
CIVIC	1	6,000			2	35,000	1	309,000
ADD TO CIVIC					1	8,000	2	233,500
INSTITUTION								
ADD TO INSTITUTION								
INDUSTRIAL								
ADD. TO INDUSTRIAL							1	20,000
SERVICE BLDG								
DEMOLITION					5	32,000	4	43,000
HEATING UNIT	8	48,000	1	6,000	42	252,000	28	168,000
OTHER			1	6,000	7	93,000	1	6,000
TOTAL	33	5,662,250	43	5,130,250	222	21,078,500	180	17,212,500

**BUILDING AND PLUMBING PERMIT
FEE VALUE**

	Current Month Aug/2019	Previous Year Month Aug/2018	Year to Date Aug/2019	Previous Year to Date Aug/2018
TOTALS	37,236	34,578	145,979	112,840

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19			YEAR TO DATE -AUG/19		
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
A					
	SFD			6	1,865,000
	SFD ADDITIONS			3	219,000
	MULTI-FAMILY			2	650,000
	REC CABIN				
	GARAGES	2	230,000	9	626,000
	ACCESSORY			8	369,000
	PLUMBING	1	2,500	12	37,500
	MOBILE HOME FDN	1	146,000	2	161,000
	MOBILE HOME ADD			2	35,000
	COMMERCIAL				
	COMMERCIAL ADDITION				
	CIVIC				
	CIVIC ADDITION			1	8,000
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS			1	16,000
	HEATING UNIT	3	18,000	6	36,000
	OTHER			2	44,000
	TOTALS	7	396,500	54	4,066,500

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19			YEAR TO DATE -AUG/19		
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
C					
	SFD			7	2,647,000
	SFD ADDITIONS				
	MULTI-FAMILY			3	705,000
	REC CABIN				
	GARAGES			8	493,000
	ACCESSORY			4	257,000
	PLUMBING	2	5,000	11	45,000
	MOBILE HOME FDN	1	300,000	1	300,000
	MOBILE HOME ADD	1	62,000	1	62,000
	COMMERCIAL				
	COMMERCIAL ADDITION			2	84,000
	CIVIC			1	29,000
	CIVIC ADDITION				
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS				
	HEATING UNIT			2	12,000
	OTHER			1	10,000
	TOTALS	4	367,000	41	4,644,000

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19				YEAR TO DATE -AUG/19	
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
D					
	SFD			4	1,759,000
	SFD ADDITIONS			2	81,000
	MULTI-FAMILY				
	REC CABIN				
	GARAGES			2	63,000
	ACCESSORY			3	305,000
	PLUMBING			5	18,250
	MOBILE HOME FDN			1	15,000
	MOBILE HOME ADD			1	16,000
	COMMERCIAL				
	COMMERCIAL ADDITION				
	CIVIC	1	6,000	1	6,000
	CIVIC ADDITION				
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS			1	5,000
	HEATING UNIT			2	12,000
	OTHER			3	32,000
	TOTALS	1	6,000	25	2,312,250

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19				YEAR TO DATE -AUG/19	
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
E					
	SFD	1	283,000	1	283,000
	SFD ADDITIONS				
	MULTI-FAMILY				
	REC CABIN				
	GARAGES				
	ACCESSORY				
	PLUMBING	1	3,000	1	3,000
	MOBILE HOME FDN				
	MOBILE HOME ADD				
	COMMERCIAL				
	COMMERCIAL ADDITION				
	CIVIC				
	CIVIC ADDITION				
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS				
	HEATING UNIT				
	OTHER			1	7,000
	TOTALS	2	286,000	3	293,000

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19				YEAR TO DATE -AUG/19	
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
F					
	SFD			1	500,000
	SFD ADDITIONS			1	20,000
	MULTI-FAMILY				
	REC CABIN				
	GARAGES			3	89,000
	ACCESSORY				
	PLUMBING			4	12,250
	MOBILE HOME FDN			1	15,000
	MOBILE HOME ADD				
	COMMERCIAL				
	COMMERCIAL ADDITION			1	27,000
	CIVIC				
	CIVIC ADDITION				
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS			1	5,000
	HEATING UNIT	2	12,000	7	42,000
	OTHER				
	TOTALS	2	12,000	19	710,250

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19				YEAR TO DATE -AUG/19	
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
G					
	SFD	1	237,000	1	237,000
	SFD ADDITIONS			1	8,000
	MULTI-FAMILY				
	REC CABIN				
	GARAGES			1	48,000
	ACCESSORY				
	PLUMBING	4	206,250	8	329,750
	MOBILE HOME FDN				
	MOBILE HOME ADD				
	COMMERCIAL	5	3,703,000	13	6,535,000
	COMMERCIAL ADDITION			1	17,000
	CIVIC				
	CIVIC ADDITION				
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS			1	5,000
	HEATING UNIT				
	OTHER				
	TOTALS	10	4,146,250	26	7,179,750

BUILDING PERMIT BREAKDOWN BY ELECTORAL AREA					
CURRENT MONTH - AUG/19				YEAR TO DATE -AUG/19	
AREA	TYPE	QUANTITY	VALUE	QUANTITY	VALUE
H					
	SFD	1	336,000	3	446,000
	SFD ADDITIONS			5	139,000
	MULTI-FAMILY				
	REC CABIN				
	GARAGES				
	ACCESSORY	2	91,000	5	123,000
	PLUMBING	1	3,500	7	19,750
	MOBILE HOME FDN			1	6,000
	MOBILE HOME ADD			3	69,000
	COMMERCIAL			2	787,000
	COMMERCIAL ADDITION			2	132,000
	CIVIC				
	CIVIC ADDITION				
	INSTITUTIONAL				
	INSTITUTIONAL ADDITION				
	INDUSTRIAL				
	INDUSTRIAL ADDITION				
	SERVICE BUILDING				
	DEMOLITIONS			1	1,000
	HEATING UNIT	3	18,000	25	150,000
	OTHER				
	TOTALS	7	448,500	54	1,872,750
	GRAND TOTAL	33	5,662,250	222	21,078,500

VILLAGE OF MCBRIDE STATISTICS				
	CURRENT MONTH AUG/19		YEAR TO DATE - AUG/19	
TYPE	QUANTITY	VALUE	QUANTITY	VALUE
SFD			1	166,000
SFD ADDITIONS				
REC CABIN				
GARAGES	1	22,000	2	36,000
ACCESSORY	1	5,000	2	17,000
PLUMBING			2	6,000
MOBILE HOME FDN				
MOBILE HOME ADDITION	1	10,000	1	10,000
COMMERCIAL	1	6,000	2	16,000
COMMERCIAL ADDITION	1	29,000	1	29,000
CIVIC				
CIVIC ADDITION				
INSTITUTIONAL				
INSTITUTIONAL ADDITION				
INDUSTRIAL				
INDUSTRIAL ADDITION				
SERV. BLDG				
DEMOLITIONS				
HEATING UNIT	2	12,000	6	36,000
OTHER				
TOTALS	7	84,000	17	316,000

	TOTAL PERMIT FEES \$
CURRENT MONTH	1,216
YEAR TO DATE	3,548

MINUTES OF THE MEETING OF THE REGIONAL BOARD OF THE REGIONAL DISTRICT OF FRASER-FORT GEORGE HELD ON THURSDAY, AUGUST 15, 2019 IN THE BOARDROOM 155 GEORGE STREET, PRINCE GEORGE, BC

Directors Present: Director A. Kaehn, Chair
 Director D. Alan
 Director J. Atkinson
 Director L. Beckett
 Director P. Crook
 Director K. Dunphy
 Director B. Empey
 Director A. Frederick
 Director L. Hall
 Director M. Krause
 Director T. McConnachie
 Director O. Torgerson
 Director W. Wilson

Directors Absent: Director K. Sampson

Staff Present: J. Martin, Administrator
 C. Calder, General Manager of Financial Services
 M. Higgins, General Manager of Community Services
 K. Jensen, General Manager of Legislative and Corporate Services
 K. Jonkman, Manager of Development Services
 P. Wildauer, General Manager of Environmental Services

Minutes Recorded and Produced by: N. Floris, Human Resources Coordinator

CALL TO ORDER

The Chair called the meeting to order at 11:06 a.m.

**ITEM # 2.1
 CONSIDERATION OF
 AGENDA ITEM(S)
 UNDER SECTIONS 90
 AND 91 OF THE
 COMMUNITY CHARTER**

A report by the General Manager of Legislative and Corporate Services was presented regarding consideration of Agenda Item(s) under Sections 90 and 91 of the Community Charter.

RES. NO. 495/19 Beckett/Empey

THAT the report be received.

CARRIED

RES. NO. 496/19 Torgerson/Beckett

THAT the meeting be closed to the public to permit consideration of one (1) supplemental agenda item pursuant to Section 90(2)(b) of the Community Charter.

CARRIED

RECESS

The meeting moved into closed session – 11:07 a.m.
 The meeting moved into open session – 11:56 a.m.
 The meeting recessed – 11:57 a.m.

UNAPPROVED

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Directors Present:

Director A. Kaehn, Chair
Director D. Alan
Director J. Atkinson
Director L. Beckett
Director P. Crook
Director K. Dunphy
Director B. Empey
Director A. Frederick
Director L. Hall
Director M. Krause
Director T. McConnachie
Director K. Sampson
Director O. Torgerson
Director W. Wilson

Staff Present:

J. Martin, Administrator
C. Calder, General Manager of Financial Services
M. Higgins, General Manager of Community Services
K. Jensen, General Manager of Legislative and Corporate Services
K. Jonkman, Manager of Development Services
P. Wildauer, General Manager of Environmental Services

**Minutes Recorded and
Produced by:**

J. Gloger, Confidential Assistant (Corporate Services)

Media:

No media were in attendance.

**1:30 P.M. RECONVENE -
OPEN SESSION**

The meeting reconvened at 1:32 p.m.

The Chair acknowledged the meeting is being held on the traditional territory of the Lheidli T'enneh First Nation.

**ADOPTION OF AGENDA
(ADDITIONS/DELETIONS)**

RES. NO. 497/19 Beckett/Sampson

THAT the agenda be adopted as circulated.

RES. NO. 498/19 Beckett/Sampson

THAT the Library Use Statistics for July 2019 under the Quick Facts heading and Items No. 9.2, 17.2.4 and 17.3.2 be added to the agenda.

CARRIED

RES. NO. 499/19 Beckett/Sampson

THAT Item No. 9.1 be removed from the agenda as the property owner has completed remedial action to the satisfaction of the Bylaw Enforcement Officer.

CARRIED

A vote was taken on the main motion, as amended, and it was:

CARRIED

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CONSENT AGENDA

RES. NO. 500/19 McConnachie/Frederick

THAT the Consent Agenda, designated as Items No. 6.1 to 6.4, inclusive, be received.

CARRIED

**ITEM # 7.1
JULY 18, 2019
REGIONAL BOARD
MEETING MINUTES**

RES. NO. 501/19 Torgerson/Alan

THAT the Minutes of the Regional Board meeting held on July 18, 2019 be adopted as circulated.

CARRIED

**1:30 P.M. PUBLIC
HEARINGS/PUBLIC
CONSIDERATIONS**

There were no scheduled Public Hearings/Public Considerations

**ITEM # 9.2
APPLICATION FOR
SUBDIVISION IN THE
AGRICULTURAL LAND
RESERVE (BURSTROM)**

A report was presented regarding an application for subdivision in the Agricultural Land Reserve on Blackman Road (Burstrom).

Email correspondence from the applicant dated August 12, 2019 was presented as an additional item.

RES. NO. 502/19 Alan/Torgerson

THAT the report, the Agricultural Land Commission Application Submission, the letter dated July 29, 2019 from Michelle and Edward Burstrom and the additional email correspondence from the applicant dated August 12, 2019 be received.

CARRIED

RES. NO. 503/19 Alan/Torgerson

THAT the application for Subdivision in the Agricultural Land Reserve by Edward and Michelle Burstrom to subdivide Parcel A, District Lots 5690 & 5693 Cariboo District Plan BCP9315 into two (2) lots be authorized to proceed to the Agricultural Land Commission.

CARRIED

**ITEM # 9.3
ZONING BYLAW NO.
2892, AMENDMENT
BYLAW NO. 3137, 2019
(BENDER & CURTIS)**

A report was presented regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 on Bellos Road (Bender & Curtis).

Director Empey provided an overview of the Public Hearing noting that most in attendance were in favour and the applicant seems to have adequately addressed any concerns that had been expressed.

RES. NO. 504/19 Empey/Dunphy

THAT the report be received.

CARRIED

Director Empey declared the minutes of the Public Hearing held on August 1, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 to be accurate and fair, the originals of which are attached hereto and form part of these minutes.

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RES. NO. 505/19 Empey/Dunphy

THAT the minutes of the Public Hearing held on August 1, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be received.

CARRIED

RES. NO. 506/19 Empey/Dunphy

THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be given third reading.

CARRIED

**CHAIRPERSON'S
REPORT**

RES. NO. 507/19 Beckett/Sampson

THAT Items No. 11.1 to 11.4, inclusive, be received.

CARRIED

**ITEM # 11.4
COLLECTIVE LETTER
RE: FEDERAL
ASSISTANCE FOR
FORESTRY-DEPENDENT
COMMUNITIES**

A letter regarding a collective letter to Ministers Sohi, Freeland and Hajdu regarding federal assistance for forestry-dependent communities was presented.

Director Hall advised that:

- a response from the federal government has not yet been received;
- another letter with seven to eight additional signatures will be sent out in the next week;
- he will be following up with the ministries for a response; and
- a public engagement session for Interior Forest Sector Renewal is scheduled for August 21, 2019 in Prince George.

Director Atkinson thanked the Chair and Vice-Chair for attending the public engagement session in Mackenzie on July 23, 2019.

The Chair advised that he will be attending upcoming sessions in McBride and Prince George.

DIRECTORS' REPORTS

There were none.

**ITEM # 13.1.1
LOAN AUTHORIZATION
BYLAW NO. 3134, 2019**

A report was presented regarding Loan Authorization Bylaw No. 3134, 2019.

RES. NO. 508/19 Hall/Torgerson

THAT the report be received.

CARRIED

RES. NO. 509/19 Hall/Atkinson

THAT the deadline for receipt of elector response forms in connection with the Alternative Approval Process for Bylaw No. 3134 be established as 5:00 p.m. on Tuesday, October 1, 2019.

CARRIED

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RES. NO. 510/19 Hall/McConnachie

THAT the elector response form attached as Exhibit 2 to the report be used for the Alternative Approval Process for Bylaw No. 3134.

CARRIED

RES. NO. 511/19 Hall/Dunphy

THAT the total number of eligible electors in the Regional District of Fraser-Fort George be determined to be 6,447 in accordance with Exhibit 3 of the report.

CARRIED

**ITEM # 13.1.2
LETTER OF SUPPORT
FOR NORTHWEST
BRIGADE PADDLING
CLUB**

A report was presented regarding a letter of support for the Northwest Brigade Paddling Club.

RES. NO. 512/19 McConnachie/Hall

THAT the report and letter dated August 2, 2019 from the Northwest Brigade Paddling Club be received.

CARRIED

RES. NO. 513/19 Dunphy/Wilson

THAT the Regional District of Fraser-Fort George support the application to Northern Development Initiative Trust from Northwest Brigade Paddling Club for a Community Halls and Recreation Facilities grant of \$8,475 from the Prince George Regional Development Account to assist with the development of the Willow River Recreation Site.

CARRIED

**ITEM # 13.2.1
COMMUNITY WORKS
FUND – ROBSON
VALLEY RECREATION
CENTRE ENERGY
EFFICIENT UPGRADES**

A report was presented regarding a Community Works Fund application for Robson Valley Recreation Centre energy efficient upgrades.

RES. NO. 514/19 Alan/Frederick

THAT the report be received.

CARRIED

RES. NO. 515/19 Alan/Frederick

THAT funding from the Community Works Fund, of up to \$19,800.00, to complete energy efficient upgrades at the Robson Valley Recreation Centre, be approved.

CARRIED

**ITEM # 13.2.2
TELUS MOBILE
WIRELESS DEVICES
AND DATA SERVICES**

A report was presented regarding a proposed extension of Contract IT-16-01 Mobile Wireless Devices and Data Services.

RES. NO. 516/19 Empey/Atkinson

THAT the report be received.

CARRIED

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RES. NO. 517/19 Crook/Dunphy

THAT Contract IT-16-01 Mobile Wireless Devices and Data Services with TELUS Communications Company be approved for a one-year extension ending June 23,2020.

CARRIED

**ITEM # 13.3.1
REPORT FROM THE
CHAIR OF THE PUBLIC
SAFETY AND
EMERGENCY
MANAGEMENT
STANDING COMMITTEE**

A report from the Chair of the Public Safety and Emergency Management Standing Committee was presented.

RES. NO. 518/19 Hall/Wilson

THAT the report from the Chair of the Public Safety and Emergency Management Standing Committee be received.

CARRIED

RES. NO. 519/19 Hall/Empey

THAT a Service Agreement be entered into for the sum of \$126,860 with the City of Prince George for the development and delivery by the Regional District of a FireSmart education campaign for the term ending May 31, 2021.

CARRIED

**ITEM # 13.3.2
REQUEST FOR
PROPOSAL CS-19-06
NEW FRONTLINE
ENGINE FOR THE HIXON
VOLUNTEER FIRE
DEPARTMENT**

A report was presented regarding Request for Proposal CS-19-06 New Frontline Engine for the Hixon Volunteer Fire Department.

RES. NO. 520/19 Torgerson/Alan

THAT the report, and letter dated July 28, 2019 from the Hixon Fire Protection Community Consultation Committee be received.

CARRIED

RES. NO. 521/19 Torgerson/Frederick

THAT Request for Proposal CS-19-06 New Frontline Engine for Hixon Volunteer Fire Department be awarded to Hub Fire Engines & Equipment Ltd. in the amount of \$634,649.00 (excluding taxes).

CARRIED

**ITEM # 13.3.3
CHIEF 1 VEHICLE
REPLACEMENT –
PINEVIEW VOLUNTEER
FIRE
DEPARTMENT/AREA D
RESCUE SERVICE**

A report was presented regarding Chief 1 Vehicle replacement for the Pineview Volunteer Fire Department/Area D Rescue Service.

RES. NO. 522/19 Empey/Sampson

THAT the report be received.

CARRIED

RES. NO. 523/19 Empey/Crook

THAT the capital budget for the Pineview Fire Protection Service (Budget 2403) for the replacement of the Chief 1 Vehicle be amended from \$0 to \$50,000.

CARRIED

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RES. NO. 524/19 Empey/Sampson

THAT the capital budget for Area D Rescue (Budget 2502) for the replacement of the Chief 1 Vehicle be amended from \$0 to \$50,000.

CARRIED

**ITEM # 13.3.4
PILOT MOUNTAIN
VOLUNTEER FIRE
DEPARTMENT**

A report was presented regarding the Pilot Mountain Volunteer Fire Department.

Discussion ensued expressing thanks to Mr. Floria for his service and extending congratulations to Mr. Lainey on his appointment.

RES. NO. 525/19 Wilson/Dunphy

THAT the report and email dated July 30, 2019 from the Pilot Mountain Fire Protection Community Consultation Committee be received.

CARRIED

RES. NO. 526/19 Wilson/Frederick

THAT Dan Floria's resignation from the position of Fire Chief of the Pilot Mountain Volunteer Fire Department be received.

CARRIED

RES. NO. 527/19 Wilson/Dunphy

THAT Gil Lainey be appointed as Fire Chief of the Pilot Mountain Volunteer Fire Department.

CARRIED

**ITEM # 13.4.1
ANNUAL REPORT FROM
THE CULTURAL
SERVICES ADVISORY
COMMITTEE**

A report was presented regarding the annual report from the Cultural Services Advisory Committee (CSAC).

The Chair of CSAC thanked staff for the preparation of the annual report and the cultural sites for their excellent work in promoting the cultural marketing program.

RES. NO. 528/19 Krause/Beckett

THAT the report from the Cultural Services Advisory Committee be received.

CARRIED

RES. NO. 529/19 Krause/Beckett

THAT the 2018 Annual Cultural Report be received.

CARRIED

**ITEM # 14.1
REPORT FROM THE
CHAIR OF THE
ENVIRONMENT AND
PARKS STANDING
COMMITTEE**

A report from the Chair of the Environment and Parks Standing Committee (EPSC) was presented.

The EPSC Chair encouraged Directors to contribute to the Ministry of Environment and Climate Change Strategy survey regarding the Plastics Action Plan.

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RES. NO. 530/19 Beckett/Atkinson

THAT the report from the Chair of the Environment and Parks Standing Committee be received.

CARRIED

RES. NO. 531/19 Beckett/Alan

THAT a written formal submission be provided to the Ministry of Environment and Climate Change Strategy in respect of the Plastics Action Plan Policy Consultation Paper and that this submission be shared with other Regional Districts.

CARRIED

RES. NO. 532/19 Beckett/Alan

THAT the Regional District of Fraser-Fort George support REAPS request for a Community Gaming Grant for funding to offset operational costs.

CARRIED

RES. NO. 533/19 Beckett/Empey

THAT Contract ES-16-17 Caretaker Services - Buckhorn Regional Transfer Station be approved for a one-year contract extension for the term of October 1, 2019 to September 30, 2020.

CARRIED

RES. NO. 534/19 Beckett/McConnachie

THAT the procurement requirements for competitive bidding under Policy RD-03-09 be waived to allow for sole sourcing of the engineering services for the landfill gas collection system main header extension, Design and Tender Support at Foothills Boulevard Regional Landfill.

CARRIED

RES. NO. 535/19 Beckett/Hall

THAT a service agreement be entered into for engineering services for the landfill gas collection system main header extension, Design and Tender Support at Foothills Boulevard Regional Landfill with XCG Consultants Ltd.

CARRIED

RES. NO. 536/19 Beckett/Sampson

THAT a competitive bid process be entered into for the construction of the landfill gas collection system main header extension.

CARRIED

RES. NO. 537/19 Beckett/Sampson

THAT the Chair of the Regional District of Fraser-Fort George Board of Directors be authorized to be a signatory to a letter to Minister Heyman requesting Packaging and Printed Paper (PPP) from the Industrial, Commercial and Institutional (ICI) Sector be added to the Recycling Regulation.

CARRIED

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RES. NO. 538/19 Beckett/Atkinson

THAT a letter be sent to Minister Heyman requesting that the Ministry address all stages of Packaging and Printed Paper (PPP) product prior to the recycling stage.

CARRIED

**ITEM # 15.1
GRANTS: ELECTORAL
AREA D**

A report was presented regarding grants for Electoral Area D.

RES. NO. 539/19 Empey/Wilson

THAT the report, Grant Schedule and grant application forms for Electoral Area D be received.

CARRIED

RES. NO. 540/19 Empey/Crook

THAT the Grants for Electoral Area D as listed in the August Grant Schedule be approved.

CARRIED

**ITEM # 15.2
GRANTS: ELECTORAL
AREA F**

A report was presented regarding grants for Electoral Area F.

RES. NO. 541/19 Dunphy/Frederick

THAT the report, Grant Schedule and associated grant application form for Electoral Area F be received.

CARRIED

RES. NO. 542/19 Dunphy/Wilson

THAT the Grant for Electoral Area F as listed in the August Grant Schedule be approved.

CARRIED

RES. NO. 543/19 Dunphy/Empey

THAT Paragraph No. 4 of Policy C-7 'Recreation Grants' be waived for the issuance of the Recreation Grant as listed in the August Grant Schedule for Electoral Area F.

CARRIED

CORRESPONDENCE

RES. NO. 544/19 Krause/Beckett

THAT the Correspondence Sections, designated as Items No. 16.1 to 17.3.2, inclusive, and the Information Section, designated as Item No. 18.1, be received.

CARRIED

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**ITEM # 16.1
LETTER RECEIVED
FROM THE REGIONAL
DISTRICT OF BULKLEY-
NECHAKO REGARDING
CONSIDERATION OF
GRANT IN AID FUNDING
FROM ELECTORAL
AREA "C" (CHILAKO
RIVER-NECHAKO) FOR
OPERATING COSTS FOR
THE BULKLEY-
NECHAKO REGIONAL
TRANSIT SERVICE**

A letter received July 22, 2019 from the Chair of the Regional District of Bulkley-Nechako regarding consideration of grant-in-aid funding from Electoral Area "C" (Chilako River-Nechako) for operating costs for the Bulkley-Nechako Regional Transit Service was presented.

RES. NO. 545/19 Beckett/Sampson

THAT a Community Grant-in-Aid of up to \$1,000 from the Electoral Area C Grant-in-Aid fund be provided to the Regional District of Bulkley-Nechako to assist with operating costs for the Bulkley-Nechako Regional Transit Service.

CARRIED

NEW BUSINESS

**ITEM # 19.1
ELECTORAL AREA G
UPDATE**

Director Crook provided an update for Electoral Area G - Crooked River-Parsnip, including:

- a recent economic summit and job fair with TC Energy in Bear Lake; and
- a similar event is upcoming in Mackenzie.

**ITEM # 19.2
BC NORTHERN
EXHIBITION**

Director Beckett provided a reminder that the BC Northern Exhibition (BCNE) runs August 15 - 18, 2019 with the opening reception on August 15th and encouraged everyone to attend the BCNE.

**ITEM # 19.3
DISTRICT OF
MACKENZIE UPDATE**

Director Atkinson provided an update on the District of Mackenzie, including the efforts to save Mackenzie's economy and help those affected by mill closures.

**2:00 P.M. PUBLIC
APPEARANCES**

**ITEM # 10.1
PRESENTATION -
PRINCE GEORGE
IMPROVEMENT
ROUNTABLE (PGAIR)**

Ms. Kim Menounos (PGAIR Manager) and Ms. Sara Nussle (PGAIR Coordinator) from Fraser Basin Council made a presentation regarding the status and activities of PGAIR and the Prince George Air Quality Monitoring Working Group, including:

- an overview of the two groups;
- PG Air Quality Monitoring Stations;
- the goals and activities of the Prince George Air Quality Monitoring Working Group;
- PGAIR's role and partner organizations;
- the priority pollutants and sources;
- the history of air quality management in Prince George;
- PGAIR's 2016 - 2021 Strategic Plan;
- air quality trends;
- education and outreach; and
- research and next steps.

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Ms. Menounos responded to queries from Directors regarding:

- the monitoring stations not currently operational; and
- data for post-2016 likely to reflect the effects of the wildfires of 2017/18.

The Chair thanked Ms. Menounos and Ms. Nussle for their presentation.

**ITEM # 10.2A
PG AIR IMPROVEMENT
ROUNDTABLE AND
PRINCE GEORGE
AMBIENT AIR QUALITY
MONITORING WORKING
GROUP**

A report was presented regarding consideration of service agreements with the PG AIR Improvement Roundtable and Prince George Ambient Air Quality Monitoring Working Group.

RES. NO. 546/19 Beckett/Sampson

THAT the report be received.

CARRIED

RES. NO. 547/19 Sampson/Beckett

THAT an Air Quality Improvement Service Agreement be entered into with PG Air Improvement Roundtable for the amount of \$12,000 annually for a term of January 1, 2020 to December 31, 2021.

CARRIED

RES. NO. 548/19 Sampson/Beckett

THAT an Air Quality Improvement Service Agreement be entered into with the Prince George Ambient Air Quality Monitoring Group for the amount of \$5,900 annually for a term of January 1, 2020 to December 31, 2021.

CARRIED

ADJOURNMENT

RES. NO. 549/19 Krause/Beckett

THAT the meeting be adjourned - 2:19 p.m.

CARRIED

Chair

General Manager of Legislative and
Corporate Services

UNAPPROVED



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: N/A

FROM: Chair, Agricultural Land Use Standing Committee

DATE: September 5, 2019

SUBJECT Item: Report from the Chair of the Agricultural Land Use Standing Committee

SUMMARY: Purpose: Consider Standing Committee Recommendations

ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
THAT the report from the Chair of the Agricultural Land Use Standing Committee be received.		

ISSUE(S):

The Agricultural Land Use Standing Committee has 1 (one) item of business from the Committee's meeting held that require Board's consideration.

1. Consider Further Participation and Funding

The Committee is being asked to recommend to the Board that we continue to work with BC Agriculture and Food Climate Action team and the Bulkley-Nechako Regional District on this initiative.

Committee Report Reference: Item No.

(ALL / 1 DIRECTOR / 1 VOTE)

THAT the Regional District participate in the Regional Agriculture Adaptation Strategies Project administered by BC Agriculture and Food Climate Action Initiative per Appendix 'A' attached to the report.

Respectfully submitted,

Chair
Agricultural Land Use Standing Committee

:lh



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Agricultural Land Use Standing Committee File No.: N/A

FROM: Kenna Jonkman, MCIP, RPP, General Manager of Development Services

DATE: September 9, 2019

SUBJECT Item: Bulkley Nechako and Fraser-Fort George Regional Agriculture Adaptation Strategy

SUMMARY: Project

Purpose: Consider Further Participation and Funding

PREVIOUS
REPORTS: None

ATTACHMENT(S): Bulkley Nechako and Fraser-Fort George Regional Agriculture Adaptation Strategy

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All	Majority
THAT the Committee recommend to the Board:	1 Director/1 vote	
2. THAT the Regional District participate in the Regional Agriculture Adaptation Strategies Project administered by BC Agriculture and Food Climate Action Initiative per Appendix 'A' attached to the report.	All	Majority
	1 Director/1 vote	

ISSUE(S):

BC Agriculture and Food Climate Action Initiative in partnership with the Regional District of Bulkley Nechako and Regional District of Fraser-Fort George has developed the Regional Agriculture Adaptation Strategy document. This strategies document encompasses both Regional District of Fraser-Fort George and Regional District of Bulkley Nechako lands. The focus of the plan is to identify projects and opportunities for agricultural producers to adapt to climate change. A representative from BC Agriculture and Food Climate Action Initiative will be in attendance to make a presentation regarding the new strategy.

The Committee is being asked to consider making a recommendation to the Board to continue participation and funding of the Bulkley-Nechako and Fraser-Fort George Regional Agriculture Adaptation Strategy.

RELEVANT POLICIES:

1. Regional District Strategic Priorities 2016-2019:

- sets out the vision and priorities of the Board of Directors and shapes the Regional District's approach to planning, projects and service provisions
- Climate Change is a strategic priority with emphasis placed on preparing for climate change related impacts and encouraging individual action on energy conservation
 - Consider adaptation and mitigation techniques in land use planning
 - Understand how climate change impacts emergency events
 - Empower and support residents to conserve energy
- Community Sustainability is a strategic priority with emphasis placed on fostering a culture that supports local agriculture
 - Collaborate with other levels of government and stakeholders to find creative ways to sustain and build the agriculture community
 - Develop land use planning tools to facilitate the success of agriculture
 - Increase the awareness and investigate opportunities for enhancing local food security

- Economic Diversification is a strategic priority with emphasis placed on being a catalyst to opportunities that enhance the economic prosperity of the region
 - Foster an environment that promotes and supports local business

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfills the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

Current financial contributions to the development of the strategy has been in-kind administrative resources and workshop costs.

In-kind administrative resource commitments have included attending Advisory Committee meetings, four workshops and one implementation meeting. In-kind administrative costs have been covered through existing budgets.

Workshop costs paid by the Regional District of Fraser-Fort George has been \$2,500 to date and has been covered through the Economic Development Budget (4003). The billing for workshop costs has been shared equally between the two Regional Districts.

Generally, the Regional District sets aside funds for the purposes of funding emerging partnerships or projects that relate to economic development. For 2019, funds allocated for emerging partnerships was \$100,000. Of this, \$51,465 has been committed to initiatives.

This project identifies strategies and actions to support and enhance the economic prosperity of the agriculture sector in the region. Should the Regional District wish to provide monetary support towards the project, an annual contribution of \$5,000 could be funded through the Economic Development Budget (4003) in 2019, and included in future budgets for consideration. .

OTHER CONSIDERATION(S):

The Regional District representatives on the Advisory Committee are currently Director Alan, Electoral Area 'H' and Kenna Jonkman, General Manager of Development Services. It is proposed that both continue to serve on the Advisory Committee for steady representation as the project moves forward.

DECISION OPTIONS:

1. Approve recommendations:
 - Recommendation will be made to the Board that the Regional District continue to partner with BC Agriculture and Food Climate Action Initiative and the Regional District of Bulkley Nechako to move forward with the objectives of the Regional Agriculture Adaptation Strategies Project per Appendix 'A'
 - Funding for the project will be provided through the Economic Development Budget (4003)

Other Options:

- a. Amend Appendix 'A' to adjust involvement of the Regional District moving forward
 - Committee could amend the level of involvement regarding the implementation stage of the project
- b. Recommend to the Board that the Regional District decline continued participation
 - Administration will notify BC Agriculture and Food Climate Action Initiative

COMMENTS:

BC Agriculture and Food Climate Action Initiative was developed in 2008 by the BC Agriculture Council to enable a proactive and pan-agriculture approach to climate change issues¹. The Initiative is supported by the BC Agricultural Research and Development Corporation and the Investment Agriculture Foundation with funding provided by Agriculture & Agri-Food Canada and the BC Ministry of Agriculture². The BC Agriculture and Food Climate Action Initiative develops tools and resources to enhance the ability of the BC agriculture sector to adapt to climate change³. Attached to the report is the finalized strategies document for the region.

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Now that the strategies plan has been completed, a four year (2019 – 2022) work plan is being developed that will prioritize key actions to undertake. To leverage the initial \$300,000 Canadian Agricultural Partnership funding to oversee implementation of the plan, BC Agriculture and Food Climate Action Initiative is looking for additional support from other partners, including both the Regional District of Fraser-Fort George and Bulkley Nechako Regional District. Should the Committee wish to continue being a participant of the project, the proposed participation level of the Regional District is outlined in Appendix 'A' and includes:

- continue to participate on the Advisory Committee;
- consider in-kind resources to implementing the resulting actions; and
- commit annual financial resources.

Respectfully submitted,

Kenna Jonkman

Kenna Jonkman, MCIP, RPP
Manager of Development Services

KJ:lh

1,2 and 3: BC Agriculture and Food Climate Action Initiative website: <https://www.bcagclimateaction.ca/>

APPENDIX 'A'

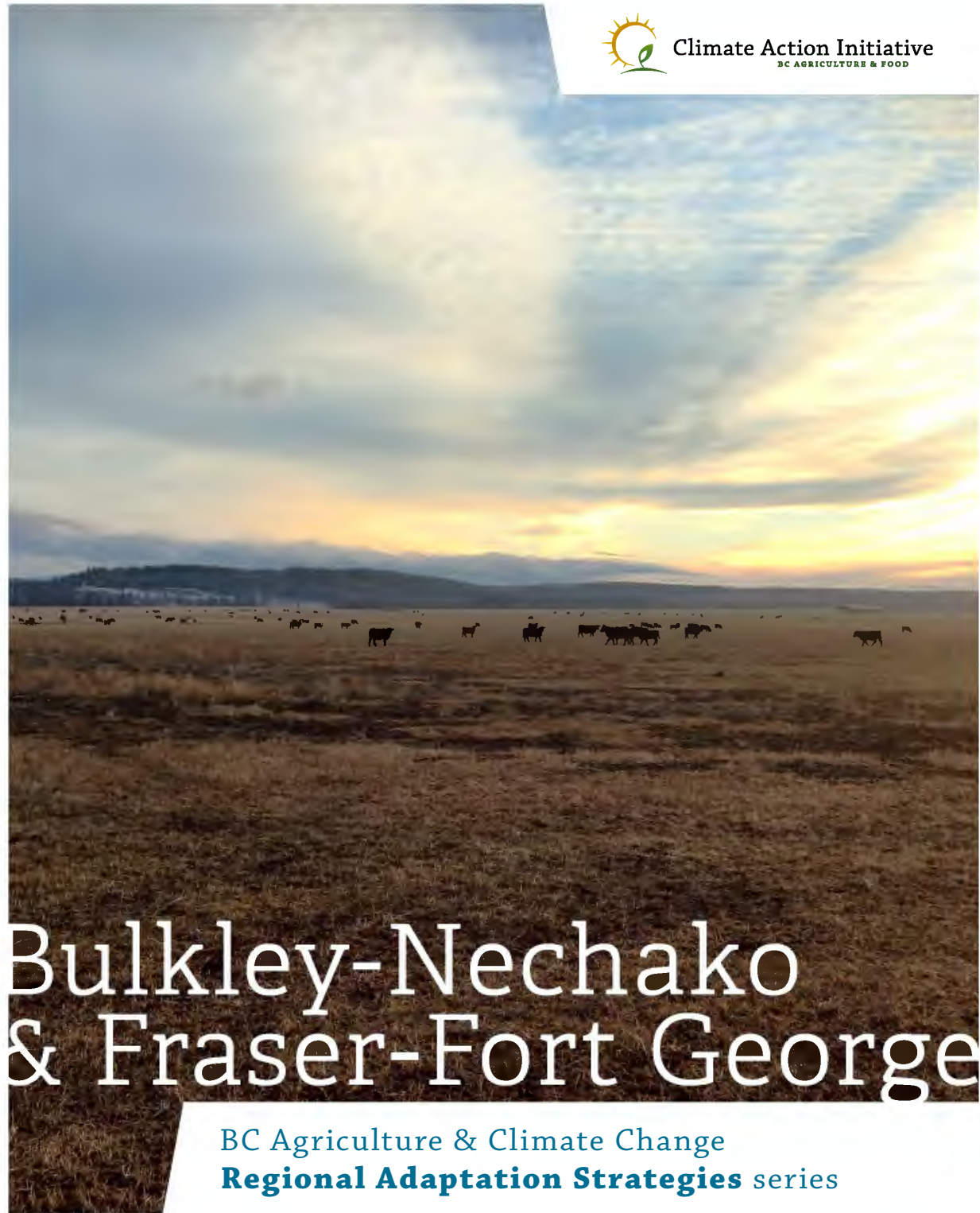
The Regional District of Fraser-Fort George will continue to partner with BC Agriculture and Food Climate Action Initiative and the Regional District of Bulkley Nechako to forward the objectives of the Bulkley-Nechako and Fraser-Fort George Regional Agriculture Adaptation Strategy.

Partnership commitments includes:

1. Director Alan, Electoral Area 'H' and Kenna Jonkman, General Manager of Development Services continue to serve as Regional District of Fraser-Fort George representatives on the Advisory Committee.
2. Administration to determine level of in-kind participation based on expertise and available resources, where the Regional District has been identified as a potential partner for an identified action.
3. Regional District to provide \$5,000 annually, for 2019, 2020, 2021 and 2022, to the BC Agriculture and Food Climate Action Initiative towards the implementation of actions, as detailed in the strategy and identified for implementation by the Advisory Committee.



Climate Action Initiative
BC AGRICULTURE & FOOD



Bulkley-Nechako & Fraser-Fort George

BC Agriculture & Climate Change
Regional Adaptation Strategies series



BC AGRICULTURE & FOOD
CLIMATE ACTION
INITIATIVE

Regional Adaptation Strategies: Bulkley-Nechako & Fraser-Fort George

This project is part of the *Regional Adaptation Program*, a program delivered by the *BC Agriculture & Food Climate Action Initiative*.

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Learn more at

www.bcagclimateaction.ca/regional/bnffg/

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Funding for this project has been provided in part by the governments of Canada and British Columbia under the Canadian Agricultural Partnership, a federal-provincial-territorial initiative.

Additional support has been provided by the Regional District of Bulkley-Nechako and the Regional District of Fraser-Fort George.

Funding is administered by the BC Agricultural Research & Development Corporation.

The BC Agriculture & Food Climate Action Initiative (CAI) develops tools and resources that increase the capacity of agriculture to adapt to climate change. Guided by industry, CAI brings together producers, government and researchers to develop a strategic, proactive and pan-agricultural approach to climate adaptation. The Regional Adaptation Program is part of the BC Ministry of Agriculture's ongoing commitment to climate change adaptation in the agriculture sector while enhancing sustainability, growth and competitiveness.

PROJECT DELIVERY TEAM

**Harmony Bjarnason,
Samantha Charlton & Emily MacNair**

PROJECT & WORKSHOP SUPPORT

Kenna Jonkman,
Regional District of Fraser-Fort George,
Debbie Evans & Jennifer MacIntyre,
Regional District of Bulkley-Nechako,
& **Foster Richardson,**
BC Agriculture & Food Climate Action Initiative

CLIMATE DATA

Trevor Murdock,
Pacific Climate Impacts Consortium

GRAPHIC DESIGN

Rocketday Arts
(cover photo by Harmony Bjarnason)

PROJECT CONTACT

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Climate Action Initiative
BC AGRICULTURE & FOOD



Acknowledgements

The *Bulkley-Nechako & Fraser-Fort George Adaptation Strategies* plan was initiated by the BC Agriculture & Food Climate Action Initiative to address priorities identified through both the 2012 *Climate Change Risk & Opportunity Assessment* and the 2010 *BC Agriculture Climate Change Action Plan* (both available at www.BCAGClimateAction.ca).

Thank you to the Regional District of Bulkley-Nechako and the Regional District of Fraser-Fort George and to the agricultural organizations that supported, and contributed to, the success of this project.

The development of the *Bulkley-Nechako & Fraser-Fort George Adaptation Strategies* involved contributions from many people, including 106 individual participants who took the time to attend between one and three of the project workshops. A special thank you to the agricultural producers who volunteered their time to come together and consider adaptation priorities and to provide their expertise and input.

Thank you to the *Pacific Climate Impacts Consortium* at the University of Victoria for providing the regional climate data and for assistance with data interpretation.

Thank you to the project Advisory Committee members in the Bulkley-Nechako & Fraser-Fort George region who participated in Committee meetings and attended the workshops. The project could not have been successfully completed without their valuable insights, assistance and input throughout the process.

Thank you to:

- **Andrew Adams**
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University of Northern British Columbia
- **Marion Cousineau**
District C Farmers' Institute
- **Megan D'Arcy**
Smithers Farmers' Institute
- **Darren DeFord**
BC Ministry of Agriculture
- **Debbie Evans**
Regional District of Bulkley-Nechako
- **Kenna Jonkman**
Regional District of Fraser-Fort George
- **Rayner Oosterhoff**
Bulkley Valley Dairymen's Association
- **Jon Solecki**
Skeena Regional Cattlemen's Association
- **John Stevenson**
BC Ministry of Agriculture
- **Bryan Swansburg**
Smithers Farmers' Institute
- **Janice Tapp**
Nechako Valley Regional Cattlemen's Association
- **Dan Willmann**
Prince George Cattlemen's Association

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Introduction

In the coming years, climate change will impact the agriculture sector in British Columbia in a range of different ways.

Although agricultural producers are accustomed to adjusting their practices to manage through difficult conditions, the scope and scale of climate change is anticipated to exceed anything previously experienced. Strategies and actions that will enhance agriculture's ability to adapt to climate change are the focus of this plan.

In 2011–2012, a province-wide assessment of climate change-related risks and opportunities evaluated the potential impacts of climate change on agricultural production and the sector's capacity to adapt.¹ The assessment made evident that due to British Columbia's diversity (with respect to agriculture, ecology and climate), a regional approach to climate change adaptation is required. In addition, while some adaptation will occur at the farm level, the context beyond the farm and collaborative approaches, are critical for supporting agricultural adaptation.

Building on these findings, in 2012–2013 a pilot project was initiated with agricultural producers, agricultural organizations and local governments in Delta and the Peace River and Cowichan Valley regions. Each planning process resulted in a distinctive set of local sector impacts and priorities, as well as a series of strategies and actions for adapting and strengthening resilience. The plans are

intended to offer clear actions suited to the specifics of the local context, both with respect to anticipated changes and local capacity and assets.

Following completion of the pilot, in 2013–2014 the *Regional Adaptation Program* was launched. The Program is delivered by the BC Agriculture & Food Climate Action Initiative (CAI). Since the Program's inception, additional adaptation plans have been completed for the Cariboo region (2014), the Fraser Valley region (2015), the Okanagan region (2016) and the Bulkley-Nechako & Fraser-Fort George region and Kootenay & Boundary region in 2019. Between 2017 and 2018, five of the plans (Peace, Delta, Cariboo, Fraser Valley and Okanagan) were updated to reflect implementation progress and near-term priorities.

From 2018 through to 2023, the Regional Adaptation Program is funded by the governments of Canada and British Columbia through the Canadian Agricultural Partnership. Once regional adaptation plans are completed, Canadian Agricultural Partnership "seed" funding is available to regional partners (working with the CAI) to develop and implement collaborative priority projects.

Completed plans and details regarding projects (completed and underway) are available at www.bcagclimateaction.ca.

PROJECT DELIVERY

A local Advisory Committee for the Bulkley-Nechako & Fraser-Fort George region was formed to provide input throughout the project. This Committee included participants from the two regional districts, the BC Ministry of Agriculture, the University of Northern British Columbia and seven local/regional agricultural organizations.

The agricultural producer participants volunteered their time throughout the project, representing four distinct local production systems. The regional district partners provided staff time and expertise and covered costs associated with the workshops. With funding from the Canadian Agricultural Partnership, the BC Agriculture & Food Climate Action Initiative provided core management and human resources for project delivery. Please see Acknowledgements for more details.



photo by Harmony Bjarnason

PROJECT METHODOLOGY

The development of the *Bulkley-Nechako & Fraser-Fort George Adaptation Strategies* involved three key stages:

Stage 1 – Project Development

A project plan was drafted and background research was conducted through a review of relevant documents and related activities. Nine preliminary meetings were held with producer organization representatives and local and provincial government staff to discuss local issues and priorities. An initial meeting was held with the local Advisory Committee to receive input on the project outline and the proposed approach for the first workshop.

Stage 2 – Workshops & Focus Groups

Two sets of workshops were held (each set held in two locations — Prince George and Quick²) for a total of four workshops. Due to the size and diverse geography of the Bulkley-Nechako & Fraser-Fort George region, two supplementary focus groups were also held (both in Dunster in the Robson Valley).

The first set of workshops (held in November 2018), focused on reviewing climate change projections, discussing the associated agricultural impacts and identifying priority areas of risk. Developing strategies and actions for adapting to these priority areas then became the focus of the second set of workshops.

Prior to the second set of workshops (held in February 2019), a series of overarching goals, strategies and sample actions was developed and reviewed by the Advisory Committee. These materials provided support for the workshop action planning process (which also incorporated consideration of local priorities, context and resources). A total of 106 individual participants attended one or more of the project workshops and/or the final implementation meetings.

Stage 3 – Implementation Meeting

An implementation meeting and a supplementary focus group were held in March 2019 with participants representing many of the local partner organizations. The meetings involved prioritization of draft actions based on which were most important, which were easiest to implement and which would support enhancement of capacity for additional adaptation. The meetings also included discussion of steps to implement prioritized actions.

Regional Context

GEOGRAPHY, CLIMATE & PRODUCTION CAPACITY

The geographic scope of the *Bulkley-Nechako & Fraser-Fort George Adaptation Strategies* includes the Regional District of Bulkley-Nechako (RDBN) and the Regional District of Fraser-Fort George (RDFFG). The Regional District of Bulkley-Nechako is directly north of the Cariboo region, bordered by the Hazelton Mountains to the west and the Omineca mountain range to the north.

The Regional District of Fraser-Fort-George is east of Bulkley-Nechako, and extends to the Alberta border, including the Robson Valley which follows the Fraser River to the southeast.

The entire region covers a total area of 124,037 square kilometres.³ Within the two regional districts there are 12 municipalities, 14 electoral areas and 18 First Nations communities.^{4,5,6,7} The combined population of the RDBN and RDFFG is 341,818, just under 7% of BC's total population.^{8,9,10}



FIGURE 1 Map of Bulkley-Nechako & Fraser-Fort George region (with ALR shown in green)

The centre of the Bulkley-Nechako & Fraser-Fort George region is in the Sub-Boreal Spruce biogeoclimatic zone with a continental climate that is characterized by significant annual variation in temperature (hot summers and cold winters). Summers are short but warm and moist, while winters can be severe. Most of the zone is under snow for four to five months, and the primary growing season is only a few months long.¹¹

The climate of the Robson Valley is distinct from the rest of the region and is characterized by Interior Cedar Hemlock zone, commonly called the Interior Wet Belt. The valley has long, warm summers and cool, wet winters. Although summers are relatively dry in most of this zone, the slow-melting snowpack generally helps keep soil moisture levels high during the summer.¹²

The Bulkley-Nechako & Fraser-Fort George region receives an average of 859 mm of precipitation annually, but this does not reflect sub-regional variation. For example, Vanderhoof receives an average of 488 mm annually, while McBride receives 687 mm.¹³ Smithers receives the most precipitation in June and from September through to November, whereas in Prince George, precipitation is more evenly distributed throughout the year, with relatively high precipitation throughout the summer months starting in May.¹⁴

For most of the Bulkley-Nechako & Fraser-Fort George region, long cold winters and cool nighttime temperatures are the major climatic limitations for agriculture. Historically, the region has excellent capability for forage production without irrigation.¹⁵ Only 3,980 hectares, or approximately 1.4%, of land in production is under irrigation and water has typically been a plentiful resource in the region,¹⁶ although this is changing (see Impact Area 3).

To the south of Prince George and through the Robson Valley, the agricultural land runs along the Fraser River. Stretching northwest from Prince George towards Smithers, much of the agricultural land lies in proximity to Highway 16. Most of the agricultural production is concentrated around Prince George, Vanderhoof, the Bulkley Valley and Lakes District, where the land is relatively flat and

the soil is fertile.¹⁷ Soils are diverse across the region with twenty soil series and two soil complexes in the Robson Valley alone.¹⁸ Soils across much of the region have high clay content, but with good soil management are favourable for the production of forage, silage and grain crops.¹⁹ The majority of soils in the region are class 4 and 5, but some areas are class 3 or higher with irrigation improvements.²⁰ Currently, an acidic pH and a lack of adequate organic matter are challenges for many producers in the region.²¹

ECONOMIC & INSTITUTIONAL CONTEXT

The forestry industry is the major economic driver in the Bulkley-Nechako & Fraser-Fort George region,²² employing close to 50% of the population in some areas.²³ Other key economic drivers are mining, services and supplies for natural resource and construction activities, and tourism.²⁴ Agriculture in the region contributed 2.5% of total provincial gross farm receipts in 2016, generating over \$91 million.²⁵ Profitability remains the greatest challenge for agricultural production within the region, in part due to high input costs.²⁶ In 2016 there were 1925 farm operators in the region, 7 % of the total number of provincial operators.²⁷

There is an abundance of Crown rangeland in the Bulkley-Nechako & Fraser-Fort George region, with approximately 3,829,473 hectares of range under 117 different tenures²⁸ (accounting for 7% of total provincial range tenures). There are 5 class A and B slaughter facilities in the region (4 in Bulkley-Nechako and 1 in Fraser-Fort George²⁹), but processors are challenged to meet their labour needs.³⁰

Agricultural land prices in the region are lower than the rest of the province and have remained relatively stable in recent years while land prices elsewhere have increased dramatically. In 2017, farm land in production in Northern BC increased by +0.2% (using a farm property benchmarking system established by Farm Credit Canada) compared to +0.5% just south in Cariboo-Chilcotin and +23.6% on Vancouver Island.³¹ Low land prices provide a competitive advantage for farmers and can attract new entrants to the region.³² Another draw for new entrants is a strong



photo by Morlaya / Shutterstock



photo by Hanaa Sheikh

demand for local food.³³ Local markets are utilized by many farmers (almost a quarter of all farms in the region do some form of direct marketing). Although transportation costs to large markets in the south are high, the region is well connected through the Highway 16 corridor, as well as to Alberta markets (in the case of the Robson Valley).³⁴

The Regional District of Bulkley-Nechako (RDBN) has completed an Agriculture Plan (2012) and has an Agriculture Committee (which consists of elected Board Directors) to guide plan implementation and to review land use applications and other planning decisions that may affect agriculture. A more recent and unique initiative of RDBN is the piloting of an Agriculture Coordinator position to provide information and resources to the industry. Fort St. James has completed an Agricultural Action Plan (2009).³⁵ The Regional District of Fraser-Fort George (RDFFG) does not, to date, have an Agriculture Plan or Agricultural Advisory Committee.³⁶

In 2011, RDBN and RDFFG collaborated to develop Beyond the Market, an economic development program to assist producers in getting their product to market across the Highway 16 area. The Beyond the Market initiative is no longer running, but it previously encompassed both regional districts and a small section of the Cariboo Regional District. The regional districts have also both contributed to Agricultural Land Use Inventories (ALUIs). In RDBN ALUIs were completed for specific areas in 2013,³⁷ and in RDFFG inventories were last undertaken in 2006/2007.

The BC Ministry of Agriculture has staff located in Prince George and Smithers, including one regional agrologist in each location. From the 1940s to the 1970s, local research took place through federally funded experimental farms in Smithers and Prince George.³⁸ There has been a substantial gap in research capacity in the region since these facilities closed, but in recent years a variety of short-term programs and initiatives have been supported by the local educational institutions.

The University of Northern British Columbia is delivering an Agricultural Network pilot project through which they have advanced research on bioenergy, value chain enhancement and cash crop feasibility, conducted garlic and seed trials, and developed soil test kits. The College of New Caledonia leads a small amount of applied research and five of its six campuses are located in the Bulkley-Nechako & Fraser-Fort George region. The BC Forage Council has conducted forage trials in the region, as well as research on winter grazing and forage export potential.³⁹ A new project is underway on pasture rejuvenation practices.⁴⁰

With respect to extension, the Community Futures Development Corporation (Nadina and Fraser-Fort George offices) plays a valuable role in mentoring, training, and building capacity for agricultural businesses. Quick College (near Smithers) hosts local courses and workshops, some of which are agriculturally related, and the Smithers Farmers' Institute hosts workshops and a conference each year for all type of producers. The Young Agrarians has a Central BC coordinator, a Land Matcher position for Central and Northern BC and hosts extension and networking events in the region.

AGRICULTURAL PRODUCTION

There are 1,239 farms in the Bulkley-Nechako & Fraser-Fort George region (7% of farms in BC) and the average age of producers is 56. In 2016, the total amount of land farmed was 292,115 hectares, including 77,198 hectares in crops. Between 2006 and 2016, average farm size in both regional districts increased, from 174 hectares to 188 hectares in Fraser-Fort George⁴¹ and from 308 hectares to 320 hectares in Bulkley-Nechako and Stikine.⁴² Only 6.2% (764,600 hectares) of the region's overall land base is included in the Agricultural Land Reserve (ALR).⁴³

Cattle ranching and forage production are the most common agricultural activities in the region. Other agricultural production in the region includes dairy and other livestock (bison, sheep, goats and hogs), grain, horticultural crops (vegetable, greenhouse, fruit and berry) and apiculture. Livestock operations are primarily cow/calf and cow/yearling operations.⁴⁴

Despite the fact that backgrounding (feeding calves for feedlots) is well established in Bulkley-Nechako & Fraser-Fort George, 47% of central interior calves are finished in other areas, particularly in Alberta.⁴⁵

More grain is grown in the Vanderhoof area than in any other part of BC outside the Peace River region.⁴⁶ Local experts indicate that grain farming in the region is increasing and there was an increase from eight to sixteen grain farms in the region between 2011 and 2016 (from 10,087 hectares to 10,785 hectares).⁴⁷ This could be a valuable development for the livestock sector since more local grain could help to bring down high feed costs during the long winter feeding period (mid-November to mid-May). The Robson Valley produces canola, wheat, barley, oats, specialized forage seed and forage crops.⁴⁸

Between 2000 and 2010, there was a decline in dairy, poultry and egg production in the Bulkley-Nechako & Fraser-Fort George region.⁴⁹ Chickens are farmed primarily at non-quota volumes. However, the number of dairy cows increased by 22% across the region from 2011 to 2016. In 2016, there were 23 dairy farms in the region, representing 4% of BC dairy farms, with most operations located in the Bulkley Valley.

In the Robson Valley and Prince George areas, there is a long history of vegetable production, consisting mostly of root vegetables and other storage crops. Closer to the coast in the northwest, where there is less wind and exposure and the temperature generally warms a few weeks earlier,⁵⁰ there are also some greenhouses and tree fruit operations. Many of the vegetable and berry producers in the region grow a large variety of crops on a small scale, and half of the vegetable and berry producers extend their growing season with greenhouses.⁵¹ There was an increase in vegetable farming in the region from 2011–2016.⁵² Vegetable and small fruit sales are typically off-farm, direct to stores or at farmer's markets.⁵³

Honey production in the region increased substantially between 2011–2016, indicated both through the number of farms reporting colonies (from 38 to 57 farms) and the number of colonies reported (from 600 to 712).

Regional Climate Science

Accessing the best possible information about climate change is the first step in determining the options for adaptation.

For many years, climate scientists have been improving and refining climate models to produce more accurate future projections.⁵⁴ These models have been validated in several ways, including against observed climate records.⁵⁵ The resolution of the data and models continues to increase, enabling the kinds of regional projections that follow.

The Pacific Climate Impacts Consortium (PCIC) is a regional climate service centre at the University of Victoria that provides practical information on the

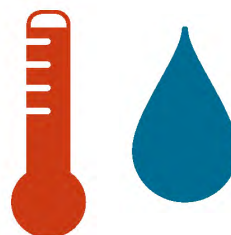
physical impacts of climate variability and change, in support of long-term planning.⁵⁶ As with the previous (CAI) *Regional Adaptation Strategies*, PCIC has assisted in the production of the agriculturally-relevant regional climate projections for the 2020s to 2080s that are presented in this document.

Additional information about regional climate projections, maps, and related definitions may be found in Appendix B and Appendix C, and in PCIC's *Omineca Climate Summary*.⁵⁷

CLIMATE PROJECTIONS

Key climate projections for the Bulkley-Nechako & Fraser-Fort George region from the 2020s to 2080s are summarized on the following pages.

Projections are derived from PCIC's *Statistically Downscaled Climate Scenarios*⁵⁸ at a gridded resolution of 300 arc-seconds (roughly 10 km) for the simulated period of 1950–2100.⁵⁹ Numbers provided are the median of all model runs under the Representative Concentration Pathways 8.5 (RCP 8.5) high GHG emissions model (red and blue solid lines in the graphs that follow). The shaded areas on the graphs show the range of projected possible future conditions. RCP 8.5 assumes minor reductions in emissions leading to a +3.5° Celsius increase in global temperatures. It is standard practice, when planning for future conditions at the local level, to focus planning around the worst-case scenario occurring at the middle of the century (2050s). The climate projections in this report follow this convention.⁶⁰



Temperature

Projections for key temperature variables (see sidebar) show a strong increasing trend with all models projecting warming in all seasons. This trend is significant compared to historical variability, represented by the black line in Figure 2. Average summer temperatures are projected to increase slightly more than average temperatures in other seasons, while average daytime maximum and nighttime minimum temperatures are also expected to increase across all seasons.

As shown in Figure 3 (following page), the Bulkley-Nechako & Fraser-Fort George region's complex topography creates considerable climate variability over short distances. Baseline temperatures vary with elevation (warmer in the valleys and cooler in the mountains) and warmer temperatures are found in the southern portion of the region on the Cariboo plateau. Projected warming trends (i.e., the percentage of change from the baseline) are fairly consistent across the region, even when the baselines vary due to topography (see Figure 3, following page) with slightly more pronounced warming projected adjacent to the Fraser River and around Vanderhoof. See Appendix B for sub-regional baselines and future projections.

Temperature Projections

- Annual average temperature⁶¹
 - + **1.6°C** by 2020s
 - + **3.2°C** by 2050s
 - + **5.3°C** by 2080s

BASELINE of 1.6°C⁶²

- Annual frost-free days⁶³
 - + **25 days** by 2020s
 - + **52 days** by 2050s
 - + **87 days** by 2080s

BASELINE of 146 days

- Growing degree-days⁶⁴
 - + **230 days** by 2020s
 - + **520 days** by 2050s
 - + **920 days** by 2080s

BASELINE of 817 days

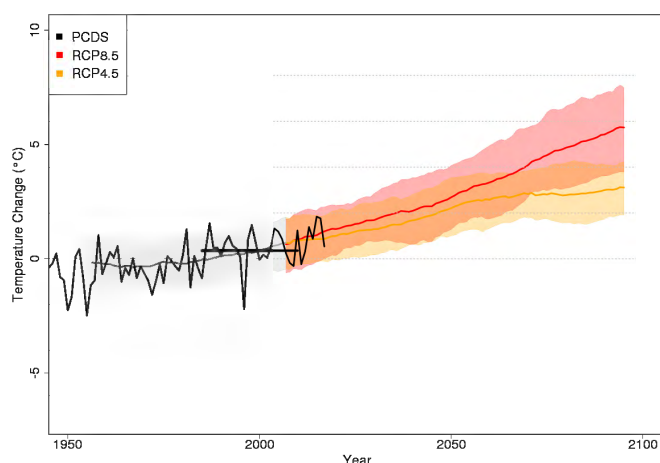


FIGURE 2 Average Annual Temperature change, 1960s to 2080s

RCP (Representative Concentration Pathways) 8.5 is a high GHG emissions scenario. RCP 4.5 is a medium GHG emissions scenario. The bold coloured lines indicate the mid-point of the ensembles of 12 different climate models while shading indicates the projected model range. The black line represents PCDS (Provincial Climate Data Set) and is historic climate data collected from BC.

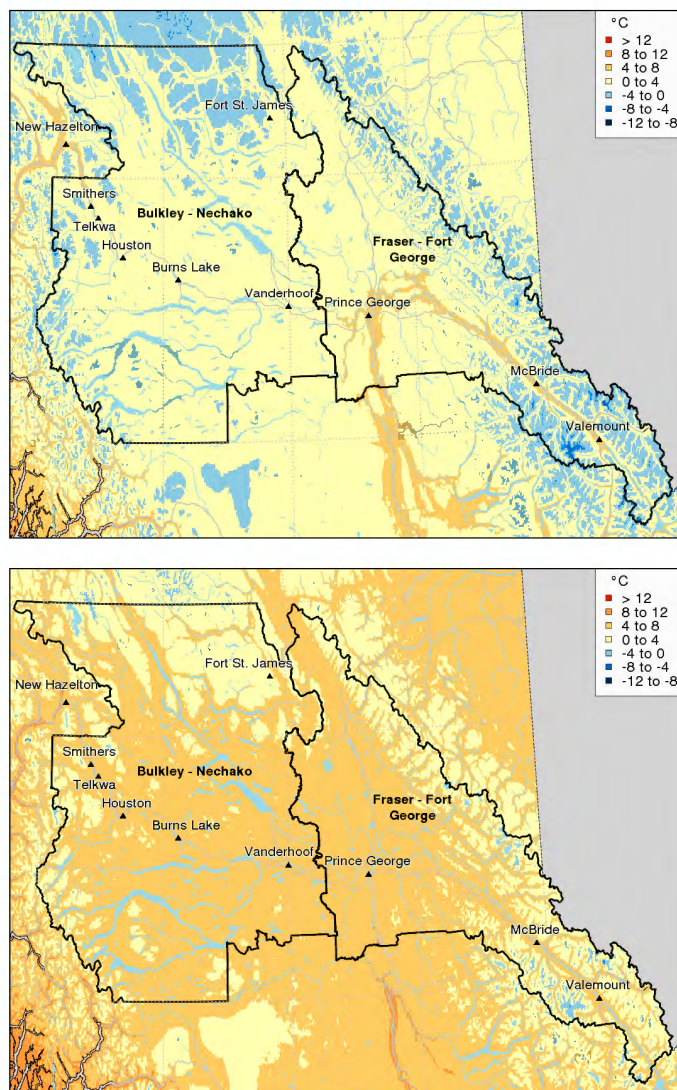


FIGURE 3 Bulkley-Nechako & Fraser-Fort George
Average Annual Temperature
TOP: Historic baseline, 1971–2000
BOTTOM: Projected, 2040–2070

These maps illustrate the spatial distribution of median values for annual temperature.

The baseline map [top] provides a visualization of historic annual temperature, while the 2040–2070 map [bottom] illustrates the projected change in average temperature over a 30-year future period. The global model data has been down-scaled to reflect regional temperature variation, driven largely by topography.

Precipitation

There is considerable variation in average annual precipitation across the region (measured in millimeters) with the majority of precipitation falling in the Hazelton, Omineca and Rocky mountain ranges. Smithers (in the northwest) receives an average of 498 mm of annual precipitation, Prince George (central) receives 638 mm, and Vanderhoof (slightly west of Prince George) receives 488 mm. Projections for average annual precipitation indicate an increase of 4.6% above the annual regional baseline (859 mm) by the 2020s, and an increase of 9.5% by the 2050s.

While local topography continues to create significant variation in sub-regional precipitation, seasonal relative precipitation projections (i.e., percentage change from the baseline) for the sub-regions closely follow the regional trends. Precipitation increases are the most pronounced in spring and fall. By the 2050s, precipitation is projected to increase substantially in all seasons except summer. See sidebar and Figure 4 for seasonal precipitation projections.

Precipitation Projections

- **SUMMER**
 - +2% by 2020s
 - +1% by 2050s
 - 4% by 2080s
 - BASELINE of 197 mm
- **FALL**
 - +5% by 2020s
 - +16% by 2050s
 - +28% by 2080s
 - BASELINE of 268 mm
- **WINTER**
 - +6% by 2020s
 - +7% by 2050s
 - +14% by 2080s
 - BASELINE of 233 mm
- **SPRING**
 - +6% by 2020s
 - +13% by 2050s
 - +24% by 2080s
 - BASELINE of 161 mm

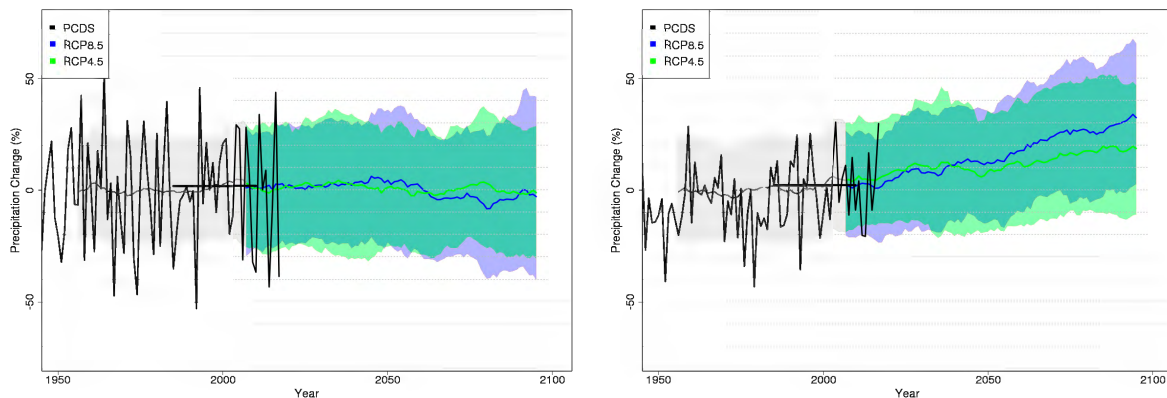


FIGURE 4 Average (Seasonal) Precipitation Change, 1960s to 2080s
 LEFT: Summer
 RIGHT: Fall

RELATED EFFECTS

The magnitude and frequency of extreme events, related to both temperature and rainfall, are forecast to increase with climate change. Unusually warm temperatures are very likely to occur more often, and unusually cold temperatures less frequently. Projections are for twice the number of days per year over 25°C and seven times the number of days per year over 30°C by the 2050s. Extremely hot days (defined as the hottest day in the past 20 years) previously reached 31°C. By the 2050s these extreme highs are expected to reach 33°C, and 36°C by the 2080s.⁶⁵ The frequency and magnitude of extreme rainfall events are also projected to increase.⁶⁶ Detailed projections for 2050s extremes are provided in the sidebar.⁶⁷

The Stuart River is located close to the centre of the region and provides an example of projected streamflow trends. Changes to streamflow will become more pronounced from the 2020s to 2080s, and the Stuart River watershed will remain a snow-dominated basin with streamflows expected to increase during winter and spring, and decrease in summer and autumn (by 2080s).⁶⁸ While this watershed provides an example of streamflow projections that are likely to occur across other rivers in the region, separate hydrological studies would be required for accurate projections.

Snowfall is projected to decrease only modestly in the Interior Plateau and Rocky Mountains, largely due to persistent cold temperatures at the higher elevations in this area. The length of the snow accumulation season will be about 38% shorter on average in the 2080s, with a reduction from nearly 80 days to 50 days in the Rocky Mountains and from 65 days to 40 days in the Interior Plateau.⁶⁹ The magnitude and seasonality of snowmelt is also projected to shift, resulting in earlier snowmelt freshets and reduced snowmelt volume.⁷⁰

The projected changes outlined in this section will affect the Bulkley-Nechako & Fraser-Fort George region's agricultural sector. The ecological effects and resulting agricultural impacts of these projected climate changes are summarized in the next section.

Extremes

- Days per year over 25°C are expected to occur more than twice as often by 2050.
BASELINE of 9 days per year
- Days per year over 30°C are expected to occur seven times as often by 2050.
BASELINE of 1 day per year
- 15% increase in "1-in-20 hottest day" temperature by 2050.
BASELINE of 30.7°C
- By the 2050s, 43% more of the rain falling will fall in heavy rain events.
- Days with heavy rain⁷¹ are expected to occur up to 33% more often in the 2050s.



Agricultural Impacts

The changes in climate projected for the Bulkley-Nechako & Fraser-Fort George region will have a range of impacts on the agriculture sector. These impacts are summarized in the table immediately below.

TABLE 1 Potential impacts of climate change on agricultural production in the Bulkley-Nechako & Fraser-Fort George region

Projected Climate Changes	Projected Effects	Potential Agricultural Impacts
<ul style="list-style-type: none"> ▪ Increase in summer average temperatures, potential decrease in summer rainfall ▪ Increase in extreme heat events ▪ Increase in winter and spring temperatures (more rapid snowmelt, drier conditions) 	<p>Increasing wildfire risk:</p> <ul style="list-style-type: none"> ▪ More frequent and intensive wildfire events 	<ul style="list-style-type: none"> ▪ Increase in costs associated with preparing for, managing and responding to wildfire ▪ Feed and bedding shortages and increase in associated costs ▪ Lost production during active wildfire and recovery period ▪ Negative impacts to animal and crop health, productivity and yield from smoke ▪ Road closures and loss of access to inputs and to distribution channels ▪ Loss of power and associated irrigation ▪ Stress and psychological challenges for producers
<ul style="list-style-type: none"> ▪ Increase in variability of conditions (including temperatures, precipitation and extremes) 	<p>Increasing variability:</p> <ul style="list-style-type: none"> ▪ Fluctuating and unpredictable seasonal conditions ▪ Increased uncertainty of frost risk timing (spring/fall) ▪ Increased variability in spring and fall precipitation/moisture 	<ul style="list-style-type: none"> ▪ Risk of livestock injury due to freeze/thaw ▪ Reduced insulation from snow; increase in forage crop winter damage/ winterkill ▪ Uncertain timing of blossom set and spring growth ▪ Reduced windows for crop development and seasonal tasks (e.g., pollination, planting, germination and harvesting)
<ul style="list-style-type: none"> ▪ Increase in average temperatures ▪ Increase in growing degree days ▪ Increase in growing season length ▪ Increase in minimum winter temperatures 	<p>Changing crop suitability ranges:</p> <ul style="list-style-type: none"> ▪ Changing seasonal conditions ▪ Changing production windows 	<ul style="list-style-type: none"> ▪ Potential for additional cuts of hay within season ▪ Opportunities to grow new varieties and types of crops ▪ Potential for season extension ▪ Increase in management complexity, risk and cost (e.g., with season extension) ▪ Inconsistent yield and quality of previously suitable crops ▪ Difficulty in identifying suitable crops for changing conditions

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Projected Climate Changes	Projected Effects	Potential Agricultural Impacts
<ul style="list-style-type: none"> ▪ Increase in average temperatures ▪ Increase in summer temperatures ▪ Potential decrease in summer precipitation ▪ Reduction in snowfall (and associated snowpack) 	<p>Warmer & drier summers:</p> <ul style="list-style-type: none"> ▪ More frequent and extended dry periods in summer ▪ Lower summer and fall stream flow levels (more rapid and earlier spring melt) 	<ul style="list-style-type: none"> ▪ Increase in water demand and decrease in water supply ▪ Increase in need for water storage ▪ Increase in costs associated with water supply and water distribution infrastructure ▪ Increase in need for dugout maintenance ▪ Impacts to crop yields and quality (particularly non-irrigated crops) ▪ Increase in need for purchased feed ▪ Late harvest (i.e., due to delayed growth or delayed seed head formation) ▪ Changes to timing and use of rangelands (versus hay) for grazing cattle
<ul style="list-style-type: none"> ▪ Increase in annual temperatures ▪ Increase in winter minimum temperatures ▪ Shifting precipitation patterns 	<p>Changes in pests, diseases, invasive species:</p> <ul style="list-style-type: none"> ▪ Increasing winter survival rates ▪ Increasing in number of cycles in a year ▪ Introduction of new pests and diseases ▪ Changing range/distribution of pests, diseases and invasive species 	<ul style="list-style-type: none"> ▪ More frequent and increased damage to crops ▪ Impacts to livestock health ▪ Reduction in forage and pasture quality/yield ▪ Increase in costs for management of pests, diseases, and invasive species
<ul style="list-style-type: none"> ▪ Increase in precipitation in winter, spring and fall ▪ Increase in frequency and intensity of extreme rainfall 	<p>Extreme precipitation events:</p> <ul style="list-style-type: none"> ▪ Increase in runoff ▪ Potential for more rain-driven flood events ▪ Increase in excess moisture 	<ul style="list-style-type: none"> ▪ Increase in site-specific flood risk and drainage issues ▪ Reduced access to fields and risk of compaction ▪ Increase in risk of soil erosion and landslides (exacerbated by wildfire impacts) ▪ Damage to infrastructure (e.g., dams and water storage) ▪ Potential for animal health risks from disease or flooding ▪ Impacts to soil health from nutrient leaching ▪ Damage to riparian areas (erosion, washouts, silting etc.) ▪ Negative impact on crop productivity and quality and changes to crop production (e.g., silage instead of hay)
<ul style="list-style-type: none"> ▪ Increase in average and seasonal temperatures 	<p>Increase in extreme heat events:</p> <ul style="list-style-type: none"> ▪ Increasing number of days per year over 25°C and over 30°C 	<ul style="list-style-type: none"> ▪ Increase in crop water demand ▪ Change in timing of animal husbandry (e.g., need to shear early or more often) ▪ Increase in crop damage and loss ▪ Increase in prevalence of some pests and associated damage ▪ Impacts to livestock health and productivity ▪ Challenges controlling temperature in poultry and dairy barns

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Projected Climate Changes	Projected Effects	Potential Agricultural Impacts
<ul style="list-style-type: none"> ▪ Increase in average temperature ▪ Increase in extreme events (e.g., wildfire, floods etc.) ▪ Potential for longer, warmer and drier summers 	<p>Changing ecosystems and wildlife populations/distribution: ⁷²</p> <ul style="list-style-type: none"> ▪ Changes in range and distribution of plant and animal populations ▪ Reduction in feed/water sources for wildlife 	<ul style="list-style-type: none"> ▪ Forest encroachment on grazing lands ▪ Changes to plant physiology and nutritional content (e.g., in forage crops) ▪ Increase in conflict with wildlife (bull elk, grizzly bears and wolves) ▪ Increase in pressure on agricultural lands from distribution of deer, elk (loss of crops and feed)

This set of “impact areas” (groupings of projected climate changes and their associated effects and agricultural impacts) formed the basis for discussions at the first set of workshops.

These impact areas were explored in detail with participants and ranked in order of importance for both the individual farm and at the regional level. Based on this input, the highest priorities were

identified and some impact areas in the table above were excluded from consideration at the second workshops. Those impacts that were excluded may prove to be problematic or advantageous in the Bulkley-Nechako & Fraser-Fort George region in the future, and should continue to be monitored. Adaptation strategies will still be needed for agriculture to address all impact areas.



photo by Samantha Charlton

Priority Impact Areas, Strategies & Actions

The following four impact areas were identified as the highest priorities with respect to agricultural adaptation in the Bulkley-Nechako & Fraser-Fort George region:

- **IMPACT AREA 1**
Increasing wildfire risk
- **IMPACT AREA 2**
Increasing variability and changing crop suitability
- **IMPACT AREA 3**
Warmer and drier summer conditions
- **IMPACT AREA 4**
Changing pest⁷³ and beneficial insect populations

In the sections that follow, a background description and adaptation goals are provided for each of the Impact Areas. Following the impact description, a series of strategies and actions to support the Bulkley-Nechako & Fraser-Fort George region agriculture sector with adapting to climate change are outlined.

The strategies and actions presented were developed to:

- Address the highest priority impact areas
- Reduce vulnerability to these impacts, and/or build capacity to adapt and respond to these impacts; and
- Define practical steps forward that address gaps and build on existing assets in the Bulkley-Nechako & Fraser-Fort George region context.

Following the strategies and actions, the final section highlights those actions identified for near-term implementation. Implementation details, key participants, timeframes and cost ranges are provided for these near-term priority actions.

IMPACT AREA 1: *INCREASING WILDFIRE RISK*

Fire is a natural phenomenon in the forests of Central British Columbia and has historically served to reduce build-up of forest fuels and to change the composition of the forest by replacing older stands of trees with trees of different ages.⁷⁴ Human management of wildfires has led to an accumulation of fuels in forests and many forest stands in Bulkley-Nechako & Fraser-Fort George have also been affected by die-off due to the mountain pine beetle.⁷⁵ These factors, when combined with a changing climate (i.e., warmer winter and spring temperatures, more rapid snowmelt and the potential for prolonged hot and dry summer conditions) are increasing the likelihood of more frequent and intense wildfires in the region, while also increasing the length of the wildfire season.

The Bulkley-Nechako & Fraser-Fort George region was at the heart of the record-breaking wildfire season (in 2018) which burned over 1,354,284 hectares of land and included the Shovel Lake, Verdun Mountain and Island Lake wildfires.⁷⁶ In RDBN the 2018 wildfires destroyed structures on more than 60 agricultural properties and affected 5,055 head of cattle, 250 ranch horses, 850 sheep, 775 goats and other livestock.⁷⁷ Despite the extent of the area burned in 2018, large areas of the region continue to be vulnerable to wildfire.

The risk of wildfire (and associated impacts to agricultural operations from wildfire) is largely influenced by the type of forest cover and the quantity of hazardous fuels on the landscape. Successful risk-reduction efforts will need to include coordinated fuel management treatments on both private and Crown lands and a focus on a shift to fire-adapted ecosystems.⁷⁸ BC Wildfire Service has incorporated a focus on fuel/land management into its mandate, increasing opportunities for collaborative fuel management projects.⁷⁹

Wildfires not only jeopardize crop production and quality, livestock health and agricultural infrastructure, but also require producers to invest time and money into preparedness planning, response and recovery. The Regional District of Bulkley-Nechako has been proactive in supporting agricultural wildfire preparedness through annual wildfire preparedness workshops. The Regional District of

Relevant Climate Change Effects

- Increasing average and maximum summer temperature
- Increasing number of days per year above 25°C and 30°C
- Increasing intensity/duration of hot and dry summer conditions

Fraser-Fort George has also supported agricultural wildfire preparedness over the past three years and continues to support preparedness through workshops and seminars, and is currently developing a video series with information specific to agricultural lands.⁸⁰ Additional workshops were held in the region by the BC Cattlemen's Association in 2018, and by CAI in 2019.⁸¹ Some communities and groups in the region have also been promoting wildfire preparedness, coordinating response and/or distributing wildfire information and updates (e.g., Pleasant Valley Cattlemen, Chinook Emergency Response Society on the south side of Burns Lake). Continuing to actively engage producers in wildfire planning and preparedness for their operations will enhance and expand the reach of efforts to date.

Producers rely on outside agencies for information during the wildfire season to inform response activities so supporting a consistent and collaborative approach to communication and information sharing (between Regional Districts, BC Wildfire Service and producers), before the wildfire season and during wildfire emergencies, is needed.

The strategies and actions in this section address the following *adaptation goals*:

- *Enhancing tools and resources for wildfire preparedness and mitigation*
- *Facilitating agriculture sector engagement with the forestry sector (re: fuel management and wildfire risk)*

IMPACT AREA 1 > STRATEGY 1.1

Assess and pilot collaborative fuel management and wildfire preparedness strategies for high-risk (Crown) agricultural interface areas

MANY FARMS IN Bulkley-Nechako & Fraser Fort-George are located adjacent to forested Crown rangeland which often contains a combination of heavy fuel loads and/or standing dead wood.⁸² Private land and infrastructure on the interface are at risk from wildfires on Crown land, particularly from ember showers igniting spot fires.⁸³ While producers may take proactive steps to reduce wildfire risk and fuel loads on private lands, often the most significant risk is posed from adjacent lands.

Some options for fuel management on Crown land do exist — such as clearing trees on fenceline right of ways and removing small volumes of non-saleable timber — but removal of felled trees and small fuel to mitigate fire risk is a challenge and available methods are often insufficient to fully address heavy fuel loads.⁸⁴ A previous project completed in the Cariboo region identified key barriers to fuel management on

Crown land, and could be used to inform actions for this strategy.⁸⁵

To fill current gaps in fuel management, there is a need to support collaborative action that removes, and disposes of fuel at the agricultural interface. Pilot projects could help to identify the most viable approaches while exploring options to streamline permitting processes (e.g., for removing trees from fencelines) and to address logistical barriers to fuel management activities. Successful action would require collaboration between forest managers, licensees, agricultural producers, the Regional Districts and BC Wildfire Service. Due to broad interest in cooperative fuel management projects, there may be opportunities to implement pilots in multiple regions simultaneously to test varying approaches and share findings across regions.

ACTION 1.1A Assess and pilot collaborative fuel management

- Review options (including consideration of costs/economics, challenges/barriers and potential co-benefits) for management of forest fuels near agricultural operations such as:
 - Harvesting along the grassland benchmark;
 - Fuel thinning;
 - Fuel chipping/ shredding;
 - Silvopasture/agroforestry to remove understory;
 - Prescribed burning; and/or
 - Range management practices to reduce fuel loads.
- Bring agriculture and other stakeholders together to evaluate possible opportunities and challenges related to particular approaches.
- Determine the scope and focus of one or more pilot projects.
- Implement pilot projects and monitor results to inform broader fuel management strategies.

ACTION 1.1B Pilot an approach to streamlining planning/permitting for fuel management

- Based on options identified in ACTION 1.1A, pilot an approach to streamline planning and permitting:
 - For fuel management on Crown land close to agricultural operations and infrastructure;
 - To increase fenceline clearing and increase right of ways.⁸⁶
- Evaluate pilot and determine options for scaling up to other regions or provincially.

IMPACT AREA 1 > STRATEGY 1.2

Enhance and expand farm/ranch and small group wildfire preparedness

DESPITE THE EXTENT of the area affected by wildfire in 2018, wildfire risk is still very high across the Bulkley-Nechako & Fraser-Fort George region and areas that have recently experienced wildfires still need to be prepared. Mitigating damage associated with wildfire requires preparedness planning at the farm, small group and community levels.

There have been a number of activities in the region to support producers with farm-level preparedness planning. In 2018, the BC Agriculture & Food Climate Action Initiative (CAI) released a Workbook and Guide to assist producers with planning for a wildfire emergency and reducing impacts to their operations.⁸⁷ These materials were promoted through workshops held across the province by the BC Cattlemen's Association (2018) and CAI (2019). The Regional District of Bulkley-Nechako also hosts annual preparedness workshops. Continuing to support farm-level preparedness planning that is well suited to local circumstances and production types is a key element of this strategy.

Producers in remote areas would also benefit from small group wildfire preparedness planning that enables cooperative response activities such as: planning for relocating livestock, sharing equipment, and distributing wildfire updates/information through predetermined channels. The recently created Chinook Emergency Response Society (focused on the south side of Burns Lake in the RDBN) is an example of a community-led initiative to address the information and preparedness needs of remote communities.⁸⁸ CAI is also developing template materials to assist with small group preparedness.⁸⁹

Producers rely on outside agencies (regional districts and BC Wildfire Service) for information during the wildfire season. Ensuring that there is shared understanding of process, roles and responsibilities, and that updates are provided in a timely and effective manner, is critical for reducing impacts from wildfire. A pilot project is underway in the Okanagan-Similkameen region to establish a plan to guide communication between the Regional District of Okanagan-Similkameen, response agencies and agricultural residents.⁹⁰ The pilot approach could be adapted/replicated in the Bulkley-Nechako & Fraser-Fort George region.

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ACTION 1.2A Partner with existing initiatives to promote and deliver wildfire preparedness planning resources for farms/ranches	ACTION 1.2B Provide small group wildfire preparedness planning support	ACTION 1.2C Develop shared communication plan for wildfire emergencies
<ul style="list-style-type: none"> Collaborate with existing wildfire preparedness initiatives and identify any gaps. Address any identified gaps with supplementary materials or activities including: <ul style="list-style-type: none"> Ensuring the unique needs of small-scale farms are met with existing resources; and/or Delivering supplementary technical/financial support for on-farm fuel management. 	<ul style="list-style-type: none"> Assess level of interest in small group plans across the region (i.e., number and locations of potential groups). Facilitate expansion of small group wildfire preparedness planning by: <ul style="list-style-type: none"> Partnering with existing local initiatives; Bringing producers and key agencies together in workshop-based planning process; Utilizing/refining CAI small group planning template; and/or Supporting cooperative fuel management planning and implementation. Provide completed preparedness and response plans to response agencies (e.g., Regional Districts, BC Wildfire Service). 	<ul style="list-style-type: none"> Bring producers, Regional Districts, BC Wildfire Service, RCMP and response agencies together to determine stakeholder objectives and to develop the communication plan.⁹¹ This plan may include: <ul style="list-style-type: none"> Roles and responsibilities during a wildfire; Local contact information; Permitting and re-entry; How and what to communicate at what times; and/or Where to post/find information. Implement wildfire communications plan. Evaluate outcomes and refine as needed. Develop a standardized template that can be utilized across BC regional districts.

IMPACT AREA 1 > STRATEGY 1.3

Initiate dialogue on forest management practices and agriculture wildfire risk

IN RECENT YEARS, wildfire seasons in Central BC have become longer and more intense, largely due to increasingly dry summer conditions combined with excessive build-up of wildfire fuel (resulting from fire suppression and forest management practices, as well as widespread issues with forest health).⁹²

Producers living and working on the agricultural/wildland interface would benefit from improved information on forestry practices and how they are being adapted to mitigate wildfire risk, and on other forestry-related topics of importance to the agriculture sector. Compiling existing information and research into a summary tailored to the agricultural sector would be a first step in facilitating the sector's engagement regarding forest management practices. This summary can be used to guide meaningful on-going engagement between agricultural leaders/stakeholders and forestry leaders/stakeholders

through a working group or some other mechanism (e.g., forum).

While at present producers do not have an effective way to engage with the forestry sector on topics of agricultural importance, related initiatives do exist in the region. One such initiative is the recently launched Northern Initiative for Wildfire Resilience, that is working with stakeholders to strengthen partnerships and shift forest and fire management practices towards a paradigm that focuses on ecosystem and community resilience.⁹³ Other multi-stakeholder working groups that have been formed in the past to address complex issues could serve as a model. For example, the "Cariboo-Chilcotin Regional Agriculture-Wildlife Committee" was formed to assess the economic impact of wildlife on agriculture in the region and propose a strategy to prevent loss of forage, annual crops and livestock.⁹⁴

ACTION 1.3A Summarize current forestry management practices and their potential impact to agricultural wildfire risk

- Consult with producers to document priority issues/concerns.
- Undertake background research to inform summary that may include the following areas of focus:
 - Clarifying fenceline clearing regulations/policy on Crown land;
 - Assessing how forest management practices affect wildfire risk;
 - Documenting how forest management practices are adapting to climate change (e.g., new stocking standards and adaptive seed transfer guidelines)
 - Summarizing current understanding of how the forest ecosystem is changing and how wildfire impacts may change forest composition;
 - Considering the potential of replanting protocols and treatment option effects on wildfire risk; and/or
 - Identifying options for incorporating agricultural values into forestry planning.

ACTION 1.3B Facilitate dialogue between agricultural leaders/stakeholders and forestry leaders/stakeholders

- Identify existing channels for agriculture stakeholders to dialogue with forestry stakeholders.
- Host a forum with agricultural leaders/stakeholders and forestry leaders/stakeholders to share summary from ACTION 1.3 and facilitate initial dialogue.
- Discuss possibilities for joint agriculture/forestry pilot projects (e.g., silvopasture pilots on marginal rangelands with reasonable agricultural soil capability and low quality timber).
- Support initiation of a mechanism for on-going dialogue and input from agriculture (working group, committee, advisory).

IMPACT AREA 2: INCREASING VARIABILITY & CHANGING CROP SUITABILITY

Increasingly variable conditions (e.g., unpredictable changes in temperature and precipitation, increasing freeze-thaw cycles in winter and spring, late winter rain, extreme heat in summer) are adding to the complexity and costs of farm management. The timing of critical activities in the production season (such as planting, pollination and harvesting) is becoming less predictable. Variable temperatures and abrupt temperature swings result in increased risk of frost damage and can lead to perennial crop loss and animal mortality. Icy conditions brought about by winter rains or melting snow that freezes overnight create hazardous conditions for livestock and can result in winterkill of forage crops.

Adapting to variable conditions requires that producers increase their overall resilience as well as their ability to respond to a broad range of projected changes. Some changes — such as increasing growing degree days and increasing growing season length — may open up new opportunities, provided that producers can adequately manage through seasonal variability.

A critical strategy for adaptation is local research to trial new crops or varieties and to evaluate how differing practices and technologies may strengthen resilience. Some producers are already undertaking applied research, but would benefit from additional research support and expertise, as well improved communication channels for sharing results and/or exchanging information with other producers.

As growing degree days increase in the region (54% faster than the BC average by the 2050s)⁹⁵ and the length of the growing season extends, crop suitability may shift in some areas, opening up new production opportunities. Producers are interested in new crops that are shown to be feasible and economically viable, but a successful transition requires local trials as well as market research and support.

Relevant Climate Change Effects

- Shifting precipitation patterns
- Increasing annual and seasonal temperatures
- Increasing growing degree days and growing season length
- Increasing frequency and intensity of extreme events

Limited access to reliable local weather information is a gap for most producers which impacts their ability to manage variable conditions. Increasing the availability of weather data and forecasts would enable producers to be more precise and effective with timing of nutrient management, irrigation scheduling and pest treatments, and would support more accurate assessments regarding the feasibility of new crops under changing climate conditions.

The strategies and actions in this section address the following *adaptation goals*:

- *Strengthening farm business resilience through enhanced capacity to innovate, diversify and share knowledge*
- *Improving sector access to baseline weather information*

IMPACT AREA 2 > STRATEGY 2.1

Facilitate research and knowledge transfer on innovative farm practices, new and novel crops & crop diversification

SOME PRODUCERS IN the region are already adapting to increasingly variable conditions by experimenting with new crops and innovative seed mixes, and by testing new farm practices and shifting the timing of farm activities (e.g., seeding in the fall instead of the spring). Other producers are eager to undertake research but require assistance and support to design and undertake trials and analyze results.

Supporting a collaborative and structured approach to trials (e.g., coordinating trials in multiple locations with producer cooperators, consulting with producers on research topics, coordinating bulk seed purchases) and supporting producers with research design, data collection and analysis, will result in higher levels of confidence in research results. The recently developed *Guide to On-Farm Demonstration Research* provides a structured approach for forage producers to develop research questions, gather data and analyze results.⁹⁶ A new project is also underway (from 2019–2022) in the Kootenay and Boundary region, building on the Guide by developing research templates and accompanying Case Studies for a range of commodities and research questions.⁹⁷ Results of this work can be extended to producers in Bulkley-Nechako & Fraser-Fort George region to support this Strategy.

The University of Northern British Columbia (UNBC) has recently completed a feasibility study to identify new cash crops and bioenergy crops that could thrive in the region (in a changing climate) and also have strong market viability.⁹⁸ Based on this research, in-depth market assessments are being completed for garlic, Jerusalem artichoke and Haskap and Saskatoon berries. There is potential to expand the geographic reach of UNBC's work to include parts of the region not previously involved, as well as to increase the research scope to include additional crops (particularly new varieties of current crops and more drought tolerant varieties). Expanding the market analysis/economic component of the study may also bolster transition to new crops, since producers are interested in diversifying production, but require assurance that there is market demand.

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ACTION 2.1A Coordinate producer-led knowledge transfer, research and trials

- Create an inventory of current producer-led research and identify emerging research priorities.
- Develop a program (to distribute existing resources) to support producers with farm research including:
 - Providing technical input in advance of – and during – on-farm trials;
 - Assisting with data collection and data analysis; and/or
 - Coordinating research between farms.
- Coordinate producer-to-producer knowledge transfer (e.g., field days, fact-sheets, website).
- Create a common database of research results from producer-led trials.

ACTION 2.1B Expand local crop studies and strengthen crop suitability analysis and market analysis

- Expand the UNBC Cash Crop Study in order to include:
 - Crops which producers can use to diversify operations;
 - New/alternate crops that complement existing production systems;
 - Crops/varieties that are drought resistant (link to ACTION 3.3B);
 - Considerations of micro-climate suitability and analysis of crop performance with climate change;
 - Enhanced market analysis component, including potential climate change affects on consumer behavior and market trends; and/or
 - New market trends, comparative return on investment between traditional and new crops.
- Initiate crop trials with producer cooperators for the most promising crops.
- Share results through fact sheets or other complementary resources.

IMPACT AREA 2 > STRATEGY 2.2

Integrate climate change information into farm business planning programs and resources

PRODUCERS IN THE Bulkley-Nechako & Fraser-Fort George region can access farm business planning services (which include resources on topics such as production economics, business strategy and succession/transition planning) through the Ministry of Agriculture and other local agencies.⁹⁹ While these services provide support with assessing the financial underpinnings of a farm business and associated planning, climate change considerations are not included.

Climate change will increase financial risk for producers through a variety of associated impacts. Incorporating climate change considerations into business planning programs would help producers to better understand their risks, and would support informed investment in infrastructure and practices to enhance farm resilience and viability under changing climate conditions.

Small farms can face challenges in accessing business planning services if they generate relatively low farm-gate receipts. For example, to be eligible for the BC Ministry of Agriculture's farm business planning services, farms must have generated over \$30,000 in annual gross revenue in the previous year.¹⁰⁰ Working with existing programs to pilot an initiative to serve small farms would be beneficial, as small farms have limited ability to invest in farm-level climate change adaptation solutions.

Crop suitability models are used to determine a crop's performance in a given environment (by simulating key processes driven by plant physiology, soil chemistry and climatic variables) and are an important tool in understanding which crops will be most viable under future conditions.¹⁰¹ Improving the availability of crop suitability modelling results would help producers to evaluate, and potentially to take advantage of, increasing growing season length and growing degree days.

ACTION 2.2A Partner with agricultural business planning programs to add climate change considerations to farm business planning resources

- Complete a scan of existing programs/resources and identify opportunities to add climate change information. This may include:
 - Extreme event preparedness (e.g., understanding and mitigating risk from wildfires and floods);
 - Considerations regarding water supply availability/ infrastructure under current and future conditions;
 - Business management practices for resilience (e.g., insurance, diversification); and/or
 - A "climate risk stress test" for measuring an operation's current resilience.
- Incorporate information on future crop suitability and opportunities (if available) into planning tools.
- Improve producer awareness of, and access to, these resources through outreach/communications activities.
- Pilot specialized business planning for small farms (gross revenue \$30,000 and under).

ACTION 2.2B Complete regional crop suitability modelling for integration into farm business planning

- Complete a scan of existing crop suitability modelling for BNFFG and comparable regions.
- Determine which new or existing crops have the most potential for expansion in the region and complete crop suitability modeling for these crops.
- Develop resources to communicate crop suitability findings to producers (e.g., fact sheets, case studies, online tools).
- Incorporate resources into a business planning module (as a part of ACTION 2.2A).

IMPACT AREA 2 > STRATEGY 2.3

Establish a regional weather data and monitoring network and develop decision support tools

IMPROVING ACCESS TO real-time weather data (such as growing degree day accumulation, daily minimum and maximum temperatures) supports farm planning and decision-making that is more responsive to local microclimates (rather than timing activities based on historical averages). Access to more precise weather data would also allow producers to better track how variable conditions are affecting their operations year over year (e.g., frequency of late spring frosts, spring diurnal temperature differences).

Producers in the region have access to historic data (e.g., temperature, heat units, pest degree days, evapotranspiration) and five-day forecasts for 22 weather stations across the Fraser-Fort George and Bulkley-Nechako region through the Farmwest network.¹⁰² However, not all of these stations measure variables of value to the agriculture sector (e.g., humidity, precipitation) and there remain significant geographic gaps in weather station coverage of agricultural areas.¹⁰³ Some weather data (such as temperature and rainfall) is also available through the Government of British Columbia's *Climate Related Monitoring Program* (CRMP).¹⁰⁴

Improving the weather station coverage in agricultural areas, and enhancing producer access to weather data and weather forecasts, would provide producers with valuable, real-time information to support farm activity planning and decision-making, while also enabling producers to track variable conditions over time to better document changes and extremes. An enhanced weather station network, with more stations covering a broader range of micro-climates, will also support the development of decision support tools which link to real-time weather station data.¹⁰⁵

Farmwest, working with the BC Ministry of Agriculture and Agri-Food Canada, has developed a system for feeding data to their website from stand-alone weather stations. Connecting new and/or additional weather stations to the Farmwest network will enable station data to be linked with currently available tools (i.e., historic data, five-day forecasts).¹⁰⁶ Some additional decision-support tools are linked to the Peace region agriculture weather network.¹⁰⁷ There are also examples of relevant tools from other jurisdictions (such as the AgWeatherQuebec forage tool).¹⁰⁸

There is currently a very limited set of relevant decision support tools available to producers in the Bulkley-Nechako & Fraser-Fort George region and there is also a need to increase knowledge about how various tools can support farm activity planning. Effective application of both existing and any newly developed decision support tools requires training to ensure producers are comfortable using the tools and can integrate them into their management systems.

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ACTION 2.3A Develop an improved weather station network

- Assess coverage of current weather monitoring including identification of geographic and data gaps.¹⁰⁹
- Identify suitable station sites, data to be collected and partners for stations (different criteria and partnerships would be required for private land and public/range land).
- Explore potential for partnering with existing networks (Farmwest, CRMP, Peace Region Weather Network).
- Explore potential to:
 - Integrate air quality/smoke data into the weather data system;
 - Connect new stations to existing wildfire risk models; and/or
 - Connect to river forecast system infrastructure.
- Identify and convene key partners to develop a plan for improving and maintaining agricultural weather data (including consistent collection and quality control of data).

ACTION 2.3B Share weather station data and decision support tools with producers

- Explore options for decision support tools to be made available in the region including:
 - Potential for adapting existing tools, or
 - Opportunities for developing new tools, for commodities such as forage, hay and for farm practices such as range management. (e.g., tools could input current weather data to provide recommendations on the best seeding date and harvest date for a crop).
- Develop tool(s) and resources (as prioritized above) and share them with producers.
- Establish a long-term outreach and extension plan to communicate availability of improved weather/climate data to producers.

IMPACT AREA 3: *WARMER & DRIER SUMMER CONDITIONS*

Of the 292,115 hectares of land in the Bulkley-Nechako & Fraser-Fort George region used primarily for agricultural purposes, it is estimated that only 1.4% (3,980 hectares) is irrigated.¹¹⁰ Irrigation systems vary but include wheel lines, hand lines and cannons for field applications (primarily forage/pasture) and drip irrigation for market gardens. A rough estimate derived from available provincial data on dams indicates that there are approximately 127 active dams (30 agricultural) and approximately 773 agricultural water licenses in the region. These are mostly surface water licenses, since groundwater has only been regulated since 2016. Water storage infrastructure is primarily utilizing dams and dugouts.¹¹¹

Climate change projections for warmer and drier summer conditions (an increase in average annual and summer temperatures, as well as a greater likelihood of significantly decreased summer precipitation in some years) will result in increased rates of evapotranspiration and increased agricultural water demand to maintain production. Dry years are already impacting some water systems in the region. In 2018, the Northwest, Upper Fraser West, Upper Fraser East and Nechako regions reached Level 2 to Level 3 drought ratings, meaning these areas were very dry.¹¹²

Rising winter temperatures are also expected to result in a decrease in snowpack and earlier peak stream flows,¹¹³ reducing water supply during periods of greatest water demand. Large-scale changes in land cover due to the combined impacts of forest management practices, mountain pine beetle and wildfires are also affecting hydrology and water resources. The 2018 wildfire season dramatically altered large forested areas increasing the risk of runoff resulting in soil erosion, landslides and flooding. This risk will be exacerbated by heavy rainfall or rapid winter snow melt as the water holding capacity of the landscape and soils has been reduced.¹¹⁴

Relevant Climate Change Impacts

- Increasing average summer temperature
- Increasing number of summer warm days and extremely hot days
- Rising winter minimum temperatures
- Potential for decreasing summer precipitation

The broader context for water management in the Bulkley-Nechako & Fraser-Fort George region includes a range of stakeholders, values and considerations. The Nechako Watershed Strategy identifies water quantity and quality concerns, pertaining to various values including the Nechako White Sturgeon, which has become an endangered species.¹¹⁵ First Nations water rights and treaty negotiations are also affecting the landscape of water use in the region, as illustrated through numerous emerging initiatives, agreements and projects in the Nechako Watershed.¹¹⁶ Water infrastructure projects on the Nechako reservoir are another important consideration. Adding to the complexity of the changing water context has been the introduction of the (2016) Water Sustainability Act.¹¹⁷ Regulations of particular concern for producers are the Groundwater Protection Regulation, the Dam Safety Regulation, and the evolving Livestock Watering Regulation.¹¹⁸

As the growing conditions in the region shift, more producers — even in the historically wetter area of the Robson Valley — are considering irrigation.¹¹⁹ While the relatively high costs of hydroelectric power and narrow profit margins have made the business case for irrigation uncertain, this requires further exploration in the context of climate change.¹²⁰ Irrigation infrastructure that can also be used for fighting wildfires, or protecting farm assets during a fire, may make the cost-benefit of irrigation more favourable.

For producers in the Bulkley-Nechako & Fraser-Fort George region, access to sufficient water for irrigation and livestock watering is a significant concern. This is directly linked to the ability to store and/or conserve water during seasons when it is plentiful. A focus on healthy water systems and increased water supply through storage, as well as continuous improvement in agricultural water management practices, will enable resilient agricultural production in the region into the future.

The strategies and actions in this section address the following *adaptation goals*:

- *Supporting the establishment of agricultural water storage*
- *Optimizing agricultural water use and management*

IMPACT AREA 3 > STRATEGY 3.1

Improve informational resources about farm/ranch water storage development

ENHANCING WATER STORAGE capacity will reduce vulnerability associated with extended dry periods and warmer temperatures. Determining the most appropriate water storage solution is a site-specific process which involves site assessment, analysis of farm/ranch water needs and available water supply, technical considerations for building water storage and adherence to applicable regulations (depending on the water source).

The changing regulatory context for water storage is increasing the demand for clear and accessible information. Both the BC government¹²¹ and agricultural organizations, such as the BC Cattlemen's Association,¹²² have taken steps to provide information to producers. Despite these efforts, informational gaps remain and producers — particularly those without support through commodity associations — are seeking additional information as regulations (e.g., the Livestock Watering Regulations) continue to evolve. Improving access to information could include workshop sessions on dam safety (using materials developed through previous projects in the Cariboo¹²³), question and answer sessions with agency representatives/experts, and/or development of a database of professionals and contacts with relevant expertise.

Producers are also seeking information to support farm and ranch-level decision making regarding their unique water needs and opportunities. Developing new resources would help to fill information gaps, and more active knowledge transfer through workshops and field days that demonstrate various storage options,¹²⁴ as well as highlighting best practices for maintaining existing dugouts in a changing climate (e.g., how to limit evapotranspiration of storage, aerating dugouts to improve water quality) would be beneficial. Providing information through a series of water storage “case studies” would also be valuable. A diverse range of scenarios and considerations could be presented through the case studies (e.g., amount of water needed, soil type, potential water sources) and field days and/or written case study summaries could highlight decisions, challenges and opportunities. Any information shared would also need to address whether current water storage designs are adequate under a changing climate.

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ACTION 3.1A Identify and implement mechanisms to connect producers with (up to date) resources and expertise associated with water storage regulation

- Identify key resources of interest – and preferred mechanisms for sharing these materials – likely to include:
 - Delivering agricultural dam safety workshop sessions;
 - Presenting at industry association meetings/events and/or hosting workshops; and/or
 - Holding question and answer periods with technical advisors and regulators.
- Develop supplementary materials for navigating permitting processes including list of human resources available to assist with regulatory and technical questions.
- Support the agriculture industry with provision of information to producers as livestock watering regulations are developed.

ACTION 3.1B Create and/or share resources to assist producers with enhancement or development of water storage

- Inventory existing informational and technical resources.
- Work with local partners to identify exemplary and innovative case studies.
- Document case studies and develop resources to address gaps or provide locally relevant information potentially including:
 - Regulatory considerations;
 - Suitability of different infrastructure;
 - Cost-benefit analysis and pay-back period;
 - Cost-share supports/co-funding;
 - Climate change considerations; and/or
 - Management for settlement ponds and dugouts.
- Coordinate knowledge transfer (e.g., via field days, written resources) to share resources.

IMPACT AREA 3 > STRATEGY 3.2

Assess the feasibility of developing water storage that captures run-off to reduce localized flood risk

AS THE CLIMATE conditions that result in rapid snow melt and/or spring flooding become more common, storage of excess runoff during wet periods could improve water availability during dry conditions, while also playing an important role in flood control. Site specific flooding from spring freshet or extreme precipitation can lead to a variety of negative impacts to agricultural production and to the broader community and landscape. By achieving multiple benefits, linking water storage and flood mitigation may enhance collaborative approaches and partnerships for implementation.

The potential for sustainable water storage in the region is affected by local precipitation patterns and snow dynamics (i.e., snow accumulation, timing/rate of melt) which are shifting with climate change. Identifying areas (at a sub-regional level) where additional water is needed, and where there is either excessive runoff or surface flow early in the season, would be an important initial step. Once suitable areas of focus have been identified, an in-depth analysis could identify optimal sites for (potentially shared) water storage.

Collaborative development of a shared water source may help to keep costs down for individual farms/ranches, and may be an important mechanism to increase storage capacity. In areas most impacted by mountain pine beetle and associated forestry activities and/or by wildfires, excess runoff and resulting erosion and/or localized flooding are likely to be acute. There may be potential to collaborate with Regional Districts, or other partners, who would value additional co-benefits of water storage (wildfire suppression, habitat and ecological services).

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ACTION 3.2A Determine optimal locations for shared water storage development

- Consult with agriculture sector and local experts to identify locations where additional water storage is needed.
- Develop and utilize a set of criteria to determine whether a site is suitable for storage and flood control/ run-off reduction. Criteria may include:
 - Growth potential for agricultural production in the area;
 - Insufficient or diminishing water supply;
 - Proximity of agricultural land to potential water source;
 - Potential for a significant increase in yields; and/or
 - Microclimatic conditions resulting in an above average increase in Growing Degree Days.
- Monitor sites to measure run-off.
- Focusing on areas identified above, map areas of the agricultural land base (that are under production) which are prone to seasonal site-specific flooding:
 - Standardize the mapping into a functional GIS.
 - Create mapping layers for hydrology (including seasonal/temporal element) that could overlay existing mapping resources (soil, topography, agricultural capability).

ACTION 3.2B Evaluate the feasibility of combined water storage and runoff management/flood control

- Evaluate the economic, technical and regulatory feasibility of developing new water storage on the most opportune sites identified in ACTION 3.2A:
 - Determine how storage can best be designed to support flood control objectives; and/or
 - Identify other uses of water storage beyond agricultural.
- Document and quantify co-benefits of new storage (e.g., flood risk reduction, habitat & ecological services, groundwater regeneration, wildfire suppression).
- Facilitate co-funding and/or provide technical/ professional support for water storage and irrigation development in locations where it has strong co-benefits.

IMPACT AREA 3 > STRATEGY 3.3

Provide knowledge transfer for agricultural water use efficiency and soil moisture management

MANAGEMENT PRACTICES THAT maximize water use efficiency will improve resilience by conserving water in storage and enabling producers to manage during periods with reduced water availability. Improved management could include both infrastructure-related solutions and farm practice-related solutions that utilize existing water/moisture on a farm or ranch.

Considerable work has been undertaken in BC to develop tools and resources to guide agricultural water use, such as the BC Agriculture Water Calculator,¹²⁵ the BC Irrigation Management Guide,¹²⁶ and numerous fact sheets.¹²⁷ Improving distribution of existing resources would be a relatively low-cost option for supporting increased levels of adoption and there are already some transferable resources related to technologies and practices for improving irrigation.

It would improve the relevance of the existing materials (and likely increase uptake) if they were supplemented and/or tailored for the local production context. In particular, information is needed for small-scale irrigation systems, market gardening systems/drip irrigation systems and linking irrigation systems to wildfire mitigation priorities.

In addition to increasing distribution and specificity of irrigation information, there is also a need for improving and sharing information on other aspects of farm design and practices for managing dry and/or drought conditions including: selecting suitable crops, minimizing evapotranspiration, improving soil water storage capacity (e.g., enhancing carbon/organic matter) and using native grasses with deeper root systems.

Focusing the knowledge transfer and informational resources on those water conservation and efficiency measures that are relatively straightforward and low cost to implement, rather than those requiring large investments, would be also increase producer interest and adoption. If innovative techniques requiring higher up-front capital investment are identified, and are not yet used in BC, these would first require local piloting, demonstration and evaluation.

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ACTION 3.3A Provide workshops and field days on existing water management tools and resources (related to irrigation)

- Inventory the relevant existing resources for interior BC.
- Share and promote existing (BC-specific) irrigation management tools and resources that are appropriate to the region through:
 - Demonstrations by irrigation equipment suppliers;
 - Field days at local operations with efficient and optimal irrigation set ups; and/or
 - Presentations at producer association/institute meetings.
- Topics may include:
 - How to establish new and efficient irrigation infrastructure (connected to EFP planning support/ cost shares);
 - Efficient irrigation;
 - Drip irrigation;
 - Rainwater capture; and/or
 - Combining irrigation systems with wildfire protection (e.g., greenbelts around infrastructure, shelter-in-place locations).

ACTION 3.3B Provide information on farm design, crop selection and crop management for dry/drought conditions

- Consult with producers to identify key topics of interest and information needs to promote uptake.
- Confirm the preferred format for providing this information (e.g., workshop, presentation, field days, webinars).
- Topics to cover might include:
 - Crop protection technology (blocking wind, reducing evapotranspiration);
 - Whole farm design;
 - Using fodder instead of hay for cattle feed;
 - Drought tolerant crops;
 - Native grasses;
 - Improving soil water retention; and/or
 - Agroforestry/silvopasture.
- Provide this information through on-farm demonstrations where possible.

IMPACT AREA 4: CHANGING PEST & BENEFICIAL INSECT POPULATIONS

With climate change, shifts in the distribution, lifecycles and prevalence of agricultural pests (insects, diseases, weeds and invasive species) are anticipated. Increasing average annual temperatures (in particular winter minimum temperatures) combined with shifting precipitation patterns are already magnifying pest impacts, pest management complexity and associated costs of production.

Climate change may result in an increase in the number and distribution of existing problem species, and may create favourable conditions for new species to become established in the Bulkley-Nechako & Fraser-Fort George region. Large-scale ecosystem disturbances such as wildfire and flood (which are exacerbated by climate change) are also likely to result in increased pressure from pests and invasive species.

The region has been significantly impacted by Mountain Pine Beetle outbreaks, in part due to increased winter survival rates.^{128,129} Modelling of changes to biogeoclimatic zones (BGC zones)¹³⁰ show that the Interior Douglas Fir zone will spread northward and increase in area, while the Sub-Boreal Spruce zone will decrease dramatically. While this modeling was completed with a forestry lens, agricultural pests associated with these ecosystems would be expected to shift along with the BGC zones.

An agriculture-focused project in the Cariboo region analyzed how shifting BGC zones, (along with other factors) may potentially affect emerging and priority pests for the Cariboo-Chilcotin agriculture sector.¹³¹ Similar work could be completed in the Bulkley-Nechako & Fraser-Fort George region to determine how best to focus agricultural pest monitoring and management efforts.

Improving resilience to pest outbreaks, begins with healthy soils, crops and pastures which are better able to withstand, and/or recover from, pest-related

Relevant Climate Change Impacts

- Increase in average annual temperatures (and winter minimum temperatures)
- Shifting precipitation patterns
- Increase in growing degree days
- Increase in frequency and intensity of extreme events

impacts.^{132,133} Producer knowledge and capacity to implement best management practices is also critical. Best management includes everything from detection and identification skills, to having knowledge of a variety of suitable treatment tools to manage pests.

In addition to affecting the distribution and prevalence of pests, climate change may negatively impact pollinator and beneficial insect populations. Pollinators play a critical role in seed and fruit production, as well as in crop yields and quality, and climate change may reduce critical pollination windows. Climate change will also compound and exacerbate other pressures on pollinators including loss of habitat, risk of disease and, impacts from pollution and pesticides. Understanding how these populations will be affected by climate change, as well as how to enhance pollinator and beneficial insect populations, will also support agricultural resilience.

The strategies and actions in this section address the following *adaptation goals*:

- *Enhancing and sharing information about pest management*
- *Improving understanding of pollinators and supporting pollinator health in a changing climate*

IMPACT AREA 4 > STRATEGY 4.1

Conduct research and demonstration on improving soil and pasture health

Certain pests and weeds thrive — or are more likely to spread and impact production — on unhealthy and dry pastures.¹³⁴ Improving soil and pasture health has multiple benefits, including the reduction of pest establishment. Research parameters related to pests and pasture health could include identifying resilient native plants that may prevent establishment of weeds, evaluating inputs for weed reduction and testing management practices to enhance soil characteristics that prevent or minimize pest impacts.

Another prioritized area of inquiry is the link between irrigation, soil health and pest prevalence. Through applied research, a series of case studies could be established to assess the benefits of irrigation in dry years, and to determine when irrigation would have a positive net benefit (considering setup/operational cost, payback period and return on investment). Although a full irrigation cost benefit analysis would be complex, and may not be feasible, economic and cost/benefit information could still be gathered.

The BC Forage Council (BCFC) is conducting applied research with multiple producer cooperators — including one site in the Fraser-Fort George region — to explore methods to rejuvenate pastures.¹³⁵

There is an opportunity to create synergy with this work by establishing collaborative research sites (such as on a community pasture) that look at similar questions posed in the BCFC study, while also adding additional research parameters such as those outlined above.

Demonstration and extension of research results could be implemented by facilitating producer-to-producer knowledge transfer, linking producer cooperator site data into a shared regional dataset, monitoring site parameters through “citizen science” and/or piloting a student field position for monitoring trial results and training producers from different commodities on how to collect data.

ACTION 4.1A Conduct research/ demonstration on pasture rejuvenation

- Bolster existing pasture rejuvenation research underway and conduct additional research/demonstration in order to assess:
 - Low-till, conservation tillage, no-till or alternative methods of pasture rejuvenation;
 - Local suitability of methods from prairies and elsewhere; and/or
 - Measuring weed competition and soil health in response to methods.
- Identify appropriate collaborative research sites and partners.
- Define research parameters and methodology.
- Engage economic expertise for cost and benefit consideration of practices.
- Coordinate knowledge transfer, possibly connected to existing soil management and pest management platforms/ events.

ACTION 4.1B Conduct research on irrigation (and irrigation feasibility), soil health and pest prevalence

- Identify producer, research and other partners (such as irrigation suppliers).
- Determine criteria for case study sites.
- Evaluate linkages between declining pasture and drought by:
 - Consulting with producers, industry specialists and animal health experts; and/or
 - Selecting a small number of sites (case studies) for monitoring/evaluation.
- Assess and quantify the benefits to soil health, pest reduction and crop yield from irrigation.
- Utilize the case study examples to enumerate the capital costs, operational cost, payback period and return on investment for irrigation:
 - Include energy costs; and
 - Assess the business case of each case study under different climate change scenarios.

IMPACT AREA 4 > STRATEGY 4.2

Identify and share best practices to manage pests and invasive species

CUMULATIVE AGRICULTURAL LOSSES and/or management costs relating to invasive species and weeds can be substantial over time. To prepare and respond appropriately, producers require up-to-date information about existing, newly established and emerging pests, as well as resources and tools for identifying pests and determining suitable management and control options.

Some producers access information about pests through their commodity organizations while others hire consulting companies to assist with monitoring and management. The BC Ministry of Agriculture generates pest alerts and assists with developing production guides that include commodity-specific pest management information.

In some cases, research is needed to fill key information gaps for effective management of established and emerging pests. In other cases, effective management practices may be known but there is a need for increased outreach and knowledge transfer to support producers with implementation. Two examples of known management practices that require additional knowledge transfer and uptake are the use of Integrated Pest Management (IPM)¹³⁶ and the completion of detailed soil testing to understand the linkages between soil nutrients, soil pH and weeds. Currently IPM information is relatively difficult for producers to access, or has not been adapted for the local context.

There are some programs and tools already available to producers in the Bulkley-Nechako & Fraser-Fort George region, or from comparable/near-by areas that could be promoted or adapted. For example, the Northwest Invasive Plant Council (NWIPC) Landowner Weed Removal Rebate Program¹³⁷ has had limited uptake, but may benefit from further promotion, or an expansion of the scope of treatments supported through the program to include organic and/or mechanical treatments.

In the neighbouring Cariboo region, CAI is partnering with the Invasive Species Council of BC, local producer groups, and other partners, to develop new informational resources for producers including facts sheets on priority pests and a comprehensive pest reporting app.¹³⁸ These resources are likely to be transferable to producers in Bulkley-Nechako & Fraser-Fort George. Supporting active distribution of relevant materials will assist with uptake, and cross-commodity approaches could increase the value of investment in both research and informational materials.

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ACTION 4.2A Conduct research to fill key pest management information gaps

- Consult with sector and industry specialists to prioritize existing and emerging pests/invasive species and major knowledge gaps (modeled after Cariboo Emerging and Priority Pests scan).
- Consolidate available information (locally and/or from other jurisdictions) to fill research gaps through secondary research.
- Conduct primary research to fill gaps.
- Research topics may include:
 - New tools for managing Hawkweed;
 - How to manage post-wildfire Assart¹³⁹ effect; and/or
 - Using pest thresholds to time harvest for maximum yield.

ACTION 4.2B Share existing and new resources/ research outcomes for prevention and management of pests

- Review priorities identified under ACTION 4.2A.
- Develop knowledge transfer resources using existing information on key gaps or topics of interest.
- Working with local partners, coordinate knowledge transfer (i.e., workshops, presentations).
- Topics of interest (where resources already exist) may include:
 - Facilitating soil testing to understand soil health/weed linkages (utilizing UNBC soil test kit);
 - Managing inputs/fertilizers to reduce weeds;
 - Integrated Pest Management;
 - Spread of weeds/invasive species after wildfire; and/or
 - Using native grasses and well-adapted non-invasive weeds to prevent establishment of invasive species.
- Share research outcomes from any new research completed through ACTION 4.2A.

ACTION 4.2C Bolster and supplement existing programs and tools for pest management

- Consult with key local partners to identify which programs/projects are most relevant to local producers and best opportunities/mechanisms for distribution.
- Support increased knowledge transfer through identified mechanisms likely to include:
 - Distribution through agricultural groups via AGMs, key events, websites, newsletters; and/or
 - Coordination of workshops, field days.

IMPACT AREA 4 > STRATEGY 4.3

Support healthy pollinator and beneficial insect populations in a changing climate

POLLINATORS PLAY A critical role in seed and fruit production, and influence crop yield and quality. Pollinators and beneficial insects face an array of threats such as habitat loss, pollution, pesticides and the spread of new diseases and predators.¹⁴⁰ While climate impacts will compound these threats, the specific effects of climate change on pollinators and beneficial insects in this region are not well understood. Warming temperatures and more extreme conditions will influence both plants and pollinators and may alter critical interaction windows.¹⁴¹

An improved understanding of the effects of climate change on specific pollinators (and the crops that they pollinate) would provide important information to guide efforts to support and enhance pollinator populations. Some pollinators may be more resilient to projected changes (e.g., native pollinators versus honeybees). Managed honeybees are a valuable pollinator for agriculture, but native bees increase yield and are more effective pollinators of many crops.¹⁴² For example, alfalfa — an important forage crop in the Bulkley-Nechako & Fraser-Fort George region — is primarily pollinated by bumblebees and other native bees.

A methodology outlined by the United Nations Food and Agriculture Organization¹⁴³ could serve to guide an evaluation of pollinator and climate change vulnerability in the Bulkley-Nechako & Fraser-Fort George region. The proposed approach outlines data requirements and sampling techniques to answer questions related to effects of climate change on pollination, and the recording and management of data pertaining to pollinator/crop interactions.

Integrating pollinator habitat into farm design could help to retain existing pollinator/beneficial insect habitat, and to create new habitat. The literature indicates that establishing pollinator habitat increases the availability of nutrition for pollinators, and also has secondary benefits to the farm: pest population reduction and protecting soil and water quality by mitigating runoff and protecting against soil erosion.¹⁴⁴ Practices could include use of cover crops, as well as increasing pollinator habitat plantings in non-commercial areas of farms such as fallow areas, fence lines and riparian zones. Lack of pollinator habitat on farm landscapes may be due to insufficient locally relevant information about best management practices,¹⁴⁵ as well as the need to document the opportunity cost and co-benefits (including impacts to yields/crop quality) of habitat retention and creation.

There are a number of potential partners and groups with an interest in pollinator health, both locally and provincially. Local stakeholders include: beekeeper associations and clubs, forage and crop producer associations, environmental/habitat protection groups and local entomologists. The Northern Lights Winery in Prince George is also studying the health of native pollinators in partnership with the College of New Caledonia. There are also numerous potential partners from outside of the region including two new programs, the Bee BC Program and Pollinator Partnership Canada. Opportunities would exist to connect with existing events to share findings and recommendations related to climate change, pollination and best practices.

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ACTION 4.3A Undertake an assessment of climate change impacts on pollinators

- Undertake a baseline pollinator health assessment process.
- Evaluate the interaction between weather, cropping systems and pollinators by:
 - Consulting with producers and other experts to determine which crops and pollinators are of key interest;
 - Determining a framework for evaluation (possibly the UN Food and Agriculture Organization framework); and/or
 - Undertaking a multi-year study gathering relevant data from selected local sites.
- Facilitate discussion about assessment between entomologists, researchers and farmers as part of sharing assessment outcomes:
 - Connecting to forestry and considering availability of nectar and pollen in nearby forest landscapes (e.g., fireweed).

ACTION 4.3B Support retention and development of pollinator habitat on and adjacent to farms, and in surrounding communities

- Complete a scan of existing information/resources on best practices for establishing pollinator habitat.
- Develop a set of producer-focused resources to address integration of pollinator habitat into farm/ranch design including:
 - Management of fallow areas, cover crops, riparian areas, shelterbelt and fence lines that will attract native pollinators and/or beneficial insects;
 - Documenting co-benefits of pollinator/beneficial insect buffer areas (e.g., potential benefits to drainage, the ecosystem health benefits of pollination); and/or
 - Identifying the threats to pollinators and agricultural impacts on declines in pollinator populations.
- Identify, and seek out partnerships with, organizations that could plant pollinator friendly plants/corridors in proximity to agricultural lands.

Implementation & Monitoring

While all of the actions contained in this plan are important for the sector to adapt to climate change, the actions on the following pages are identified as “next steps.” This is due to their importance and may also reflect their relative ease of implementation or their potential to build capacity for further adaptation actions (see text box on this page). Building momentum and capacity for collective action, and addressing the most important issues, will help to ensure implementation of all of the identified actions.

As the final stage in plan development, two implementation meetings were held with key partners (31 individuals in total) to prioritize actions and determine how to move forward with them. The input received at these meetings informs the content below.

In some cases, individual actions have been merged into single projects because this is the most effective and efficient way to accomplish them. Implementation conditions, such as potential partners and cost range, are identified for each of the next steps.

In order to move forward with project implementation, members of the Advisory Committee that supported the development of this plan will transition into a local working group to oversee the implementation and monitor progress. This group will continue to include agricultural organizations, local government and provincial government representatives. The Climate Action Initiative will function as the overall coordinator for this group and will also lead project development and assist with monitoring progress and reporting.

For each action in the Next Steps below, potential partners are identified. Potential partners were determined through workshops and subsequent draft development, but no formal commitments have been made regarding roles in various strategies and actions. Development of partnerships will be a preliminary activity in project development.

- **Important** actions are those that address the highest priority impacts or critical gaps for building resilience.
- **Ease of implementation** refers to actions that can be initiated without delay because there is a window of opportunity, there are clear co-benefits with other actors or programs, or there are minimal barriers to address. These actions can also create momentum to help move more difficult or longer-term actions forward.
- **Capacity building** actions support the sector by strengthening the ability of producers and producer organizations to take effective action. This may include filling knowledge gaps or developing resources that strengthen the ability to act collectively or individually.

NEXT STEPS FOR ACTIONS 1.1A

Actions

- **Assess and pilot collaborative fuel management.**

Implementation details

- There may be potential to develop a joint project with the Cariboo region, as this action has been prioritized in the *Cariboo Region Adaptation Strategies and Strategies Update*.
- Unique fuel management treatments could be piloted at different sites, or the same treatment could be piloted in different contexts.
- Multiple steps of management may be combined, for example fuel thinning combined with subsequent grazing.
- The scale of treatment required to be effective will largely determine the cost of each pilot treatment.
- The first step will be the identification of sites, partners and completing prescriptions. This information will be required in order to pursue subsequent funding for the treatments.

Potential partners

- Agricultural organizations
- *Eaglet Lake Farmers' Institute*
- *District C Farmers' Institute*
- *Smithers Farmers' Institute*
- *Bulkley Valley Dairymen's Association*
- *Skeena Regional Cattlemen's Association*
- *Nechako Valley Regional Cattlemen's Association*
- *Prince George Cattlemen's Association*
- *and others*
- Woodlot Associations
- BC Cattlemen's Association
- BC Ministry of Agriculture
- BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (BC Wildfire Service and Range Branch)
- Canadian Red Cross
- Community Forests
- Forest Enhancement Society of British Columbia
- Regional Districts and local governments
- Timber licensees
- Individual producers

Timeframe

- Medium-term (2–4 YEARS)

Cost

- Planning and prescriptions
= Medium (\$50,000–\$100,000)
- Treatments
= High (\$100,000+)

NEXT STEPS FOR ACTION 1.3A & 1.3B

Actions

- **Summarize current forestry management practices and their potential impact to agricultural wildfire risk.**
- **Facilitate dialogue between agricultural leaders/stakeholders and forestry leaders/stakeholders.**

Implementation details

- A review of forest practices at the policy level is outside of the scope/mandate of CAL.
- To identify how forestry practices are impacting agriculture wildfire risk, consultation should include a broad range of types of producers, woodlot owners, community forests and others.

- The consultation would need to identify both specific issues and common issues.
- ACTION 1.3B may also need to include other key groups (e.g., guides, outfitters, trappers).
- ACTION 1.3B would be an opportunity to hear what is happening with forestry management practices.
- ACTION 1.3A would be implemented first and ACTION 1.3B would ideally follow immediately.

Potential partners

- Agricultural organizations (as listed on page 43, in particular the Nechako Valley Regional Cattlemen's Association)
- Community Forests
- BC Ministry of Agriculture

- BC Ministry of Environment
- BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development
- Other forest users (e.g., guides, outfitters, trappers)
- Producer groups
- Regional districts and local governments
- Timber Licensees
- Woodlot Associations

Timeframe

- Short-term (LESS THAN 2 YEARS)

Cost

- Complete summary
= Low (LESS THAN \$50,000)
- Host forum
= Low (LESS THAN \$50,000)

NEXT STEPS FOR ACTIONS 2.1A

Actions

- **Coordinate producer-led knowledge transfer and research/trials.**

Implementation details

- There may be synergies or opportunities for partnership with the Cariboo Agricultural Research Alliance (CARA).
- All research results (successes and failures) should be shared. Clear determination of how to gauge research/trial success will be essential.
- Detailed documentation of research methodology (e.g., variables, research methods, data

collected) and effective sharing of research results is imperative.

- Micro-climatic variability will influence geographic suitability of results and will be important to document.
- There is strong interest in this action and willingness to experiment. Producers need support from a strong research coordinator for this action to be a success.

Potential partners

- Agricultural organizations (as listed on page 43)
- BC Agriculture and Climate Adaptation Research Network (BC-ACARN)
- BC Ministry of Agriculture

- Cariboo Agricultural Research Alliance (CARA)
- Community Futures (Nadina and Fraser-Fort George)
- Dunster School Society
- Post-secondary institutions (UNBC, CNC)
- Young Agrarians
- Individual producers

Timeframe

- Medium-term (2-4 YEARS)

Cost

- High (\$100,000+)

NEXT STEPS FOR ACTION 2.1B

Action

- **Extend crop studies and strengthen crop suitability analysis and market analysis.**

Implementation details

- Producer interest in the crop in question must be confirmed before initiating a study. Interests are likely to differ across this large region.
- Crop studies must be combined with market analysis.
- Analysis should include information gathered from producers who have experience with the crop of interest.
- Selection of crops should consider what producers are already growing and what the transition process to a new crop would entail.

- Suitability analysis should consider new locations to grow existing crops.
- Prioritization should also consider alternate crops that serve established markets and don't require market development (e.g., forage crops, grain crops, bio-energy crops).

Potential partners

- Agricultural organizations (as listed on page 43)
- Agriculture and AgriFood Canada
- BC Agriculture and Climate Adaptation Research Network (BC-ACARN)
- BC Ministry of Agriculture
- Cariboo Agricultural Research Alliance (CARA)

- Community Futures (Nadina and Fraser-Fort George)
- Northern Development Initiative Trust
- Post-secondary institutions (UNBC, CNC)
- Research Institutions

Timeframe

- Phase 1: Expand the UNBC Cash Crop Study = Short-term (**LESS THAN 2 YEARS**)
- Phase 2: Initiate crop trials and share results = Medium-term (**2-4 YEARS**)

Cost

- Phase 1: Medium (\$50,000-\$100,000)
- Phase 2: Medium (\$50,000-\$100,000)

NEXT STEPS FOR ACTION 3.3A & 3.3B

Action

- **Provide workshops and field days on existing water management tools and resources (related to irrigation).**
- **Provide information on farm design, crop selection and crop management for dry/drought conditions.**

Implementation details

- Variation in soil types across the region adds to the complexity of providing accurate information.
- Recommendations should build on an operation's existing infrastructure rather than requiring significant capital investment.
- Opportunities to combine knowledge transfer activities (on this topic and other actions) should be explored. If there are on-farm field days, or

workshops delivered, many topics could be covered at a single event.

- All information shared must address local barriers and constraints.
- Topics of interest include: drought tolerant native grasses; soil inputs; irrigation supply demonstrations (small-scale systems, tying to wildfire protection, market garden irrigation); and optimal irrigation.

Potential partners

- Agricultural organizations (as listed on page 43)
- BC Agriculture and Climate Adaptation Research Network (BC-ACARN)
- BC Ministry of Agriculture
- BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development

- Cariboo Agricultural Research Alliance (CARA)
- Northern Development Initiative Trust
- Young Agrarians

Timeframe

- Phase 1: Sharing existing tools = Short-term (**LESS THAN 2 YEARS**)
- Phase 2: Developing and providing new information = Medium-term (**2-4 YEARS**)

Cost

- Phase 1: Sharing existing tools = Low (**LESS THAN \$50,000**)
- Phase 2: Developing and providing new information = Medium (**\$50,000-\$100,000**)

NEXT STEPS FOR ACTIONS 4.1A

Action

- **Implement research and demonstration on pasture rejuvenation.**

Implementation details

- This action could connect to prioritized ACTION 4.3B if pasture management practices also have potential to support pollinator and beneficial insect populations.
- An existing BC Forage Council project has five nearby producer cooperator research sites (one in Fraser-Fort George, four Cariboo sites), and a separate project includes Kootenay & Boundary sites.

- There are connections to explore between pasture management and wildfire mitigation.
- Knowledge transfer will be vital to success and could include sharing resources that already exist on this topic in addition to new research findings.

Potential partners

- Agricultural input suppliers
- Agricultural organizations (as listed on page 43)
- BC Agriculture and Climate Adaptation Research Network (BC-ACARN)
- BC Forage Council
- BC Ministry of Agriculture

- BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Range Branch - Community Pasture Program)
- Cariboo Agricultural Research Alliance (CARA)
- Northern Development Initiative Trust
- Nechako-Kitimat Development Fund

Timeframe

- Medium-term (2-4 YEARS)

Cost

- High (\$100,000+)

NEXT STEPS FOR ACTIONS 4.2A & 4.2B

Action

- **Conduct research to fill key pest management information gaps.**
- **Conduct outreach/knowledge transfer for prevention and management of pests.**

Implementation details

- A process to identify top risks and gaps could be modeled on the Cariboo Emerging and Priority Pests Scan.
- The Kootenay and Boundary Farm Advisors¹⁴⁶ program is a good model for helping producers access information.
- These actions could strengthen the bridge between the agriculture sector and the North West Invasive Plant Council (NWIPC).

- These actions must happen in a stepwise manner; outreach and knowledge transfer cannot be implemented without first identifying the gaps (e.g., producer knowledge, management options, resources) and conducting research to fill these gaps.

Potential partners

- Post-secondary institutions
- Agricultural organizations (as listed on page 43)
- Environmental Farm Plan Program
- BC Cattlemen's Association
- BC Ministry of Agriculture
- Invasive Species Council of BC
- Northwest Invasive Plant Council
- Regional Districts and local governments

Timeframe

- Conduct research to fill key pest management information gaps
= Medium-term (2-4 YEARS)
- Conduct outreach/knowledge transfer for prevention and management of pests
= Short-term (LESS THAN 2 YEARS)

Cost

- Conduct research to fill key pest management information gaps
= High (\$100,000+)
- Conduct outreach/knowledge transfer for prevention and management of pests
= Low (LESS THAN \$50,000)

NEXT STEPS FOR ACTIONS 4.3B

Action

- **Support retention and development of pollinator habitat on and adjacent to farms, and in surrounding communities.**

Implementation details

- Good information is available about the type of habitat that is needed.
- It is important to document and share the value of taking action to improve pollinator habitat; how this affects yields and crop quality, and what the return on investment/payback is to the farm.
- Consider research on forest practices that harm beneficial insects.

Potential partners

- Post-secondary institutions (i.e., UNBC entomologists, SFU pollination ecology lab)
- Agricultural organizations (as listed on page 43)
- BC Ministry of Agriculture
- BC Ministry of Transportation and Infrastructure
- Bee BC Program
- BC Hydro
- Beekeeping groups (UNBC Bee Club, community bee clubs, local and provincial beekeeping associations)
- Canadian Honey Council
- Environmental/habitat protection groups
- Northern Lights Winery
- Pollinator Partnership Canada
- Regional Districts and local governments

Timeframe

- Phase 1: Complete scan and develop resources for establishing pollinator habitat on farms
= Short-term (LESS THAN 2 YEARS)
- Phase 2: Establish mechanisms and partnerships to protect and preserve habitat
= Medium-term (2-4 YEARS)

Cost

- Phase 1: Complete scan and develop resources for establishing pollinator habitat on farms
= Low (LESS THAN \$50,000)
- Phase 2: Establish mechanisms and partnerships to protect and preserve habitat
= Medium (\$50,000-\$100,000)

APPENDIX A: Weather, Climate & Variability

Weather is what happens on a particular day at a particular location. Farmers are continually required to adapt to weather conditions to effectively plan and manage their businesses. In contrast, climate refers to long-term trends, patterns and averages over time. These are more difficult to notice through day-to-day or year-to-year experiences, or short-term records of weather. However, over a period of decades, recorded observations can characterize the climate and identify trends.

Anyone who pays close attention to weather forecasts appreciates that predictions of weather are often limited in their accuracy. This is partly because of the many factors that impact weather. Turning to longer, climate-related timescales, in BC we are familiar with the 3–7 year cycles of El Niño and La Niña (“ENSO”), which dramatically impact the climate of individual seasons and years (see Figure 5). Compared to La Niña years, conditions in BC during El Niño years are typically warmer and drier in winter and spring, and less stormy in southern BC.

Adding to the complexity, the Pacific Decadal Oscillation (PDO) is a known pattern that shifts over longer time periods (20 to 30 years) and this is associated with different temperature and precipitation conditions here in BC. It also has a warm and cool phase, and so it can either enhance or dampen the impacts of El Niño and La Niña conditions in a given year.

Figure 5 shows the difference between climate variability, oscillations, and climate change. The many factors that impact the weather create significant variation in what we experience from year to year. However, we are still able to chart averages over long periods of time.

For additional resources see *BC Agriculture Climate Change Adaptation Risk & Opportunity Assessment Series* (<https://bcagclimateaction.ca/regional/risks-opportunities/>) and Pacific Climate Impacts Consortium video *Climate Insights 101: BC Climate Impacts and Adaptation: The Climate of British Columbia* (https://pics.uvic.ca/insights/bc-regional-climate-impacts-adaptation/M2L1_SEPT23_2014/player.html).

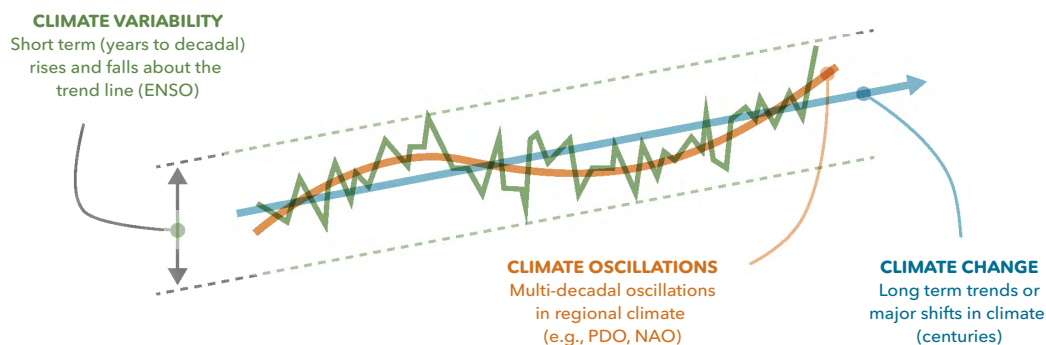


FIGURE 5 Climate Variability, Oscillations & Change

Diagram showing difference between climate variability, oscillations, and climate change.

Adapted from original, courtesy of Pacific Climate Impacts Consortium, www.pacificclimate.org

APPENDIX B: Future Projections: Climate Maps & PCIC Tables

TABLE 2 Bulkley-Nechako & Fraser-Fort George Climate Projections – 2020s
(SOURCE: Pacific Climate Impacts Consortium, www.pacificclimate.org)

Climate Variable	Time of Year	Projected Change from 1971-2000 Baseline to 2020s			BNFFG (Baseline)
		BNFFG (Range)	BNFFG (Average)	BC (Average)	
Mean Temperature (°C)	Annual	+1.2 °C to +2 °C	+1.6 °C	+1.0 °C	1.6 °C
Precipitation (%)	Winter	-1% to +14%	+5.6%	+8%	233 mm
	Spring	+1% to +10%	+5.6%	+6%	161 mm
	Summer	-5% to +6%	+1.8%	+2%	197 mm
	Fall	-5% to +13%	+5.2%	+6%	268 mm
Growing Degree Days (degree days)	Annual	+120 to +323	+230	+153	817
Frost Free Days (days)	Annual	+17 to +32	+25	+10	146
Growing Season Length (days)	Annual	+11 to +27	+19	n/a	143

TABLE 3 Bulkley-Nechako & Fraser-Fort George Climate Projections – 2050s
(SOURCE: Pacific Climate Impacts Consortium, www.pacificclimate.org)

Climate Variable	Time of Year	Projected Change from 1971-2000 Baseline to 2050s			BNFFG (Baseline)
		BNFFG (Range)	BNFFG (Average)	BC (Average)	
Mean Temperature (°C)	Annual	+2.2 °C to +4.3 °C	+3.0 °C	+1.8 °C	1.6 °C
Precipitation (%)	Winter	+3% to +14%	+6.8%	+9%	233 mm
	Spring	+5% to +21%	+13.3%	+15%	161 mm
	Summer	-16% to +13%	+0.7%	-1%	197 mm
	Fall	+9% to +26%	+15.8%	+17%	268 mm
Growing Degree Days (degree days)	Annual	+310 to +790	+520	+283	817
Frost Free Days (days)	Annual	+37 to +70	+52	+20	146
Growing Season Length (days)	Annual	+26 to +50	+38	n/a	143

TABLE 4 Bulkley-Nechako & Fraser-Fort George Sub-Regional Baseline
(SOURCE: Pacific Climate Impacts Consortium, www.pacificclimate.org)

Climate Variable	Time of Year	McBride	Smithers	Vanderhoof	Prince George
Mean Temperature (°C)	Annual	4.4 °C	3.9 °C	3.4 °C	4.4 °C
Precipitation (mm)	Winter	152 mm	113 mm	119 mm	159 mm
	Spring	134 mm	85 mm	88 mm	118 mm
	Summer	199 mm	145 mm	144 mm	170 mm
	Fall	201 mm	156 mm	137 mm	191 mm
Growing Degree Days (degree days)	Annual	1,257	1,140	161	189
Frost Free Days (days)	Annual	190	175	161	189
Growing Season Length (days)	Annual	182	176	174	183

TABLE 5 Bulkley-Nechako & Fraser-Fort George Climate Projections – 2050s
(SOURCE: Pacific Climate Impacts Consortium, www.pacificclimate.org)

Climate Variable	Time of Year	McBride	Smithers	Vanderhoof	Prince George
Mean Temperature (°C)	Annual	+3.1 °C	+3.1 °C	+3.2 °C	+3.2 °C
Precipitation (mm)	Winter	+6.1%	+6.6%	+3.2%	+6.7%
	Spring	+13.8%	+11.4%	+8.1%	+16.2%
	Summer	-2.7%	+4.6%	+1.6%	+0.5%
	Fall	+13.4%	+15.8%	+17.9%	+16.9%
Growing Degree Days (degree days)	Annual	+636	+621	+599	+628
Frost Free Days (days)	Annual	+57	+59	+48	+55
Growing Season Length (days)	Annual	+40	+39	+35	+42

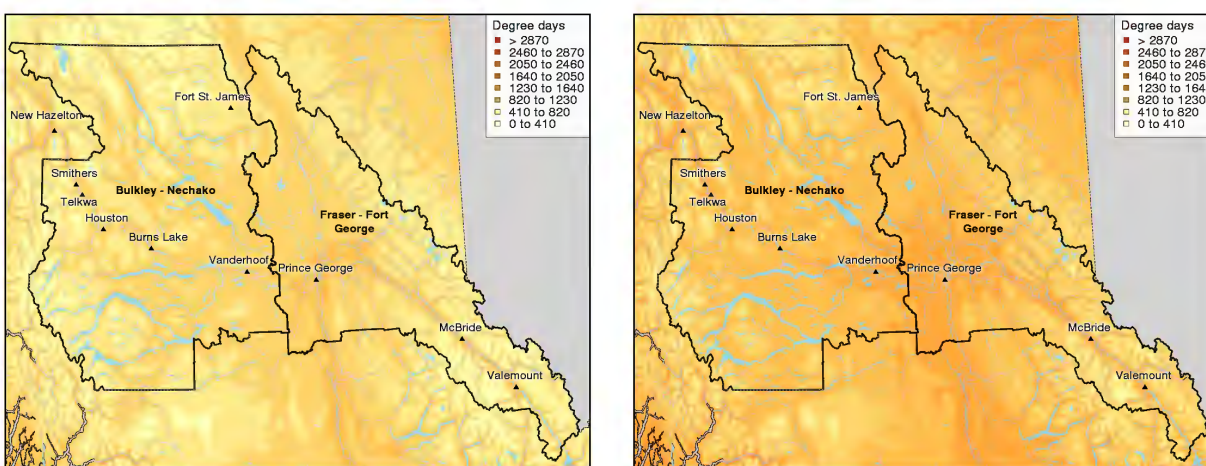


FIGURE 6 Growing Degree Days,
Baseline 1971–2000 (left) and Projections 2041–2070 (right)

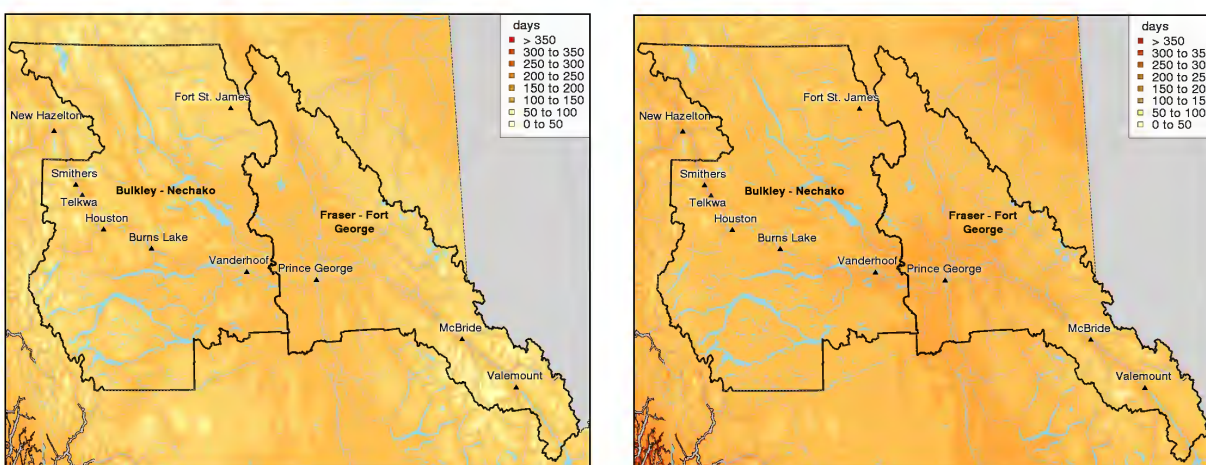


FIGURE 7 Growing Season Length,
Baseline 1971–2000 (left) and Projections 2041–2070 (right)

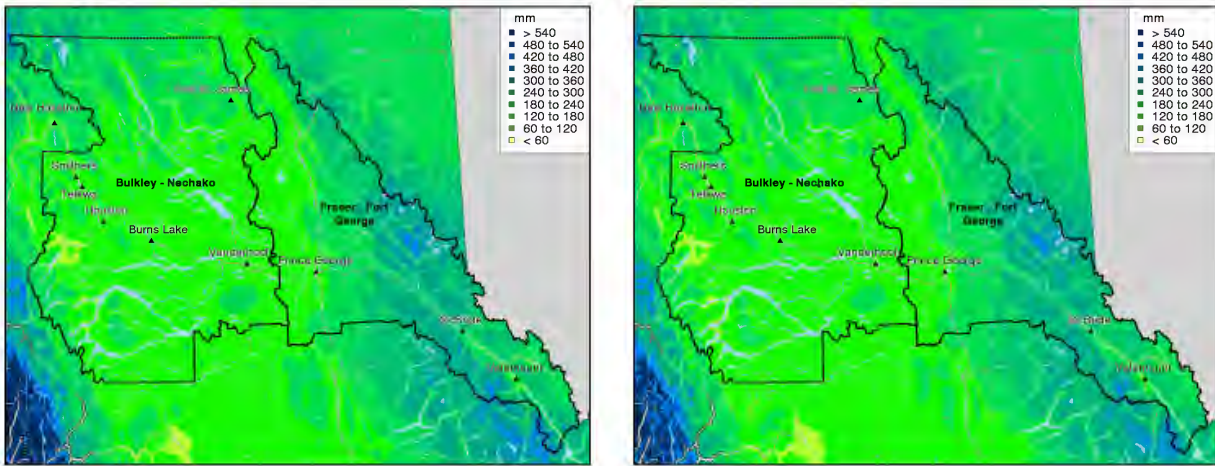


FIGURE 8 Summer Precipitation (mm),
Baseline 1971–2000 (left) and Projections 2041–2070 (right)

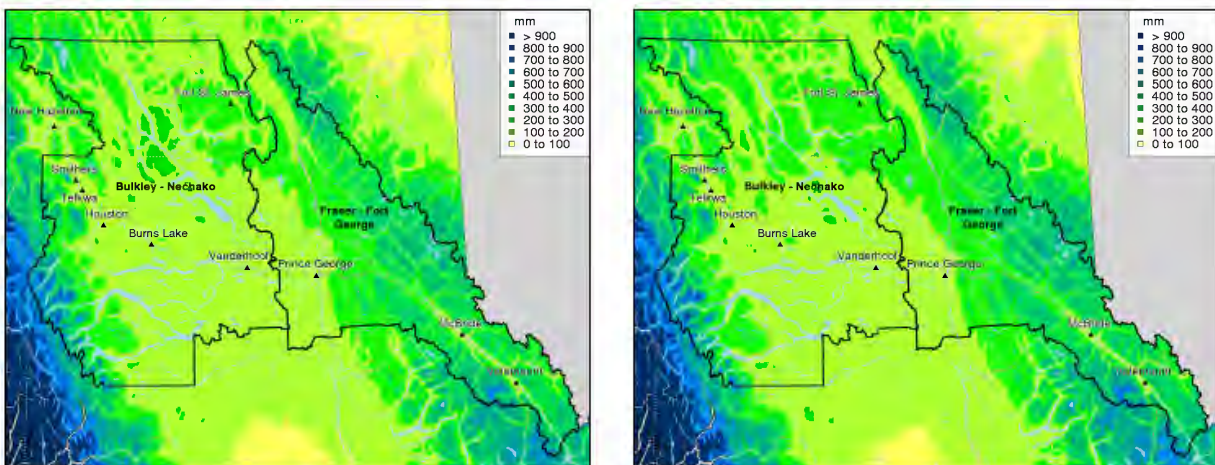


FIGURE 9 Winter Precipitation (mm),
Baseline 1971–2000 (left) and Projections 2041–2070 (right)

Note that for legibility, winter and summer use different legends and so cannot be directly compared.

APPENDIX C: Definitions

- **Annual Average Temperature**
refers to the average of the nighttime low (minimum temperature) and the daytime high (maximum temperature) over a calendar year.
- **Frost-Free Days (FFD)**
refers to the number of days (in a calendar year) that the minimum daily temperature stayed above 0°C.
- **Growing Degree Days (GDD)**
are a measure of heat accumulation and represent the cumulative number of degrees that the average daily temperature is above a base temperature of 5°C, for all days of the year.
- **Growing Season Length (GSL)**
represents the number of days between the first span of six consecutive days with a daily mean temperature above 6°C and the last day with a daily mean temperature above 6°C.
- **Heavy rain days**
(i.e., the 95th percentile wettest days)
represents the total amount of rain that falls on the wettest days of the year, specifically on days when precipitation exceeds a threshold set by the annual 95th percentile of wet days during the baseline period (1971–2000).
- **Historic Baseline**
is the average of the variable from 1971 to 2000 (variables are averaged over this 30-year period to smooth out annual variability).
- **1-in-20 hottest day**
refers to a day so hot that it has only a one-in-twenty chance of occurring in a given year. That is, there is a 5% chance in any year that temperatures could reach this magnitude.

APPENDIX D: Adaptive Management of Climate Change Impacts

CLIMATE CHANGE ADAPTATION decision-making is an inherently complex task that requires ongoing learning and reflection to adjust to changing information, events and conditions. As learning progresses, new solutions as well as new challenges will be identified. The following questions are provided as tools for navigating this evolving landscape and determining priorities for action.

Additional considerations when determining how to implement priority actions would include:

- Barriers (e.g., legislation, lack of working relationships)
- Assets/Enablers (e.g., leadership, integrating into existing plans/programs)
- Implementation costs
- Operation and maintenance costs
- Financing and resources
- Timeframe

TABLE 6 Developing & Prioritizing Adaptation Actions

Effectiveness	To what degree does this action reduce risk/vulnerability, and/or enhance resilience?
Adaptability	Can this action (and resources dedicated to it) be changed or redirected as conditions change?
Urgency	When does action need to be taken on this issue, in order to be effective by the time an impact is projected to occur?
Gaps & Assets	How does this action address identified gaps or barriers? How can it build on existing assets and resources?
Co-benefits ("no-regrets")	What other benefits would this action have, even if climate change impacts do not occur as projected?
Consequences	What could be the unintended and/or undesirable effects of taking this action? Can these be avoided or mitigated?
Extent	Do the benefits apply broadly in the region, or to specific individuals?
Relevance	Does this action have the support of the agricultural community?

Endnotes

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- 33 Omineca Beetle Action Coalition. (n 10)
- 34 Statistics Canada. (2017). Bulkley-Nechako, RD [Census division], British Columbia. *Census Profile. 2016 Census. Statistics Canada. Table 32-10-0447-01. Farms reporting selling agricultural products directly to consumers in the year prior to the census*. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3210044701>
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- 35 The District of Fort St. James. (2009). *Growing Our Community: an Agricultural Action Plan for Fort St. James*. <https://fortstjames.civicweb.net/document/12366>
- 36 Provincial Agricultural Land Commission. (2019). *Delegation of decision making*. <https://www.alc.gov.bc.ca/alc/content/about-the-alc/working-with-local-governments/delegation-to-local-governments>
- 37 Agricultural Land Use Inventories were completed for Vanderhoof and Electoral Area F and for Smithers, Telkwa and Electoral Area A.
- 38 Bridges, A. (2014) *Crop studies: Learning more about the food we grow*. Northword Magazine. <http://northword.ca/features/crop-studies-learning-more-about-the-food-we-grow>
- 39 For more information on these and other projects see <https://bcforagecouncil.ca/projects/>.
- 40 BC Agriculture & Food Climate Action Initiative. (2019). *Demonstration of Innovative Pasture Rejuvenation Practices in Central and Northern Interior of BC*. <https://bcagclimateaction.ca/project/fi21/>
- 41 BC Ministry of Agriculture. (2016). *Agriculture in Brief: Regional District of Fraser-Fort George*. https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/census/census-2016/aginbrief_2016_fraser-fort_george.pdf
- 42 BC Ministry of Agriculture. (2016). *Agriculture in Brief: Regional District of Bulkley-Nechako and Stikine*. https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/census/census-2016/aginbrief_2016_bulkley-nechako_stikine.pdf
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- 44 Laura Munroe, Senior Economist/Statistician, BC Ministry of Agriculture, personal communication April 1, 2019 and April 2, 2019
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- 46 British Columbia Agriculture in the Classroom Foundation. (n 19)
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- 49 Omineca Beetle Action Coalition. (n 10)
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- 54 Stocker, T. F., Qin, D., et al. (2013). *Climate Change 2013: The Physical Science Basis*. Cambridge University Press. http://www.climatechange2013.org/images/report/WG1AR5_ALL_FINAL.pdf
- 55 Ibid.
- 56 Pacific Climate Impacts Consortium. <http://www.pacificclimate.org>
- 57 Pacific Climate Impacts Consortium. (2019). *Updated Climate Summary for Omineca Region*.
- 58 PCIC's Statistically Downscaled Climate Scenarios are available for download through the PCIC data portal at <https://pacificclimate.org/data/statistically-downscaled-climate-scenarios>. This data can also be viewed through the "PCIC Climate Explorer" tool at <https://pacificclimate.org/analysis-tools/pcic-climate-explorer>

- 59 The BCCAQ is a technique developed at the Pacific Climate Impacts Consortium for downscaling daily temperature and precipitation projections, and indices of extremes. It was tested for robustness according to three main criteria: day-to-day sequencing of events, distribution of values, and spatial structure. It is a hybrid of two other methods (BCCA and QMAP) and was developed because none of the methods tested scored well across all three criteria. In BCCAQv2 a modification is used such that the coarse scale projected changes are preserved at each quantile, avoiding an "inflation" problem that quantile mapping methods are prone to. For more information see Cannon, A.J., S.R. Sobie, and T.Q. Murdock. (2015). *Precipitation by Quantile Mapping: How Well Do Methods Preserve Changes in Quantiles and Extremes?* Journal of Climate, 28(17), 6938-6959, doi:10.1175/JCLI-D-14-00754.1 or visit <https://www.pacificclimate.org/data/statistically-downscaled-climate-scenarios>.
- 60 To view the Bulkley-Nechako & Fraser-Fort George region modelling and outputs in detail, use the PCIC Climate Explorer tool at <https://pacificclimate.org/analysis-tools/pcic-climate-explorer>. An excellent (general) description of climate modelling, outputs, ranges and variables can be found in the report Climate Projections for Metro Vancouver (developed with PCIC) and accessible at <http://metrovanvancouver.org/services/air-quality/AirQualityPublications/ClimateProjectionsForMetroVancouver.pdf>.
- 61 Annual average temperature refers to the average of the nighttime low (minimum temperature) and the daytime high (maximum temperature) over a calendar year.
- 62 The historic baseline (used for all climate variables) is the average of the variables from 1971 to 2000. Variables are averaged over this 30-year period to smooth out annual variability.
- 63 Frost-free days is a derived variable referring to the number of days that the minimum daily temperature stayed above 0°C, useful for determining the suitability of growing certain crops in a given area. The method used to compute this on a monthly basis is from (Wang et al, 2006).
- 64 Growing Degree-Days (GDDs) is a derived variable that indicates the amount of heat energy available for plant growth, useful for determining the growth potential of crops in a given area. It is calculated by multiplying the number of days that the mean daily temperature exceeded 5°C by the number of degrees above that threshold. For example, if a given day saw an average temperature of 8°C (3°C above the 5°C threshold), that day contributed 3 GDDs to the total. If a month had 15 such days, and the rest of the days had mean temperatures below the 5°C threshold, that month would result in 45 GDDs.
- 65 1-in-20 hottest day refers to a day so hot that it has only a one-in-twenty chance of occurring in a given year. That is, there is a 5% chance in any year that temperatures could reach this magnitude. Individual locations could be considerably warmer than the regional average but an increase of about 5°C (by 2080) in the 1-in-20 year hottest day is quite consistent around most of the region.
- 66 Heavy rain days (i.e., the 95th percentile wettest days) represents the total amount of rain that falls on the wettest day of the year, specifically on days when precipitation exceeds and threshold set by the annual 95th percentile of wet days during the baseline period (1971–2000).
- 67 Source for extremes projections: Regional Climate model projections from the North American Regional Climate Change Assessment Program, analyzed by PCIC
- 68 Pacific Climate Impacts Consortium. (n 57)
- 69 Islan, S.I, Curry, C.L., Dery, S.J., and Zwiers, F.W. (2019). *Quantifying projected changes in runoff variability and flow regimes of the Fraser River Basin, British Columbia*. <https://doi.org/10.5194/hess-23-811-2019>
- 70 Ibid.
- 71 Heavy rain days (i.e., the 95th percentile wettest days) represents the total amount of rain that falls on the wettest days of the year, specifically on days when precipitation exceeds a threshold set by the annual 95th percentile of wet days during the baseline period (1971–2000).
- 72 While workshop participants clearly reported changing ecosystems, and changes to wildlife population and wildlife distribution, it is uncertain how much this can be attributed to climate change. Without a doubt, the changes to climate described affect wildlife habitat, but there are numerous other factors that contribute to this effect and it's potential impacts to agricultural.
- 73 Pests refers to insects, weeds, diseases and invasive species with potential to negatively impact agricultural production.
- 74 Forest Practices Board. (2015). *Fuel Management in the Wildland Urban Interface – Update*. <https://www.bcfpb.ca/wp-content/uploads/2016/04/SIR43-Fuel-Management-Update.pdf>
- 75 Natural Resources Canada. (2011). *Mountain Pine Beetle Annual Displacement Vectors*. <https://www.nrcan.gc.ca/forests/fire-insects-disturbances/top-insects/13381>
- 76 Wildfire Season Summaries (dating back 10 years) are available on the BC Wildfire Service website. <https://www2.gov.bc.ca/gov/content/safety/wildfire-status/about-bcws/wildfire-history/wildfire-season-summary>
- 77 Debbie Evans, Agriculture Coordinator, Regional District of Bulkley-Nechako, personal communication. July 4, 2019.
- 78 Lewis, T., (2013). *Managing Wildfire Risk in Fire-Prone Landscapes: How Are Private Landowners Contributing?* United States Department of Agriculture and Forest Service. <https://www.fs.fed.us/pnw/science/scifit154.pdf>
- 79 BC Wildfire Service. (2019). *Fire & Fuel Management*. <https://www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/vegetation-and-fuel-management/fire-fuel-management>
- 80 Kenna Jonkman, Manager of Development Services, Regional District of Fraser-Fort George, personal communication, July 23, 2019.
- 81 In winter 2019, the Climate Action Initiative hosted ten provincial workshops focused on farm-level preparedness and planning (including a workshop in Vanderhoof). The BC

- Cattlemen Association, in conjunction with AgSafe BC, also hosted a series of farm-level preparedness workshops across BC in winter 2018, including sessions in Vanderhoof and Smithers.
- 82 Forest Practices Board. (n 74)
- 83 Burning embers or other flaming material from a wildfire can be carried by the wind to start new spot fires in areas of unburned fuel. It's quite common for burning embers that are thrown ahead of the leading edge of the fire (the "flame front") to allow wildfires to "jump" fuel-free barriers such as highways or bodies of water. FireSmart BC. <https://www.firesmartcanada.ca/resources-library/manuals/>.
- 84 Blackwell, B., (2018). *Discussion Document: Planning and Information Exchange for Wildfire Impact Reduction*. BC Agriculture & Food Climate Action Initiative.
- 85 Ibid.
- 86 Increasing right of ways may also have negative repercussions due to also increasing public access
- 87 The Climate Action Initiative's *Agriculture Wildfire Preparedness and Mitigation Workbook & Guide* leads producers through a series of modules that focus on actions producers can take before, during, and after a wildfire to protect their operations and business and culminates in the development of an Agriculture Wildfire Plan. The workbook and guide can be downloaded at <https://bcagclimateaction.ca/project/okos/>.
- 88 The Chinook Emergency Response Society operates in Electoral Area E of Bulkley-Nechako (on the Southside of Burns Lake and promotes and supports wildfire preparedness which includes emergency skills training, evacuation planning and information gathering and communication.
- 89 The BC Agriculture & Food Climate Action Initiative's Agriculture resources for small group preparedness will be available for download at <https://bcagclimateaction.ca/wildfire>.
- 90 Information on the pilot project Wildfire Pre-Season Communications and Information Exchange Pilot Project can be found at <https://bcagclimateaction.ca/project/okog/>.
- 91 Ibid.
- 92 Daniels, L., Gray, R., Burton, P. (2017) *White Paper: RE: 2017 Megafires in BC - Urgent Need to Adapt and Improve Resilience to Wildfire*. Faculty of Forestry. University of British Columbia. <http://bccfa.ca/wp-content/uploads/2017/10/Lori-Daniels-2017-Wildfires-and-Resilience.pdf>
- 93 Additional information about the Northern Conference for Wildfire Resilience (held in Burns Lake in April 2019) can be found at <https://northernwildfireresilience.wordpress.com/>.
- 94 The Cariboo-Chilcotin Regional Agriculture-Wildlife Committee operated from 2009-2014 and included representation from the Cariboo Cattlemen's Association, BC Sheep Producers and two provincial ministries, with funding from the BC Agriculture Research and Development Corporation (ARD Corp). https://www.fraserbasin.bc.ca/ccr_agriculture-wildlife.html
- 95 Pacific Climate Impacts Consortium. (n 58)
- 96 The BC Forage Council and CAI Guide to On-Farm Demonstration Research includes step-by-step instructions on developing research objectives and formulating a research question, deciding what to measure and how to measure it, scouting for relevant research, collecting data and analyzing results. While developed by the forage council, the methodology can be applied to any production system. <https://www.bcagclimateaction.ca/wp/wp-content/media/FIO3-On-Farm-Demonstration-Research-Guide.pdf>.
- 97 Information on the project *Enabling Climate Change Adaptation through Grab & Go On-Farm Research Templates* can be accessed at <https://bcagclimateaction.ca/project/fi19/>.
- 98 HallBar consulting, Cash & Bioenergy Crop Feasibility Study for the Bulkley-Nechako Regional District. <https://www.unbc.ca/sites/default/files/sections/research/unbccropresearchreport.pdf>
- 99 The BC Ministry of Agriculture's Agri-Business Planning Program offers specialized business planning and disaster recovery planning. Information about this program can be found at: <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs/agri-business-planning-program>. Other programs include Community Futures Fraser Fort George's Robson Valley Agribusiness program, and programs offered by the Young Agrarians (Farm Business Mentorship Network and Business Management Tools).
- 100 Eligibility requirements can be found on the BC Ministry of Agriculture's Agri-Business Planning Program webpage at <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs/agri-business-planning-program>.
- 101 Hodson, D., and White, J. (2010). *GIS and Crop Simulation Modelling Applications in Climate Change Research*. US Department of Agriculture. p 236. <https://naldc.nal.usda.gov/download/47399/PDF>
- 102 The Farmwest website is a non-profit venture developed by the Pacific Field Corn Association. Producers across BC can access historic weather data and forecast data for 150 stations across the province. <https://farmwest.com/climate/weather>
- 103 Tam, S., and Anslow, F. (2018). *Gap Analysis and Overview of Weather Station Data in British Columbia Agricultural Regions*. British Columbia Agricultural Climate Adaptation Research Network. <https://www.bcacarn.com/weather-station-project/>
- 104 The Climate Related Monitoring Program (CRMP) is a cooperative effort among provincial ministries and weather observing agencies in BC. While users can view stations on an interactive map and filter the displayed stations (based on observation date, weather element, observing agency, region and more), the website is cumbersome for producers to navigate and requires the downloading of data files to view historic weather information. <https://www2.gov.bc.ca/gov/content/environment/research-monitoring-reporting/monitoring/climate-related-monitoring>. The data portal can be accessed at <https://www.pacificclimate.org/data/bc-station-data>.

- 105 Decision support tools (DSTs) are information technology resources designed to help farmers tackle complex problems in crop production, inputting the best available data combined with knowledge about best practices.
- 106 Farmwest. (2019). *Expanding the Farmwest Climate Station Network*. <https://farmwest.com/node/938>
- 107 www.weatherfarmprd.com is weather and decision-support tool website developed for agricultural producers in the Peace region. It provides access to in-depth weather forecasting (hourly, daily) and decision tools on a field by field basis; including crop specific growth stages, crop heat units, growing degree days calculator, evapotranspiration/water check, soil water balance, Fusarium Head Blight risk and a forage calculator, as well as raw historical weather data of BC.
- 108 AgWeather Quebec (AQ) provides dozens of bioclimatic models that help producers determine the best time to apply inputs to their fields (pesticides, fungicides, etc.), depending on the specific climate conditions in their area. AQ also provides a management tool for to hay producers to help them determine the best time for the first cut of hay to ensure optimal forage quantity and yield. http://www.agrometeo.org/indices/category/plantes_fourageres
- 109 The BC Agricultural Climate Adaptation Research Network's *Gap Analysis and Overview of Weather Station Data in British Columbia Agricultural Regions* can inform regional work.
- 110 Statistics Canada. (2017). Bulkley-Nechako, RD [Census division], British Columbia. *Census Profile. 2016 Census. Statistics Canada. Table 32-10-0413-01. Irrigation in the year prior to the census*. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3210041301>
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Statistics Canada. (2017). Fraser-Fort George, RD [Census division], British Columbia and Canada. *Census Profile. 2016 Census. Statistics Canada Table 32-10-0413-01. Irrigation in the year prior to the census*. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3210041301>
- 111 Andrea Follett, Senior Water Authorizations Technologist, Ministry of Forests, Lands, Natural Resource Operations and Rural Development, personal communication. June 19, 2019.
- 112 Peters, J. (2018). Drought Codes Elevated in Northern, Central BC. *CFJC Today*. <https://cfjctoday.com/article/640239/drought-codes-elevated-northern-central-bc>
- 113 Pacific Climate Impacts Consortium. (n 58)
- 114 Stranger, D. (2019). BC Government Asking Public to Report Wildfire-Related Erosion. *CKPG Today*. <https://ckpgtoday.ca/article/556835/bc-government-asking-public-report-wildfire-related-erosion>
- 115 Fraser Basin Council. (2016). *Towards a Healthy Nechako Watershed Strategy – Version 1*. <https://www.refbc.com/sites/default/files/Nechako%20Watershed%20Strategy-31Oct2016-FINAL.pdf>
- 116 Ibid.
- 117 The Water Sustainability Act includes the following regulations: Water Sustainability Regulation, Water Sustainability Fees, Rental and Charges Tariff Regulation, Groundwater Protection Regulation, Dam Safety Regulation, Water District Regulation
- 118 Government of British Columbia. (2019). *Water Sustainability Act*. <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/laws-rules/water-sustainability-act>
- 119 BC Agriculture & Food Climate Action Initiative. (2019). Workshop#2 summary for Robson Valley.
- 120 BC Agriculture & Food Climate Action Initiative. (2019). Workshop #2 summary for Telkwa.
- 121 The Government of BC has used many mechanisms to inform the public (including producers) about the Water Sustainability Act and the associated regulations. Efforts have included: a blog, a brochure, information sessions and presentations. Despite these efforts, producers experience a lack of clarity and support to meet their responsibilities.
- 122 The provincial BCCA, and regional and local cattlemen's associations, share information with their members about the Water Sustainability Act and the associated regulations as information becomes available.
- 123 This project standardized, streamlined and improved the clarity and accessibility of Dam Safety Management System forms and templates; developed new informational resources to address priority dam safety topics for dam owners as determined through an evaluation of existing resources and consultation with user and provided direct outreach to assist dam owners to develop effective Dam Safety Management Systems through 5 training workshops for dam owners in the Cariboo and the Thompson/Okanagan. <https://bcagclimateaction.ca/project/cbo7/>
- 124 A previous project (in the Cowichan region) where existing water storage examples were shared via field day and presentations, could provide a model to follow for this action. The Agricultural Water Storage and Management Knowledge Transfer project shared information with producers in the Cowichan Valley and surrounding areas related to water storage development (and the associated requirements and regulations), as well as broader water management techniques, through a farm tour and 2 panel sessions at the Islands Agriculture Show in 2016. <https://bcagclimateaction.ca/project/cwo8/>
- 125 The BC Agriculture Water Calculator helps agriculture water users in British Columbia estimate the annual irrigation or livestock water demand for a farm. The calculator is available at <http://www.bcagriculturewatercalculator.ca/>.
- 126 The BC Irrigation Management Guide assists British Columbia's farmers and ranchers to optimize water use, thereby improving water management during times of drought, long-term climate change, and competing uses of the water resource. The guide is available at <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/water/irrigation/irrigation-management-guide>.

- 127 Farmwest. (2019). *BC Guide to Irrigation Scheduling and Water Conservation*. <https://farmwest.com/node/935>
- 128 Geography Open Textbook Collective. (2019). *Case Study 1: Mountain Pine Beetle*. <https://opentextbc.ca/geography/chapter/7-6-case-study/>
- 129 Government of British Columbia. (2019). *Mountain Pine Beetle in BC*. <https://www2.gov.bc.ca/gov/content/industry/forestry/managing-our-forest-resources/forest-health/forest-pests/bark-beetles/mountain-pine-beetle>
- 130 Centre for forest conservation genetics, University of British Columbia. (2019). *Climate BC and Bioclimatic Envelope Modelling*. <http://cfcg.forestry.ubc.ca/projects/climate-data/climatebc-and-bioclimatic-envelope-modelling/>
- 131 The Cariboo Priority Pests: Scan, Consultation and Action Plan project help regional producers begin to adapt to emerging pest management issues resulting from climate change by ranking pest issues according to importance and by identifying gaps in regional extension, monitoring and research work, with potential project partners identified and actions identified to fill these gaps. For more information see <https://bcagclimateaction.ca/project/cbo9/>.
- 132 Zehnder, G., Gurr, G. M., Kühne, S., Wade, M. R., Wratten, S. D., and Wyss, E. (2007). *Arthropod management in organic crops*. *Annual Review of Entomology* 52: 57–80
- 133 Altieri, M. A., and Nicholls, C. (2003). *Soil fertility and insect pests: Harmonizing soil and plant health in agroecosystems*. *Soil Tillage Research* 72: 203–211. <https://www.sciencedirect.com/science/article/pii/S0167198703000898>
- 134 Locke, J. (2011). *Pasture weed management and drought*. The Samuel Roberts Noble Foundation Agricultural Division. <https://www.noble.org/globalassets/docs/ag/pubs/soils/nf-so-11-07.pdf>
- 135 This pasture rejuvenation research is funded in part through CAI's Farm Adaptation Innovator Program (FAIP).
- 136 Integrated Pest Management entails using biological, cultural and mechanical controls instead of only chemical controls for pest management
- 137 Northwest Invasive Plant Council. (2019). NWIPC Public Resources page. <http://nwipc.org/files/public/>
- 138 For more information on the Agricultural Pest Identification & Management Tools for the Cariboo project, see <https://bcagclimateaction.ca/project/cb13/>.
- 139 This relates to how plants are more palatable and grazing is very good after a fire because there is a nutrient flush into the plants. There is improved grazing for about 4 years. Following this 4-year period, there is no deep nutrient cycling since roots are shallow, so there is then a decline in plant quality/nutrients
- 140 Vanbergen, A. J. (2013). *Threats to an ecosystem service: pressures on pollinators*. *Frontiers in Ecology and the Environment*: 11:5 (pp 251–259). <https://doi.org/10.1890/120126>
- 141 Kjohl, M., Nielsen, A. and Stenseth, N. C. (2011). *Potential Effects of Climate Change on Crop Pollination*. Food and Agriculture Organization of the United Nations. http://www.fao.org/fileadmin/templates/agphome/documents/Biodiversity-pollination/Climate_Pollination_17_web__2_.pdf
- 142 Gashler, K. (2011). *Native bees are better pollinators, more plentiful than honeybees, finds entomologist*. *Cornell Chronicle*. <http://news.cornell.edu/stories/2011/10/native-bees-are-better-pollinators-honeybees>
- 143 Kjohl, M., Nielsen, A., and Stenseth, N. C. (n 141)
- 144 Wratten, S. D., Gillespie, M., Decourtye, A., Mader, E., Desneux, N. (2012). *Pollinator habitat enhancement: Benefits to other ecosystem services*. *Agriculture, Ecosystems & Environment*. 159: 15 (112–122) <https://www.sciencedirect.com/science/article/pii/S0167880912002460>
- 145 BC Bee Health. (2018). *Meadow Restoration Helps Enhance Forage For Victoria Bees*. <http://bcbeehealth.ca/2018/06/04/meadow-restoration/>
- 146 The Kootenay & Boundary Farm Advisors (KBFA) provides producers with free, technical production support and information from a network of specialized resources, including independent consultants and academics. <https://www.kbfa.ca/>

Urls in these Endnotes were current as of July 2019.



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: DEV 2971/16017/A

FROM: Tyson Baker, Planner I

DATE: August 29, 2019

SUBJECT Item: Development Variance Permit No. 1242
SUMMARY: Purpose: Consider Application
Location: 590 Polar Street, Bear Lake – Electoral Area 'G'
Owner: Brenda Routley

PREVIOUS
REPORTS: None.

ATTACHMENT(S): 1. Backgrounder
2. Development Permit with Variance No. 1242

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received.		
2. THAT Development Variance Permit No. 1242 be issued to vary the combined maximum total floor area of one or more accessory buildings on a parcel with no established primary permitted use from 50.0 m ² to 210.0 m ² on Parcel A (PP11742) District Lot 2971 Cariboo District Plan 16017.	All 1 Director/1 vote	Majority

ISSUE(S):

This application is for a development variance permit to vary the combined maximum total floor area for one or more accessory buildings on the subject parcel with no established permitted use from 50.0 m² to 210.0 m². The subject parcel currently has four (4) accessory buildings with a combined maximum total floor area of 90.0 m². The applicants propose to establish an accessory building of 120.0 m² floor area on the subject parcel.

The Board is being asked to consider issuance of Development Variance Permit No. 1242.

RELEVANT POLICIES:

1. *Local Government Act:*
 - outlines regulations for issuance of a development variance permit
 - requires notification be sent to surrounding property owners
2. Zoning Bylaw No. 2892:
 - **the proposal does not comply with zoning regulations**
 - the property is zoned Residential 1 (R1)
 - the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use is 50.0 m²
 - a development variance permit is required

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

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FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Notice of the proposed variance was mailed to applicable landowners on July 23, 2019 requesting comments no later than August 28, 2019. Technical Agency referrals were sent out on July 22, 2019 requesting comments no later than August 19, 2019. No public comments have been received.

DECISION OPTIONS:

1. Approve recommendations.
 - Development Variance Permit No. 1242 will be issued
 - the owner may apply for a Building Permit for the construction of the accessory building

Other Options:

- a. postpone consideration if more information is required
 - the proposed permit will return for consideration at a future meeting
- b. deny issuance of Development Variance Permit No. 1242
 - the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use will not be varied

COMMENTS:

Proposed Development Variance Permit No. 1242 will vary Zoning Bylaw No. 2892. The proposed variance will vary the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use from 50.0 m² to 210.0 m², in order to facilitate the construction of an accessory building of 120.0 m² in size. The applicant has proposed the variance for the establishment of an accessory building to store a recreational vehicle on the subject parcel.

If the application is unsuccessful, the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use will continue to be 50.0 m².

No objections have been received from Technical Agency referrals to date regarding the proposal. Notice of the proposed variance was also sent to surrounding landowners. No comments from the public have been received.

Respectfully submitted,

Tyson Baker

Tyson Baker, B.Pl.
Planner I

TB:lh

BACKGROUND

Owner: Brenda Routley

Location: 590 Polar Street, Bear Lake BC – Electoral Area 'G'

Legal

Description: Parcel A (PP11742) District Lot 2971 Cariboo District Plan 16017 – 0.278 Ha

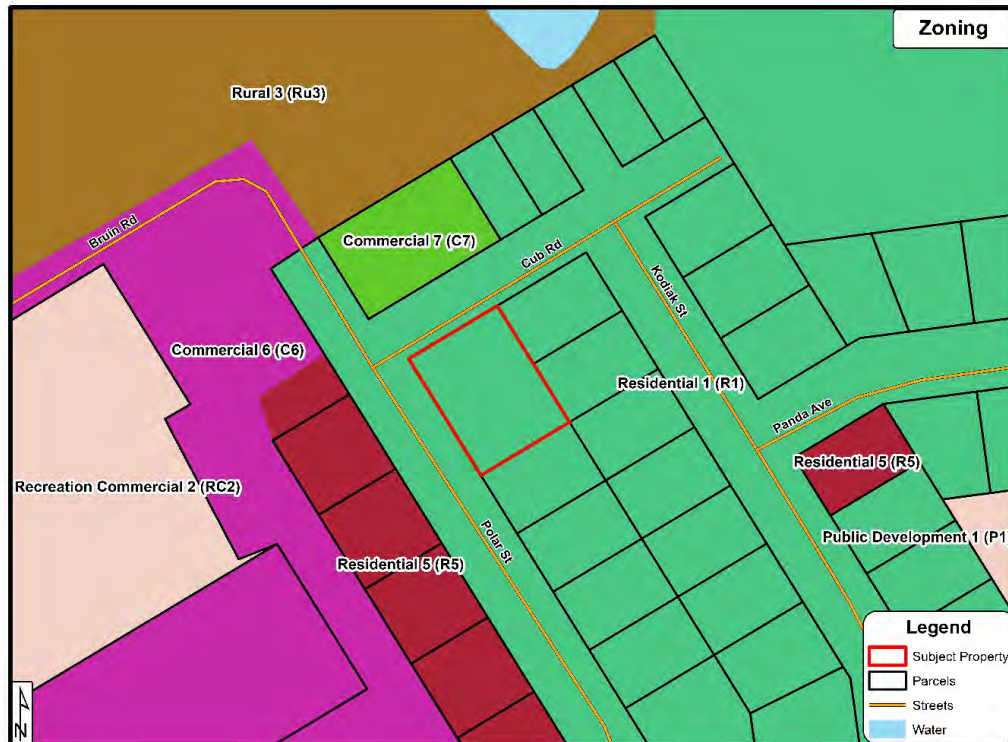


Proposal: An application has been made to construct a residential accessory building on the subject property where no residence is established. The proposed Development Variance Permit will vary Zoning Bylaw No. 2892 by increasing the combined maximum total floor area of an accessory building(s) from 50.0 m² to 210.0 m².

Currently established on the property are two (2) sheds (21.0 m² & 9.0 m²), and two (2) pole sheds (22.0m² & 38.0m²).



Zoning: Pursuant to Zoning Bylaw No. 2892, the subject parcel is zoned Residential 1 (R1). Residential-Single Family is a permitted use in the R1 zone. On a lot where the permitted use has not been established, the combined maximum total floor area of corresponding accessory buildings is 50.0 m². As no Residential-Single Family Use is established on the subject property, the proposed 210.0 m² residential accessory building will require a variance.



Development Variance Permit: Development Variance Permit No. 1242 will vary Section 29.0(7)(c)(iii) of Zoning Bylaw No. 2892 by increasing the combined maximum total floor area of an accessory building(s), prior to a Residential-Single Family Use being established on the property, from 50.0 m² to 210.0 m².

Access: The subject parcel is accessed by Polar Street.

Fire Protection: The subject property is within a Volunteer Fire Protection Area.

Future Applications: If Development Permit No. 1242 is issued by the Regional District Board, the applicant will be required to obtain a building permit from the Regional District for the construction of the accessory building.

Technical Agency Comments: **TELUS:**
Telus has no issues with these changes.

BC Hydro:

BC Hydro has no objection to the proposed development as our works are not affected.

Building Inspection:

The applicant has inquired with building inspection about parking an RV under the building and living in it. The applicant has been informed that RV's are not considered a dwelling unit and do not meet the BC Building Code for use as a single family dwelling.

A building permit will be required for the accessory building for storage use only.

Bear Lake Community Commission:

This letter is to advise the Regional District that the Bear Lake Community Commission has no issues or concerns with the building of the residential accessory building on the property 590 Polar Street.

Ministry of Transportation and Infrastructure:

MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation.



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 562-8676
Toll Free: 1-800-667-1959 / <http://www.rdfg.bc.ca>

Development Variance Permit No. 1242

ISSUED TO: Brenda Routley

WITH RESPECT TO THE FOLLOWING LAND:

Parcel A (PP11742) District Lot 2971 Cariboo District Plan 16017
PID: 024 – 749 – 745

1. This Development Variance Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to vary the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use.
3. This Permit specifically varies Section 29.0(7)(c)(iii) of Schedule 'A' to Regional District of Fraser-Fort George Zoning Bylaw No. 2892, as amended, by increasing the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use from 50.0m² to 210.0m² as shown on Appendix 'A'.
4. This Permit shall lapse if the holder of this Permit does not substantially commence work with respect to which this Permit is issued within two years after the date it is issued.
5. All development, including use, size and siting of buildings and structures, shall be in accordance with Zoning Bylaw No. 2892 as amended or replaced.
6. Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892 as amended or replaced.
7. No indoor plumbing is to be installed in any building, and no water borne sewage is to be generated, until such a time as the building is served by an approved water borne sewage disposal system.
8. For any earthworks necessary for the construction of any building allowed by this Permit, a geotechnical report may be required to confirm the safety of such developments for the intended use without undue risk. The report shall be prepared by a Qualified Professional registered in British Columbia with qualifications and experience in the fields of geoscience and training in geotechnical engineering and geohazard assessment.
9. This Permit does not relieve the owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any applicable regulations. Furthermore, this Permit is not a building or sewage disposal permit. The owner or occupier is responsible for verifying the location of all lot lines prior to development.
10. The land shall be developed strictly in accordance with this Permit.

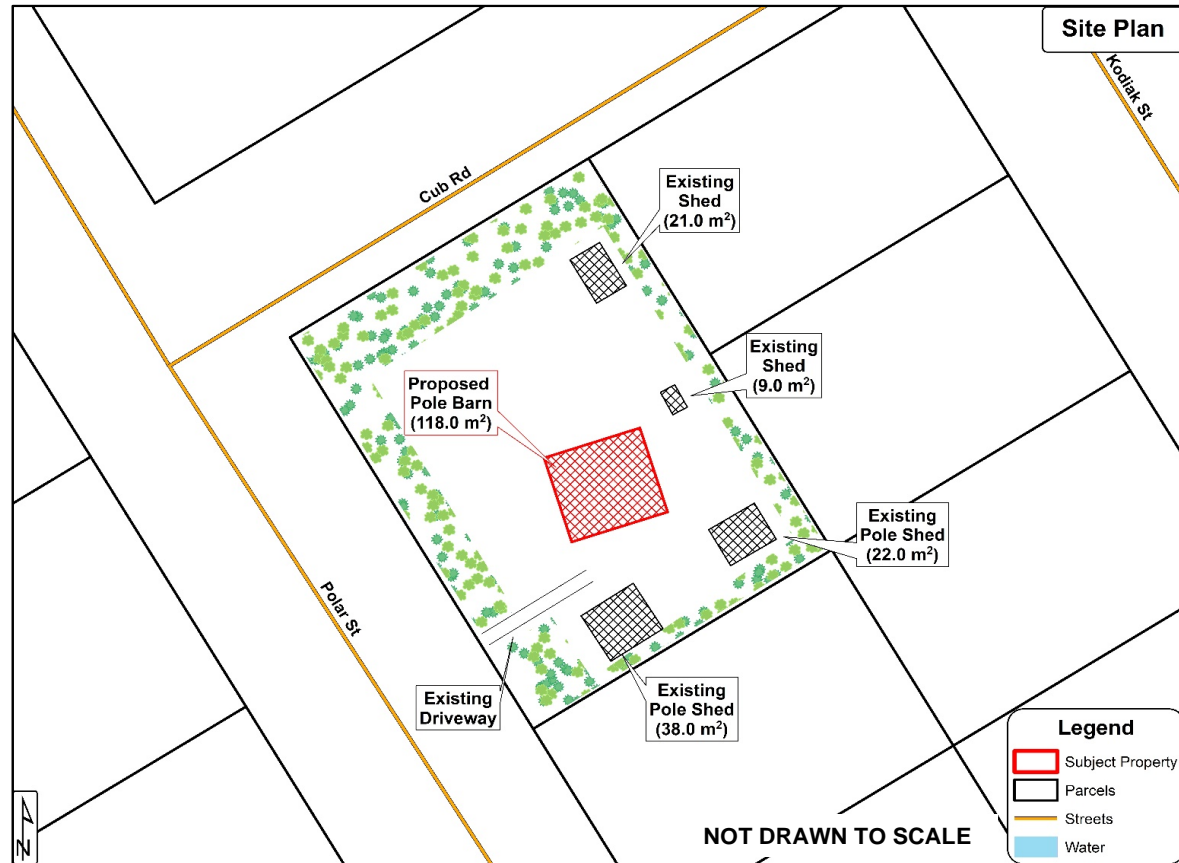
[The zoning on this property at date of issuance of this Permit is Residential 1 (R1) pursuant to Zoning Bylaw No. 2892]

DEVELOPMENT PERMIT WITH VARIANCE NO. 1242 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF , 2019.

K. Jensen, General Manager of Legislative and Corporate Services

Development Variance Permit No. 1242 Page 1 of 2

APPENDIX 'A' TO DEVELOPMENT VARIANCE PERMIT No. 1242



APPENDIX 'A' ATTACHED TO AND FORMING PART OF DEVELOPMENT VARIANCE PERMIT No. 1242

K. Jensen, General Manager of Legislative and Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: DEV 2211/23795/22

FROM: Daniel Burke, Planner I

DATE: September 4, 2019

SUBJECT Item: Development Permit with Variance No. 1245
SUMMARY: Purpose: Consider Application
Location: Nukko Lake Estates Road (Nukko Lake) – Electoral Area 'A'
Owner: Cheryl and Thomas Crispin

PREVIOUS
REPORTS: None

ATTACHMENT(S): 1. Backgrounder
2. Letter from Lisa Koftinoff dated September 2, 2019
3. Development Permit with Variance No. 1245

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report and letter from Lisa Koftinoff dated September 2, 2019 be received.	All 1 Director/1 vote	Majority
2. THAT Development Permit with Variance No. 1245 be issued to vary the combined maximum total floor area of one or more accessory buildings on a parcel with no established primary permitted use from 50.0 m ² to 155.0 m ² on Lot 22 District Lot 2211 Cariboo District Plan 23795.	All 1 Director/1 vote	Majority

ISSUE(S):

This application is for a development permit with variance to vary the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use from 50.0 m² to 155.0 m². The subject parcel is currently undeveloped. The applicants propose to establish an accessory building of 155.0 m² floor area and the removal of natural native vegetation on the subject property.

The Board is being asked to consider issuance of Development Permit with Variance No. 1245.

RELEVANT POLICIES:

1. *Local Government Act:*
 - outlines regulations for issuance of a development permit
 - a development permit may include a variance when issued by Board resolution
2. Salmon River-Lakes Official Community Plan Bylaw No. 1587:
 - the subject property is designated Lakeshore Settlement (LS) and is within the Nukko Lake Development Permit Area
 - a development permit is required
3. Zoning Bylaw No. 2892:
 - **proposal does not comply with zoning**
 - the property is zoned Rural Residential 1 (RR1)
 - the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use is 50.0 m²
 - a development variance permit is required

I:\REPORT WORKING\2019\09-SEPTEMBER\DEV SERV\IDB - DPV No. 1245- CRISPIN.DOCX

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Notice of the proposed variance was mailed to applicable landowners on August 20, 2019 requesting comments no later than September 16, 2019. Technical Agency referrals were sent out on August 9, 2019 requesting comments no later than September 6, 2019. Any correspondence received will be forwarded to Board as additional agenda items.

DECISION OPTIONS:

1. Approve recommendations.
 - Development Permit with Variance No. 1245 will be issued
 - the owner may apply for a Building Permit for the construction of the accessory building

Other Options:

- a. postpone consideration if more information is required
 - the proposed permit will return for consideration at a future meeting
- b. deny issuance of Development Permit with Variance No. 1245
 - the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use will not be varied

COMMENTS:

Proposed Development Permit with Variance No. 1245 will serve two functions; allow development in the Nukko Lake Development Permit Area and vary Zoning Bylaw No. 2892. The proposed variance will vary the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use from 50.0 m² to 155.0 m², in order to facilitate the construction of an accessory building of 155.0 m² in size. The applicants have proposed the variance for the establishment of an accessory building to store lake toys, recreational vehicle, lawn mower and boat accessories on the subject property until such time they construct a Residential-Single Family dwelling on the property.

If the application is unsuccessful, the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use will continue to be 50.0 m².

No objections have been received from Technical Agency referrals to date regarding the proposal; however, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development Water Stewardship along with Landbase Stewardship did highlight the requirements of the applicants to follow best practices when developing the lot due to watercourses on the subject property. After reviewing RDFFG Lakeshore Guidelines with the applicant and advising of 15.0 m setback from watercourses set out in the guide, the permit has been amended accordingly to replicate the RDFFG Lakeshore Guidelines.

Notice of the proposed variance was also sent to surrounding landowners. To date, one submission from the public has been received and is attached to the backgrounder. The public submission was in reference to a building scheme covenant which was likely placed on the subject property at the time of subdivision of the parcels by the developer.

Report to Regional BoardPage 3

As the Region District is not a participant in covenant; Regional District would not enforce the building scheme covenant. Any further correspondence received will be forwarded to Board as additional agenda items.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I

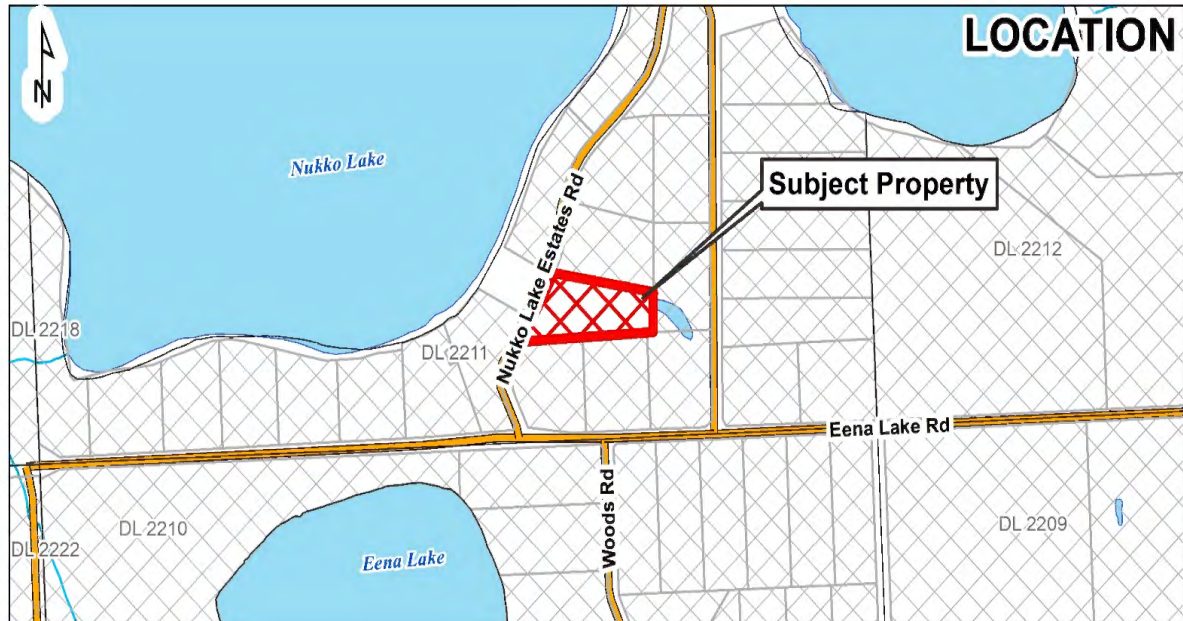
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BACKGROUNDER

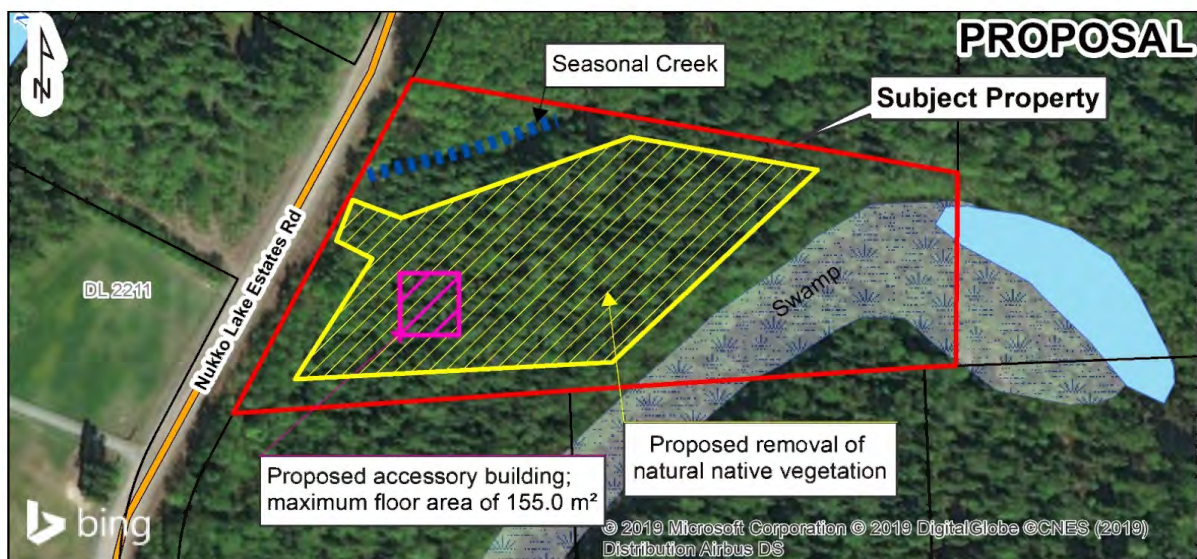
Owner: Cheryl and Thomas Crispin

Location: Nukko Lake Estates Road (Nukko Lake) – Electoral Area 'A'

Legal Description: Lot 22 District Lot 2211 Cariboo District Plan 23795 – 2.11 ha (5.22 acres)



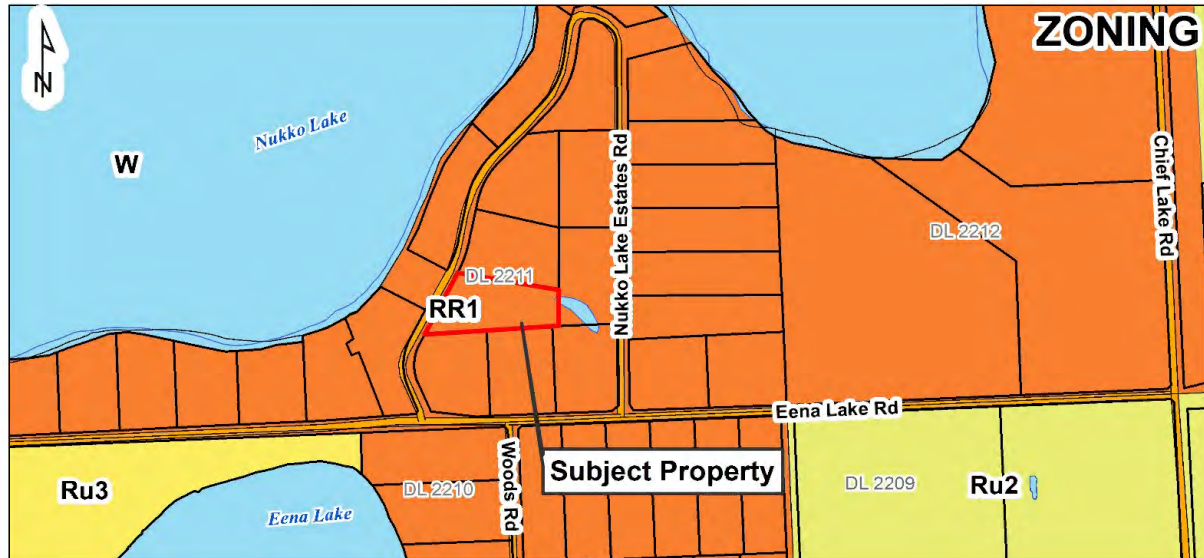
Proposal: This application is for a development permit with variance to vary the combined maximum total floor area for one or more accessory buildings on a parcel with no established permitted use from 50.0 m² to 155.0 m². The subject parcel is currently undeveloped. The applicants propose to establish an accessory building of 155.0 m² floor area and the removal of natural native vegetation on the subject property.



Zoning: The subject parcel is zoned Rural Residential 1 (RR1) as per Zoning Bylaw No. 2892. Within the RR1 zone accessory uses, buildings or structures are permitted only in conjunction with an established permitted use except:

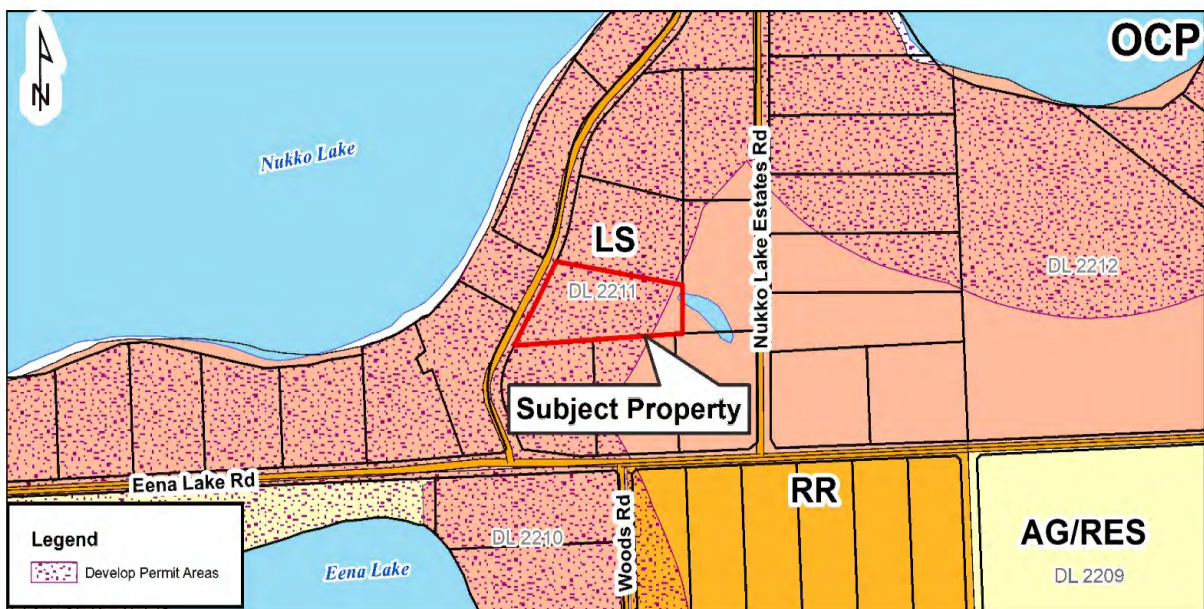
- fences;
- utility installations; and
- one or more accessory buildings with a combined maximum total floor area of 50.0 m².

A development permit with variance is required to vary the maximum total floor area of one or more accessory buildings from 50.0 m² to 155.0 m².



Official Community Plan:

The Salmon River-Lakes Official Community Plan (OCP) designates the subject parcel as Lakeshore Settlement (LS). The OCP designates a Development Permit Area on lands within 300 meters from the natural boundary of Nukko Lake. Most of the subject parcel is within the Development Permit Area. The objectives of Development Permit Areas are to protect the natural environment, which includes the protection of riparian habitats, water quality, and lake view qualities.



Development Permit with Variance: Pursuant to the Salmon River & Lakes Official Community Plan, development permits are required for development, including land clearing and building of structures within 300 m from the lakeshore. Development permit areas protect the natural environment, its ecosystems and biological diversity of lake resources within 100 m from the natural boundary of a lake.

A development permit may include a variance when issued by the Regional District Board. Development Permit with Variance No. 1245 will vary the requirements Section 18.0(7)(c)(iii) of Zoning Bylaw No. 2892, as amended, by increasing the combined maximum total floor area of one or more accessory buildings on a parcel with no established primary permitted use from 50.0 m² to 155.0 m², as shown on Appendix 'A' attached to and forming part of Development Permit with Variance No. 1245.

Access: The subject parcel is accessed by Nukko Lake Estates Road

Fire Protection: The subject property is not within a volunteer fire protection area.

Future Applications: If Development Permit No. 1245 is issued by the Regional District Board, the applicant will be required to obtain a building permit from the Regional District for the construction of the accessory building.

Technical Agency Comments: **Telus:**
I have reviewed the attached document and determined that TELUS has no objection to this proposal. Please feel free to contact us for any questions or if you require additional information.

BC Hydro:

Thank you for your email of August 19, 2019. BC Hydro has no objection to the proposed development permit with variance. However, BC Hydro holds a right of way registered against title to the Property with PID: 008-468-397. Please be guided by the terms of such right of way agreement. Further, depending on the development plans for the property BC Hydro may require a statutory right of way in order to provide service. For a new electrical service connection, please contact 1-877-520-1355 or complete an online application form available at: <http://www.bchydro.com/youraccount>

Building Inspection:

No concerns. All buildings over 10 square metres will require building permits.

Ministry of Transportation and Infrastructure:

- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system.
- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Landbase Stewardship:

I have reviewed the information provided in the application for development permit with variance No. 1245.

A wetland, with connectivity to Eena Lake, flows through the subject's property. The southeast corner of the proposed vegetation removal area is directly adjacent to the wetland. The applicant should retain a buffer of natural vegetation along the wetland to preserve water quality and habitat values, as per direction provided by the RDFFG Lakeshore Guidelines. Development in or about a stream (or wetland) will require notification or approval under Section 11 of the Water Sustainability Act.

Provincial BMP's and guidelines exist for land development. The applicant should review development information in the 'Develop With Care' documents found here: <https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/best-management-practices/develop-with-care>

Removal of vegetation poses a risk to breeding birds. Section 34(a) of the Wildlife Act protects all birds and their eggs, and Section 34(c) protects their nests while they are occupied by a bird or egg. Nesting periods can be identified by a qualified professional, and in the Omineca they are generally from April 30 through August 1, although some raptors may start nesting as early as February. Section 34(b) of the Wildlife Act protects the nests of eagles, peregrine falcons, gyrfalcons, ospreys, and herons year-round. This means that a tree or other structure containing such a nest must not be felled, even outside of the breeding season for these species.

In planning the removal of vegetation, the applicant will need to avoid the removal of nests subject to Sec 34(b) and buffer nest trees with surrounding forest. Best Management Practices can be found at: http://www.env.gov.bc.ca/wld/documents/bmp/raptor_conservation_guidelines_2013.pdf Clearing should not be undertaken between April 30th and August 1st to avoid contravention of Sec 34(a).

Section 6 of the BC Wildlife Amendment Act, 2004, pertaining to species at risk and/or the Species at Risk Act may also be applicable to vegetation management activities.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Water Stewardship:

I have no comments on the development variance permit itself. However, I have a few comments on related activities that fall within the jurisdiction of Water Stewardship of FLRNORD:

- If the owners will be using water (either groundwater or surface water, e.g. from Nukko Lake or the wetland within the property or any other source) for non-domestic purpose they will require an authorization for water use (i.e. use approval or water licence). Application can be made through FrontCounter BC. The owners should be aware that an authorization can take a minimum of 140 days to process. There is an application fee and yearly water rental fees. Domestic water use is defined in the *Water Sustainability Act*, Section 2.
- Use of water for domestic purposes does not require a license; however, surface water may be licensed, securing the licensee's water rights to the source. Domestic use of groundwater is not able to be licensed, but the well can be registered so that FLNRORD is aware of the usage and can protect the users rights when considering new applications.
- From the satellite imagery available on Google Earth it appears there is a wetland and potentially two streams on the subject property. Both wetlands and streams are considered streams* and fall under the jurisdiction of the Water Sustainability Act. A stream may be present in the northwest corner and the southeast corners of the proposed area for removal of vegetation (shown on the map within the Technical Agency Report). Any activity or construction (including vegetation removal) within a stream channel or that may have an impact on a stream or its channel, is considered a "change in and about a stream" and must be authorized under the *Water Sustainability Act* and its regulations. Certain activities by their nature are authorized and may only require notification while others require application for and receipt of a Change Approval (see Part 3 of the Water Sustainability Regulation). Consultation with Water Stewardship is advised.
- Outside of the natural boundary* of a stream, Water Stewardship encourages maintenance of native vegetation within riparian buffers.

* Stream (definition from *Water Sustainability Act*) =

(a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or

(b) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer;

* Natural boundary (definition from *Land Act*) = the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

If you have any questions, please don't hesitate to contact me.

Daniel Burke

From: Lisa Koftinoff <[REDACTED]>
Sent: Monday, September 2, 2019 9:06 AM
To: Development Services
Subject: Comments for dev permit w variance no. 1245
Attachments: restrictive covenant.pdf

Hi Daniel,

Thank you for allowing me to review the permit application being considered. I did notice one inconsistency that perhaps the owners were unaware of. They noted on the application there was no restrictive document or building scheme on the property when in fact there is. I have attached a copy for your reference.

One item I can see that may affect the application is item 10. Stating vehicles other than cars and trucks must be parked 150' from front boundary line. Something for them to consider.

Sincerely,
Lisa Koftinoff
[REDACTED]

Status: Registered

Doc #: P19477

RCVD: 1980-06-13 RQST: 2017-12-12
09.02.55

LAND TITLE ACT

FORM 35

(Section 216 (1))

JUN 13 12 06 PM '80

DECLARATION OF BUILDING SCHEME

Nature of Interest: Charge: Building Scheme

Herewith fee of: \$10.00 ✓

Address of person entitled to apply to register this building scheme:

Lake Shore Resources Inc.

Full name, address, telephone number of person presenting application:

Phoned:

Signature of Applicant or
Solicitor or Authorized Agent1. LAKE SHORE RESOURCES INC., body corporate, (Incorporation No. 163,505) of
208 - 7080 River Road, Richmond, British Columbia, V6X 1X5
[full name, address and occupation] declare:

1. I am the registered owner in fee-simple/lessee of the following land (hereinafter called "the lots")

Lots 1, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 20, 21, 22, 24, 25, 26, and 27,
District Lot 2211,
Cariboo District,
Plan 23795Prince George Assessment District,
Province of British Columbia.

2. I hereby create a building scheme relating to the lots.

3. A sale of any of the lots is subject to the restrictions enumerated in the schedule attached or
annexed hereto.

4. The restrictions shall be for the benefit of all the lots.

LAKE SHORE RESOURCES INC.

Per:

Per:

Consent and priority agreement of charge holders:

I We

of the holders of the following registered charges, consent to the registration
of the above declaration of creation of building scheme and agree that it shall have priority over our
respective charges.

Type of Charge

Registration
Number of ChargeSignatures of Holders of
Charges BANK OF BRITISH COLUMBIA

MORTGAGE

056429

SUPERINTENDENT, AUTHORIZED SIGNATORY

NOTE: 1. Any executing or consenting corporation must seal this instrument, see section 16 of the Com-

veyancing and Law of Property Act.

2. The execution of all declaring or consenting parties must be witnessed and the execution proved in

the manner prescribed by Part 5.

3. This form may be adapted to include any further provisions permitted by section 216.

4. The consents of charge holders may be on a separate Form(s) 35.

SCHEDULE OF RESTRICTIONS

Form 1 (Section 3.1)

MEMORANDUM OF RESTRICTIONS
Registered on application on the day and at the time written hereon

Princo George Land Title Office

3061 \$010.00: A

PRINCE GEORGE
LAND
TITLE OFFICE

JUN 13 1980

Status: Registered

Doc #: P19477

RCVD: 1980-06-13 ROST: 2017-12-12
09.02.55

LAND TITLE ACT

FORM 35

(Section 216 (1))

JUN 13 12 06 PM '80

DECLARATION OF BUILDING SCHEME

Nature of Interest: Charge: Building Scheme

Herewith fee of: \$10.00

Address of person entitled to apply to register this building scheme:

Lake Shore Resources Inc.

Full name, address, telephone number of person presenting application:

Phone:

Signature of Applicant or
Solicitor or Authorized Agent1. LAKE SHORE RESOURCES INC., body corporate, (Incorporation No. 183,605) of
205 - 7080 River Road, Richmond, British Columbia, V6X 1X5
(full name, address and occupation) declare:

I, I am the registered owner in fee-simple/lessee of the following land (hereinafter called "the lots")

Lots 1, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 20, 21, 22, 24, 25, 26, and 27,
District Lot 2211,
Cariboo District,
Plan 23795Prince George Assessment District,
Province of British Columbia.

2. I hereby create a building scheme relating to the lots.

3. A sale of any of the lots is subject to the restrictions enumerated in the schedule attached or
annexed hereto.

4. The restrictions shall be for the benefit of all the lots.

LAKE SHORE RESOURCES INC.

Box:

Consent and priority agreement of charge holders:

I We

of the above declaration of creation of building scheme and agree that it shall have priority over our
respective charges.

Type of Charge

Registration
Number of ChargeSignatures of Holders of
Charges

MORTGAGE

NOTE: 1. Any executing or consenting corporation must seal this instrument, see section 16 of the Con-
veyancing and Law of Property Act.2. The execution of all declaring or consenting parties must be witnessed and the execution proved in
the manner prescribed by Part 3.

3. This form may be adapted to include any further provisions permitted by section 216.

4. The consents of charge holders may be on a separate Form(s) 35.

SCHEDULE OF RESTRICTIONS

LAND TITLE ACT

Form 1 (Rev. 1979)

MEMORANDUM OF THE
Registrar on application of the
day and at the time of the hearing
Prince George Land Title Office

3061 \$010.00 A

PRINCE GEORGE
L.T.O.
AMOUNT PAID

13 JUN 80

Status: Registered

Doc#: P19477

RCVD: 1980-06-13 RQST: 2017-12-12
09.02.55

P. 19477

SCHEDULE OF RESTRICTIONS

1. No building or structure shall be erected or constructed upon any of the said Lots, no driveway, access, building, wall or other structure shall be commenced, constructed or maintained on the said lands, nor shall any addition to or alteration thereof, be made until the plans and specifications showing the nature, location, materials, height and approximate cost of each such structure, and the grading plan of the Lot to be built upon, have been submitted to and approved in writing by Lake Shore Resources Inc., or its nominee from time to time, who may in its discretion, refuse to approve of any such plan or specifications which, in its opinion, are unsuitable or undesirable.

In approving such plans and specifications, the promoter may take into consideration the purpose and the suitability of the structures proposed to be erected and of the materials of which they are to be constructed, to the site upon which it is proposed to erect the said structures, the harmony thereof with the surroundings, and the effect of the structures as planned on the adjacent or neighbouring property.

2. No owner or occupier of any Lot shall permit or allow any livestock, horses or poultry to be kept on any Lot unless such animals are confined by means of an adequate fence and shall not allow any household or other pets which they may have, to run wild or not under control in the subdivision. Buildings constructed for the purpose of accommodating any animals are to be set back no less than 75 feet from adjoining boundary lines.

3. The Lot and the building erected or to be erected upon any Lot in the subdivision shall not at any time be used for the purpose of any trade, manufacture or business of any description, or as an apartment house, duplex, boarding

Status: Registered

Doc #: P19477

RCVD: 1980-06-13 RQST: 2017-12-12
09.02.55

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- 2 -

or lodging house, or place of public resort.

4. No building erected or to be erected on any part of the said lands shall be used for any other purpose than that of a single detached private dwelling house for family use, but such dwelling may have out-buildings suitable or proper for a dwelling of the class or value of the buildings so erected.
5. No building or structure shall have the exterior finish uncompleted after twelve (12) months from commencement of construction of the said building or structure.
6. No building or structure shall be erected or maintained upon any of the said lots unless the aggregate floor area of such building or structure, including any porch, exceeds 1200 square feet of total floor area. PROVIDED HOWEVER, that 50% of the floor area of any attached garage which forms part of the structure shall not be allowed in computing the aforesaid minimum floor area.
7. The Grantee shall not erect or maintain or cause to be erected or maintained on the said lands, any fence or hedge extending beyond the front of the house or building at a height greater than thirty six (36) inches and fences other than wire or concrete along the front of any lot are prohibited unless permission for otherwise is obtained from Lake Shore Resources Inc.
8. The Grantee shall not keep or accumulate upon the said lands or permit to be kept or accumulated upon the said lands any garbage, debris, scrap metal, including cars or parts thereof, or other waste material of any type or description whatsoever.
9. The Grantee shall not permit any trailers to be situate upon the said lands save and except for holiday trailers of less than twenty four (24) feet in length, which

Status: Registered

Doc#: P19477

RCVD: 1980-06-13 RQST: 2017-12-12
09.02.55

- 3 -

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shall not be occupied while on the said lands nor shall the Grantee permit any building to be moved onto the said lands.

10. All vehicles and machinery other than automobiles and pickup trucks are to be parked at least 150' from the front boundary of any Lot and the outdoor parking of wrecked or immobile vehicles is prohibited.

11. The restrictions herein contained shall not be deemed to exclude any obligations or liabilities imposed by statute, common law or equity on the owners or occupiers of any Lot, all of which shall be duly observed and complied with.

12. Lake Shore Resources Inc. hereby reserves the right to modify, waive or release any or all of the restrictions contained herein with respect to any particular Lot or Lots whether imposed or entered into before or at the same time as or after the date hereof and the right to modify, waive or release hereby reserved shall be exercised by Lake Shore Resources Inc. only and that party or parties to whom it is expressly assigned.

13. The restrictions herein contained shall be deemed to include any or all restrictions or by-laws as amended from time to time capable at law of being constructed as running with the land, imposed on the said lands by any provincial or local authority.

Status: Registered

Doc#: P19477

RCVD: 1980-06-13 RQST: 2017-12-12
09.02.55

P19477

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 21st day of April, 1980, at Prince George,
in British Columbia, [REDACTED]
(whose identity has been proved by the evidence on oath of [REDACTED] who is personally known to me, appeared
(State full name, address, and occupation)
before me and acknowledged to me that he/she is the authorized signatory of LAKE SHORE RESOURCES INC.
and that he/she is the person who subscribed his/her name and affixed
the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix
the seal to it, (and that the corporation existed at the date the instrument was executed by the corporation.)
In testimony of which I set my hand and seal of office at Prince George
this 21st day of April, 1980

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.

†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (8) not to
call for further evidence of the existence of the corporation.

‡Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

G. Coole

LAND TITLE ACT

PROOF OF EXECUTION BY CORPORATION

I certify that on the 6th day of May, 1980, at Vancouver,
in British Columbia, BRIAN R. HEWSON personally known
to be, appeared before me and acknowledged to me that he is
the authorized signatory of BANK OF BRITISH COLUMBIA and
that he is the person who subscribed his name and affixed the
seal of the corporation to the instrument, that he was
authorized to subscribe his name and affix the seal to it,
(and that the corporation existed at the date the instrument
was executed by the corporation.)

In testimony of which I set my hand at Vancouver, in British
Columbia this 6th day of May, 1980.

KENNETH G. JESKEY

A Commissioner for taking affidavits
for British Columbia

Status: Registered

Doc #: P19477

RCVD: 1980-08-13 RQST: 2017-12-12

09.02.55

P 19477

LAND TITLE ACT
Form 2
(Sections 43(a) and 44(a))

AFFIDAVIT OF WITNESS

I, Jennifer Jane Richens
of the City of Victoria, in the Province of British Columbia, make oath
and say:-

1. I was present and saw this instrument duly signed and executed
by [REDACTED]
the part y to it, for the purposes named in it.
2. The instrument was executed at Victoria, B.C.
3. I know the part y , who is 19 years old or more.
4. I am the subscribing witness to the instrument and am 16 years
old or more.

SWORN BEFORE ME at the City of Victoria,
in the Province of British Columbia,
this 14th day of May 1980.

Robert T.C. Johnston
A Commissioner for taking Affidavits
for British Columbia.

Status: Registered

Doc #: P19477

RCVD: 1980-06-13 RQST: 2017-12-12
09:02:56


P 19477

LAND TITLE ACT

PROOF OF EXECUTION BY CORPORATION

I certify that on the 6th day of JUNE, 1980, at Calgary, in the Province of Alberta, PETER G. SAUNDERSON, VICE-PRESIDENT CREDIT, personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of NORTHLAND BANK and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, (and that the corporation existed at the date the instrument was executed by the corporation).

In testimony of which I set my hand at CALGARY, in ALBERTA, this 6th day of JUNE, 1980.


A Notary Public in and for the Province of Alberta

J. H. COLEMAN



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 562-8676
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

Development Permit with Variance No. 1245

ISSUED TO: Cheryl and Thomas Crispin

WITH RESPECT TO THE FOLLOWING LAND:

Lot 22 District Lot 2211 Cariboo District Plan 23795
PID: 008-468-397

1. This Development Permit with Variance is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to:
 - a) allow earthworks, landscaping, vegetation removal, and the construction of residential accessory building on the subject property where no residence is established; and
 - b) allow the construction of an accessory building larger than 50.0m² within a Development Permit Area.
3. This Permit specifically varies Section 18.0(7)(c)(iii), Schedule 'A' of Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by increasing the combined maximum total floor area for one or more accessory buildings from 50.0m² to 155.0m².
4. This Permit recognizes that the lot is undeveloped.
5. This Development Permit specifically permits the following development and alteration of land within the Nukko Lake Development Permit Area, as designated in the Salmon River-Lakes Official Community Plan Bylaw No.1587, pursuant to the *Local Government Act*:
 - a) Construction of accessory building with a maximum footprint of 155.0m².
 - b) All earthworks and vegetation removal in conjunction with the construction of the accessory building.
 - c) Removal of natural native vegetation.
 - d) Revegetation of exposed soils exposed soils to be re-vegetated with native, deep rooting shrubs, grasses and trees.
 - e) Establishment of a driveway and associated earthworks and vegetation removal.
6. All work is to be substantially as shown on Appendix 'A' attached to and forming part of the Permit and is **subject to the following**:
 - a) The portion of the lands located within 100.0 metres, measured horizontally, from the natural boundary of Nukko Lake shall remain free of development, land alteration and vegetation removal activities except for what is allowed by this Permit.
 - b) Any works on the property, as identified in this Permit, will be performed in such a way that no fuel, hydrocarbons, soil, sediment or other harmful materials may enter Nukko Lake. Before any works or activities are done close to Nukko Lake, erosion control methods must be in place.
 - c) Land alteration activities are not to coincide with wet weather conditions. The removal of material must not lead to bank instability or increase the risk of erosion. Exposed soils should be seeded with restoration grass mix and/or actively planted with deep rooting vegetation, in a timely manner.

- d) All development, including use, size and siting of buildings and structures, including sewage disposal systems, shall be in accordance with Zoning Bylaw No. 2892, as amended or replaced.
 - e) Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892, as amended or replaced.
 - f) No indoor plumbing is to be installed in any building, and no water borne sewage is to be generated, until such a time as the building is served by an approved water borne sewage disposal system on the property.
 - g) For any earthworks necessary for the construction of any building allowed by this Permit, a geotechnical report may be required to confirm the safety of such developments for the intended use without undue risk. The report shall be prepared by a Qualified Professional registered in British Columbia with qualifications and experience in the fields of geoscience and training in geotechnical engineering and geohazard assessment.
7. This Permit shall lapse if the holder of this Permit does not substantially commence work with respect to which this Permit is issued within two years after the date it is issued.
 8. This Permit does not relieve the owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any applicable regulations. Furthermore, this Permit is not a building or sewage disposal permit. The owner or occupier is responsible for verifying the location of all lot lines prior to development.
 9. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Rural Residential 1 (RR1) pursuant to Zoning Bylaw No. 2892]

DEVELOPMENT PERMIT WITH VARIANCE NO. 1245 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF , 2019.

K. Jensen, General Manager of Legislative and Corporate Services

APPENDIX 'A' TO DEVELOPMENT PERMIT WITH VARIANCE No. 1245



APPENDIX 'A' ATTACHED TO
AND FORMING PART OF DEVELOPMENT PERMIT No. 1245

NOT DRAWN TO SCALE



K. Jensen, General Manager of Legislative and
Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdfg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 3821/NW ¼

FROM: Tyson Baker, Planner I

DATE: August 29, 2019

SUBJECT Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019
SUMMARY: Purpose: Consider First Reading, Second Reading and Authorize a Public Hearing
Location: 27000 Hart Highway – Electoral Area 'A'
Owner: Arianne Gollub

PREVIOUS
REPORTS: None

ATTACHMENT(S): 1. Backgrounder
2. Bylaw No. 3138, 2019

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
2. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 be now introduced and read for the first time.	All 1 Director/1 vote	Majority
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 be given second reading.	All 1 Director/1 vote	Majority
4. THAT a public hearing on Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 be held with the chairing of the hearing delegated to Director Wilson, or his Alternate, or any other Director as a delegate of the Board.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made for a zoning bylaw amendment to facilitate Cannabis Production on the 15.859 hectare (ha) subject parcel. Proposed Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019 proposes to vary the minimum size requirement and put a maximum area associated to Cannabis Production to not more than 1.0 ha. Additionally, Bylaw No. 3138 proposes to renumber the subsections of Section 13.0(9) in consequential order to rectify a numbering discrepancy.

The Board is being asked to consider approving:

- first reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019;
- second reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019; and
- authorization of a public hearing for Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019.

RELEVANT POLICIES:

1. Agricultural Land Reserve
 - the subject parcel is located within the Agricultural Land Reserve
 - approval from the Agricultural Land Commission is not required
2. Salmon River-Lakes Official Community Plan (OCP) Bylaw No. 1587:
 - **proposal is consistent with OCP policies**

- the subject parcel is designated Agriculture Resource (AG/RES)
 - an OCP amendment is not required
3. Zoning Bylaw No. 2892:
- **proposal does not meet Zoning Bylaw regulations**
 - the subject parcel is zoned Rural 3 (Ru3)
 - the Ru3 zone does not permit Cannabis Production on parcels smaller than 259.0 ha
 - a zoning bylaw amendment is required
4. *Local Government Act*:
- outlines requirements for consideration of amendments to a zoning bylaw and public hearing procedure
 - requires a notice of public hearing to be placed in two consecutive issues of a newspaper not less than three (3) and not more than ten (10) days before the public hearing
5. Development Services Applications Procedures Bylaw No. 2776:
- notice of a public hearing is to be sent to owners of land within 200.0 m on the subject parcel
 - details requirements for a Notification of Application Sign, alternative form of notification or waiving of notification requirements prior to a public hearing
 - delegates approval of notification requirements to the Manager of Development Services

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Due to the federal legalization of cannabis for both recreational and medical purposes in October 2018, Zoning Bylaw No. 3138 proposes a new definition called 'Cannabis Production' to replace all instances of 'Medical Marihuana'. The backgrounder to this report contains details of each definition. Zoning Bylaw No. 2892 currently permits production of cannabis under the definition Medical Marihuana. Should Bylaw No. 3138 not proceed, a zoning amendment will be brought forward later to initiate this necessary definition update.

Additionally, Bylaw No. 3138 proposes to renumber the subsections of Section 13.0(9) in consequential order to rectify a discrepancy in the numbering. Should Bylaw No. 3138 not proceed, a zoning amendment will be brought forward later to initiate this necessary numerical update.

Board may be familiar with the proposed changes to the definitions in Zoning Bylaw No. 2892. This is because Zoning Bylaw No. 2892, Amendment Bylaw No. 3137 proposes to change the current definition of 'Medical Marihuana' to 'Cannabis Production' to reflect the recent legalization of cannabis for both recreational and medical uses. Bylaw No. 3137 is currently being reviewed by the Ministry of Transportation and Infrastructure (the Ministry) as the subject property is within 800 metre radii of an intersection with a Controlled Access Highway. Should Bylaw No. 3137 fail to receive the Ministry's approval, Amendment Bylaw No. 3138 proposes the necessary definition changes.

DECISION OPTIONS:

1. Approve recommendations.
 - Bylaw No. 3138 will be given first and second reading and will proceed to public hearing

Other Options:

2. Hold Bylaw No. 3138 at first reading pending receipt of further information
 - bylaw will return for consideration when information is available
 - bylaw may be amended after first reading
 - Board authorization is required to hold a public hearing

3. Defeat Bylaw No. 3138 at first reading
 - bylaw cannot be considered further
 - the proposed Cannabis Production will not be permitted, and the matter will be closed

COMMENTS:

A zoning bylaw amendment application has been made to allow Cannabis Production on the 15.859 ha subject parcel. There is currently one existing Residential-Single Family dwelling where the applicant resides and a residential accessory building.

The subject parcel is currently zoned Ru3 in accordance with Zoning Bylaw No. 2892 and is within the AG/RES designation under the Salmon River-Lakes OCP. The proposal requires a Zoning Bylaw amendment as the Ru3 zone does not permit Cannabis Production on parcels smaller than 259.0 ha; however, an OCP amendment is not required as the cultivation and harvesting of crops for sale, including cannabis, is supported as agriculture use in the Ag/Res designation.

The subject parcel is zoned Rural 3 (Ru3) in accordance with Zoning Bylaw No. 2892. The subject parcel is only 15.859 ha in size. Bylaw No. 3138 proposes to permit Cannabis Production use on not more than a 1.0 ha area on the subject parcel. The applicants have provided administration with an undated proposal map showing the location of the use which is attached to this report. However, the zoning bylaw amendment would not restrict the applicants to the proposed location as written. The applicants will be required to meet setbacks for any building or structure for Cannabis Production use as set out in Zoning Bylaw No. 2892; not closer than 60.0m from a rear lot line or side lot line, nor closer than 30.0 m from the front lot line.

During the technical agency referral process, Regional District of Fraser-Fort George Building Inspection noted that if the zoning bylaw amendment is approved, the applicants would be required to obtain building permits for the proposed structure and would be required to prove that the existing sewerage system can accommodate the additional use. The RCMP oppose the approval of the application due to concerns regarding public safety and effective police response at that location. All technical agency comments have been forwarded to the applicants and are available in full in the Backgrounder to the report.

Ministry of Transportation and Infrastructure's approval of the zoning bylaw would be required because the parcel is within an 800.0 metre radius of an intersection with a controlled access highway.

Should the Board wish to proceed with this application, the next step would be a public hearing where the public will have an opportunity to comment. Notice of a public hearing would be advertised in the newspaper, delivered to owners of land within 200.0 metres of the subject parcel, notification sign will be posted on subject parcel, and posted to the Regional District website and notice board. Further notification beyond these requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.

Respectfully submitted,

Tyson Baker

Tyson Baker, B.Pl.
Planner I

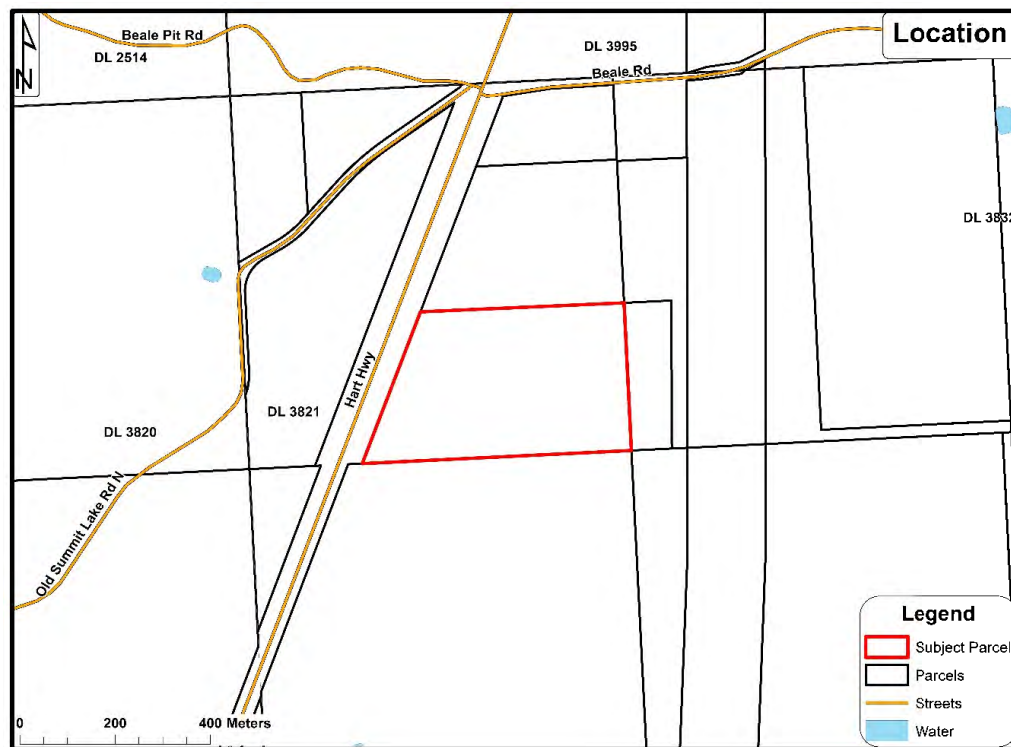
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BACKGROUNDER

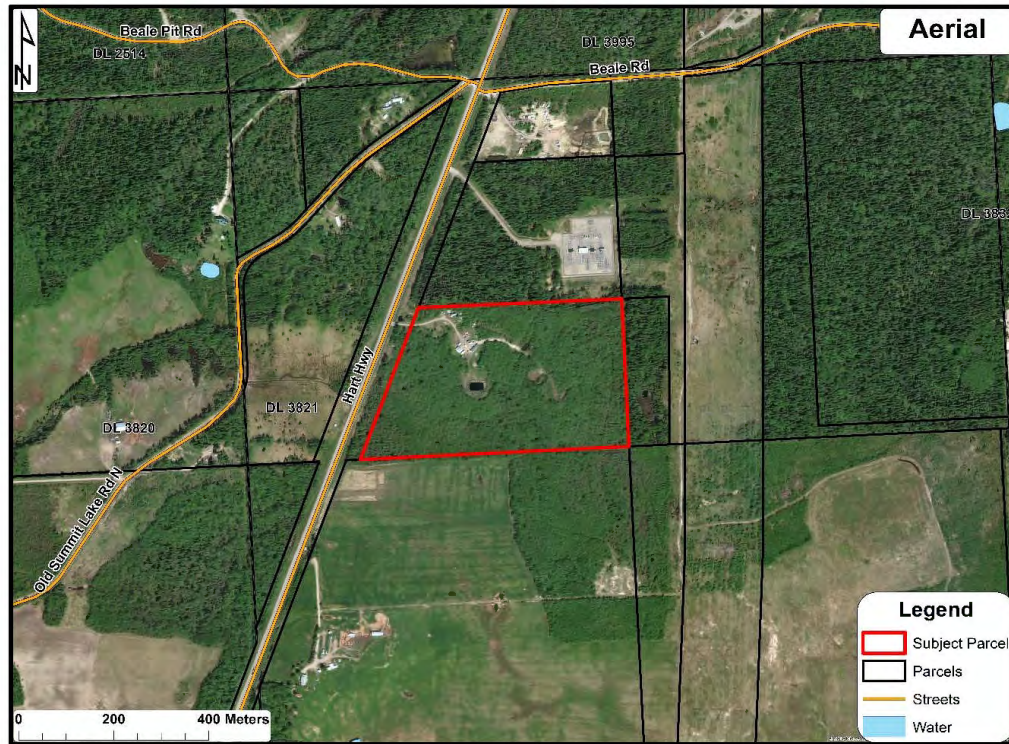
Owners: Ariane Gollub

Location: 27000 Hart Highway – Electoral Area 'A'

Legal Description: The North West ¼ of District Lot 3821 Cariboo District Except Plans H42, 18466, 19198, 20234 and 20460 – 15.859 hectares

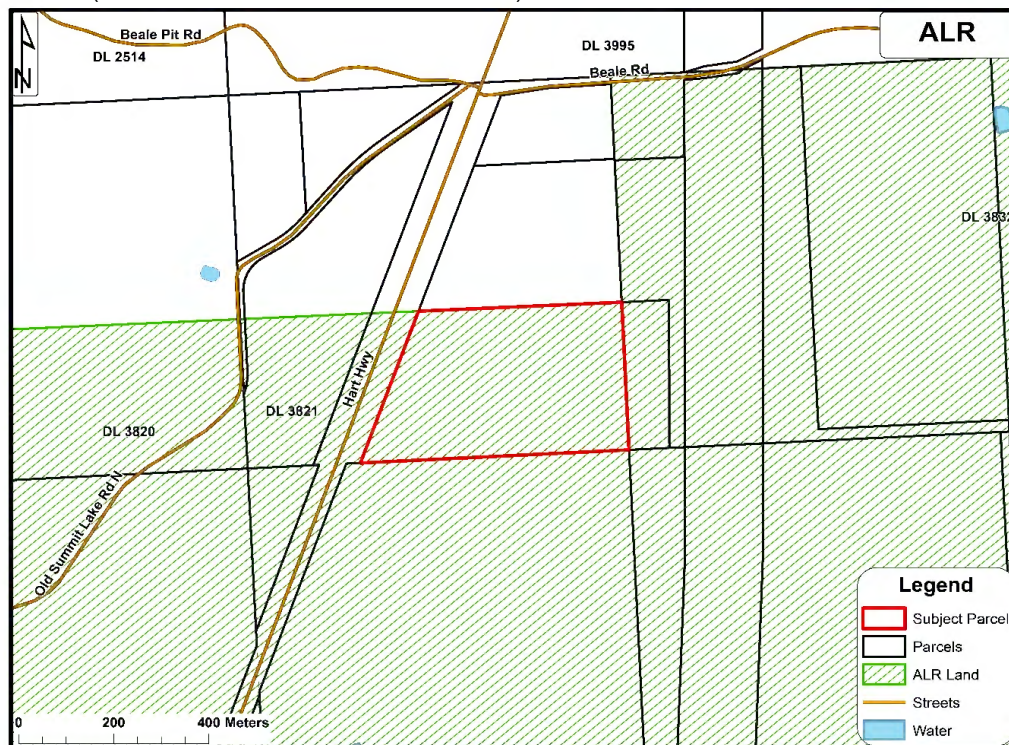


Proposal: An application has been made for a zoning amendment to allow for Cannabis Production on the subject parcel. The parcel currently contains a Residential-Single Family dwelling and a detached garage.



Agricultural
Land
Reserve
(ALR):

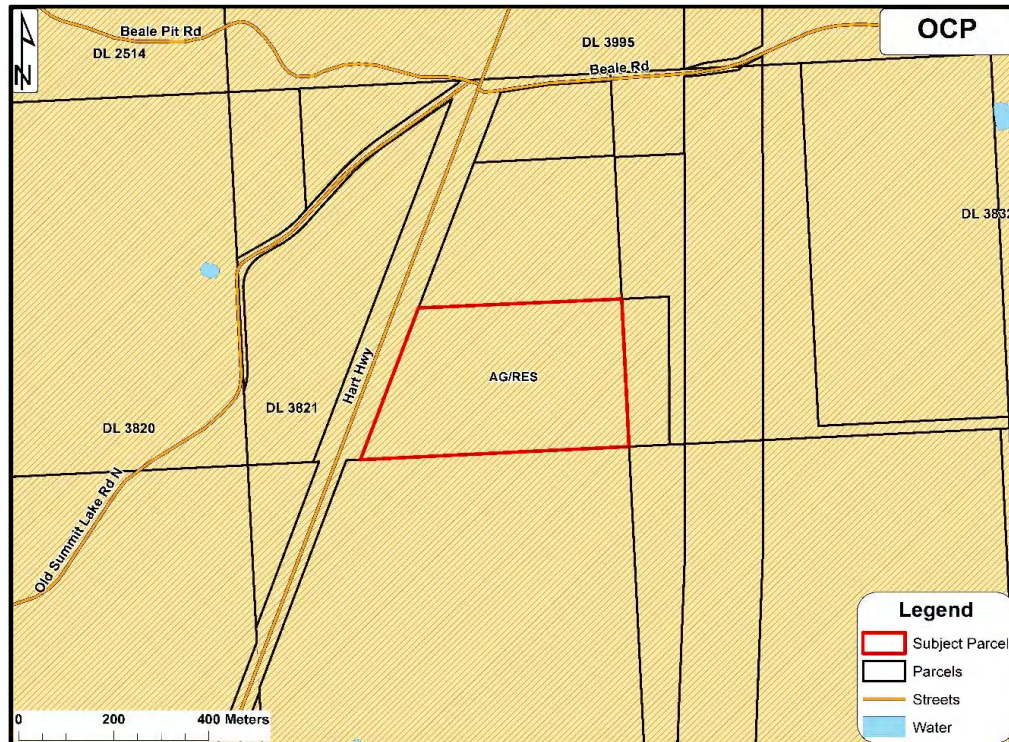
The subject parcel is within the ALR. The ALR Use Regulation considers Cannabis Production as a farm use. However local governments may regulate or prohibit certain kinds of cannabis production (i.e. structures with a concrete foundation).



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Official
Community
Plan
(OCP):

The subject parcel is designated Agriculture/Resource (AG/RES) in the Salmon River-Lakes Official Community Plan. The cultivation and harvesting of crops for sale, including cannabis, is supported as agriculture use in the AG/RES designation. An OCP amendment will not be required.



Zoning: The subject parcel is zoned Rural 3 (Ru3) in accordance with Zoning Bylaw No. 2892. The Ru3 zone does permit production of Cannabis Production; however, it can only be established on parcels of 259.0 ha or larger. The subject parcel is only 15.859 ha in size. **Therefore, a zoning bylaw amendment is required.**

The proposed zoning bylaw amendment would permit Cannabis Production use on the subject parcel as a site-specific amendment.

“Medical Marihuana” means the production of marihuana in a facility licensed under the Marihuana for Medical Purposes Regulations of Health Canada.

Due to the federal legalization of cannabis for both recreational and medical purposes in October 2018 it is proposed to update Zoning Bylaw No. 2892 and replace Medical Marihuana with Cannabis Production using the following definition:

“Cannabis Production” means the carrying on of any of the following activities:

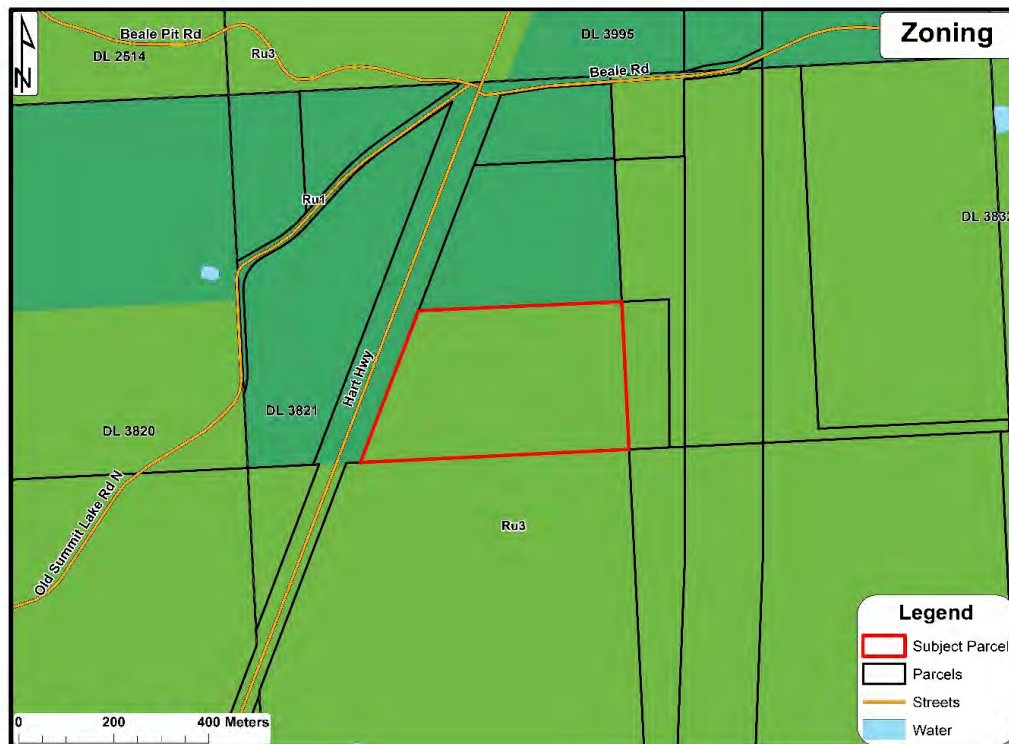
- a) the cultivation, growth, harvesting, and processing of plants or parts of plants of the genus cannabis;
- b) the processing of raw materials, testing, destruction, alteration, manufacturing, assembling, packaging, and labelling of plants or parts of plants of the genus cannabis, and of materials, goods and products derived from plants or parts of plants of the genus cannabis;
- c) the storage, distribution and sale to licensed retailers or distributors of plants or parts of plants of the genus cannabis materials, and of goods and products derived from plants or parts of plants of the genus cannabis.

For greater certainty, Cannabis Production does not include the personal growing of a cannabis plant in a dwelling house in accordance with Part 5, Division 2 of the *Cannabis Control and Licensing Act*.

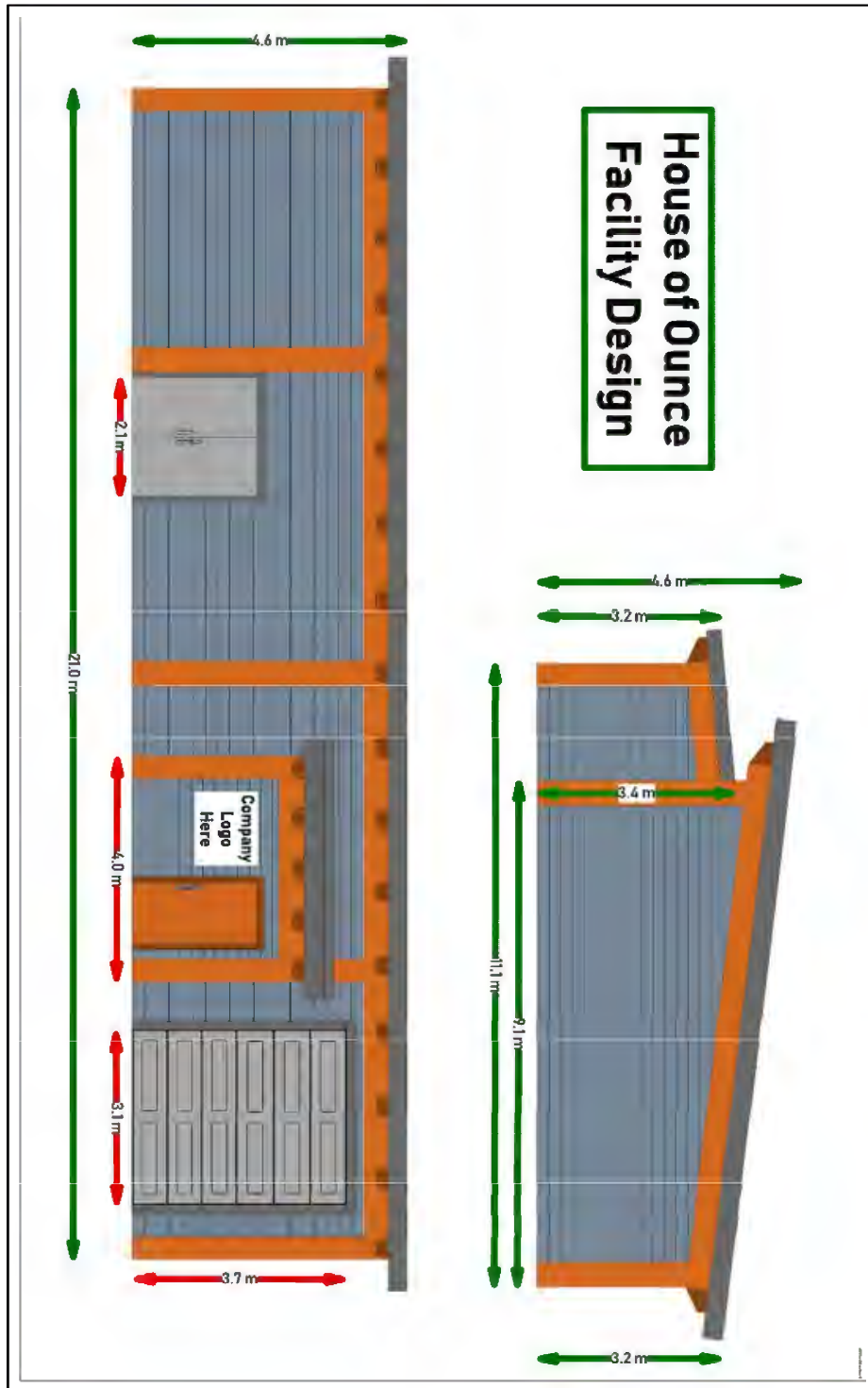
Access: The subject parcel is accessed from Highway 97 North (Hart Highway).

Fire Protection: The subject parcel is within a volunteer fire protection area.

Future Applications: If the Zoning Bylaw amendment is approved, the applicant will have to apply for a Building Permit from the Regional District prior to development.



Applicant's Conceptual Drawing of Proposed Micro-Cannabis Production Facility



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Proposed Building will be used to grow/harvest and package Cannabis flower for government stores.

John Hart Highway

Driveway

Electrical & Well Sheds

Proposed Driveway For Building (4M lane width)

Residential House, w/detached garage

Septic Lagoon

Proposed Building 21.2m x 9m (190.8m²) + 2.3m x 4m (9.2m²)

Fenced Area 25.2m x 15.3m (385.6m²)

Property Line

John Hart Highway

North Arrow

Technical
Agency
Comments:

TELUS:

I have reviewed the attached documents and determined that TELUS has no objection to this proposal.

BC Hydro:

BC Hydro has no objection to the zoning amendment as our works are not affected.

Regional District of Fraser-Fort George Building Inspection:

No concerns. All future buildings over 10 square metres will require building permits. The application would be required to prove that existing sewerage system can accommodate an additional use for cannabis production.

Ministry of Transportation and Infrastructure:

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Fraser-Fort George regarding the proposed zoning amendment. The application has been reviewed, and MoTI has the following comments for your consideration:

Should the zoning amendment be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800 meter radius of an intersection with a Controlled Access Highway, as per section 52 of the Transportation Act.

Should the Applicant be granted approval they must apply to MoTI for a Controlled Access Permit. Upon application the applicant must identify the design vehicle, trip generation and distribution. The applicant will be responsible for any improvements identified during the Ministry's review, this may include but is not limited to: a paved apron, signage and tapering.

Royal Canadian Mountain Police:

With regard to the Application for a Zoning Bylaw Amendment at 27000 Hart Hwy, the RCMP oppose the approval of this application. The application is intended to facilitate cannabis production at that location.

The Prince George RCMP Detachment has significant concerns with regard to public safety and effective police response at that location. The Prince George rural detachment area is large, with transit time across the area being in excess of an hour. The large area is covered by minimal police resource levels in that jurisdiction. Response times to significant incidents, such as break and enters or robberies, can be quite delayed. In order to promote public safety, high priority calls such as these will be supplemented by police resources funded by, and assigned to, the city of Prince George that can provide a response time of approximately 25 minutes.

Cannabis production and retail facilities are obvious targets for these types of crimes. While Cannabis has been de-criminalized by the Government of Canada, criminal elements remain heavily involved in the industry, raising the likelihood that these types of targeted crimes are going to occur.

If such a facility is established at this location it will be difficult to provide a timely and effective policing response to any incident that may occur. The majority of the police response will be reliant upon diverting municipally funded police resources away from their core duty of providing police service to the city of Prince George.



REGIONAL DISTRICT
of Fraser-Fort George
BYLAW NO. 3138

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'A' – Section 4.0 with the deletion of subsection (31) in its entirety and insertion of the following subsection (7) and renumbering the subsections accordingly:
 - (8) **“Cannabis Production”** means the carrying on of any of the following activities:
 - (a) the cultivation, growth, harvesting, and processing of plants or parts of plants of the genus cannabis;
 - (b) the processing of raw materials, testing, destruction, alteration, manufacturing, assembling, packaging, and labelling of plants or parts of plants of the genus cannabis, and of materials, goods and products derived from plants or parts of plants of the genus cannabis;
 - (c) the storage, distribution and sale to licensed retailers or distributors of plants or parts of plants of the genus cannabis materials, and of goods and products derived from plants or parts of plants of the genus cannabis.

For greater certainty, Cannabis Production does not include the personal growing of a cannabis plant in a dwelling house in accordance with Part 5, Division 2 of the *Cannabis Control and Licensing Act*.

2. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is further amended at Schedule 'A' with the deletion of each instance of the words “Medical Marihuana” and replacement at each instance with the words “Cannabis Production”.
3. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is amended at Schedule 'A' – Section 13.0 (9) by renumbering the subsections in consequential order beginning with (a).
4. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is amended at Schedule 'A' – Section 13.0(9) with the addition of the following:
 - (e) Cannabis Production use is a permitted use on The North West ¼ of District Lot 3821 Cariboo District Except Plans H42, 18466, 19198, 20234 and 20460 except:
 - i. the maximum site area of Cannabis Production use is 1.0 ha; and

BYLAW NO. 3138, 2019**PAGE 2**

- ii. notwithstanding ss. 13.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.

- 5. This Bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3138, 2019."

READ A FIRST TIME ON THE DAY OF , 2019

READ A SECOND TIME ON THE DAY OF , 2019

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE DAY OF , 2019

READ A THIRD TIME ON THE DAY OF , 2019

APPROVAL PURSUANT TO THE TRANSPORTATION ACT RECEIVED ON THE DAY OF , 2019

ADOPTED THIS DAY OF , 2019

Chair

General Manager of Legislative and
Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 7357/NW¼/5383

FROM: Daniel Burke, Planner I

DATE: September 4, 2019

SUBJECT Item: Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment
SUMMARY: Bylaw No. 3142, 2019; Zoning Bylaw No. 2892, Amendment Bylaw No. 3141, 2019
Purpose: Consider First Reading and Public Consultation
Location: Whiskeyfill Road – Electoral Area 'H'
Owner: Willem & Joan Alice Kruisselbrink, Bryan & Betty-Lou Hannis
Agent: Willem Kruisselbrink

PREVIOUS
REPORTS: None

ATTACHMENT(S): 1. Backgrounder
2. Appendix 'A'
3. Bylaw No. 3141
4. Bylaw No. 3142

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
2. THAT Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3142, 2019 be now introduced and read a first time.	All 1 Director/1 vote	Majority
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3141, 2019 be now introduced and read a first time.	All 1 Director/1 vote	Majority
4. THAT the consultation opportunity for Bylaw No. 3142, 2019 be carried out as outlined in Appendix 'A' attached to the report.	All 1 Director/1 vote	Majority
5. THAT the applicant be requested to provide to the satisfaction of Administration, a report from an authorized person pursuant to Sewerage System Regulations that the proposed Lot 1 can be serviced by an adequate onsite sewage disposal system.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made for an official community plan and zoning bylaw amendment to facilitate subdivision of the subject property.

Board is being asked to consider:

- first reading of Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3142, 2019;
- first reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3141, 2019; and
- consideration of the form of consultation for Bylaw No. 3142, 2019.

RELEVANT POLICIES:

1. Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290:
 - **proposal is not consistent with OCP policies**
 - the subject property is designated Agriculture/Resource (AG/RES)
 - the AR/RES designation does not support the creation of new parcels smaller than 60.0 ha
 - an OCP amendment is required
2. Zoning Bylaw No. 2892:
 - **proposal does not meet zoning bylaw regulations**
 - the subject property is zoned Rural 5 (Ru5)
 - Ru5 zone does not support the creation of new parcels smaller than 60.0 ha
 - a zoning bylaw amendment is required
3. *Local Government Act*:
 - outlines requirements for consideration of amendments to an official community plan and zoning bylaw
 - local government must consider whether the opportunities for official community plan consultation with one or more of the specified persons, organizations and authorities should be early and ongoing
4. Development Services Applications Procedures Bylaw No. 2776:
 - Board may direct that a public consultation opportunity be provided in advance of a public hearing

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations.
 - bylaws will receive first reading
 - consultation plan outlined in Appendix 'A' to the report will proceed prior to returning for consideration of second reading

Other Options:

- a. approve first reading and amend the form of consultation opportunity
 - Appendix 'A' to the report may be amended to include consultation with additional agencies or landowners
 - the amended consultation opportunity will proceed prior to returning for consideration of second reading
- b. hold both bylaws at first reading if further information is required
 - bylaws will return to the Regional Board for consideration when additional information is available
- c. defeat bylaws at first reading
 - bylaws cannot be considered further and the matter will be closed

COMMENTS:

A zoning bylaw and OCP amendment application has been made in order to facilitate subdivision of the subject property into three parcels (please see proposal map in the Background).

The property is designated Agriculture/Resource (Ag/Res) by the Robson Valley-Canoe Upstream Official Community Plan. The minimum parcel size in the Ag/Res designation is 60 ha. An OCP amendment application will also be required. The proposed OCP amendment would change the subject property designation for Lot 2 and Lot 3 from Ag/Res to Rural Holdings (RH). The designation supports the creation of new parcels based on a minimum parcel size of 15.0 ha.

The proposed OCP amendment would change the proposed Lot 1 designation from Ag/Res to Rural Residential (RR). The designation supports the creation of new parcels based on a minimum parcel size of 1.6 ha; however, where the land is suitable for on-site sewage disposal on parcels smaller than 1.6 ha, the minimum parcel size may be reduced to 0.8 ha. The applicant will be required to provide proof that Lot 1 is suitable for on-site sewage disposal during this application process.

The subject property is zoned Rural 5 (Ru5). The proposed Zoning Bylaw Amendment would change proposed Lot 2 and Lot 3 from Ru5 to Rural 1 (Ru1) in Zoning Bylaw No. 2892. The only difference between the zones is the minimum area of a lot to be created by subdivision will be changed from 60.0 ha to 15.0 ha in Ru1 zone. The Ru1 zone may permit further subdivision in the future; however, if future subdivision includes ALR lands, ALC approval would be required.

The proposed Zoning Bylaw Amendment would change proposed Lot 1 designation from Ru5 to Country Residential 1 (CR1). The CR1 minimum area for a lot created by subdivision is 0.8 ha. The difference between the allowed permitted uses by the zones is the removal of more intensive uses which are associated with larger lot sizes in the area. This proposed zone would match the zoning of existing parcels in the vicinity of proposed Lot 1.

A portion of the subject land and surrounding area are within the ALR. Non-agricultural uses and subdivisions, unless permitted via regulation, require approval of the Agricultural Land Commission (ALC). The applicants gained approval from the ALC in February 2019 (Resolution #69/2019). Please see the Background for the conditions with approval.

During the technical agency referral stage, Building Inspection stated any proposed building within the identified hazard area will require a geotechnical report to confirm that the land may be used safely for the intended use without undue risk before a Building Permit may be issued. The subject property is adjacent to a hazard study area. The Ministry of Transportation and Infrastructure may address any natural hazard concerns during the subdivision process. All other technical agency referral comments are located within the background.

Should the Board wish to proceed with this application, the next steps suggested is a public consultation mail-out to properties within 200 m of the subject property, as detailed on Appendix 'A' to the report; further, the applicant will be required to provide proof that Lot 1 is suitable for on-site sewage disposal. If additional information or amendments are desired, the bylaws may be held at first reading. Should the bylaws be defeated, the proposed subdivision will not be permitted, and the matter will be closed.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I

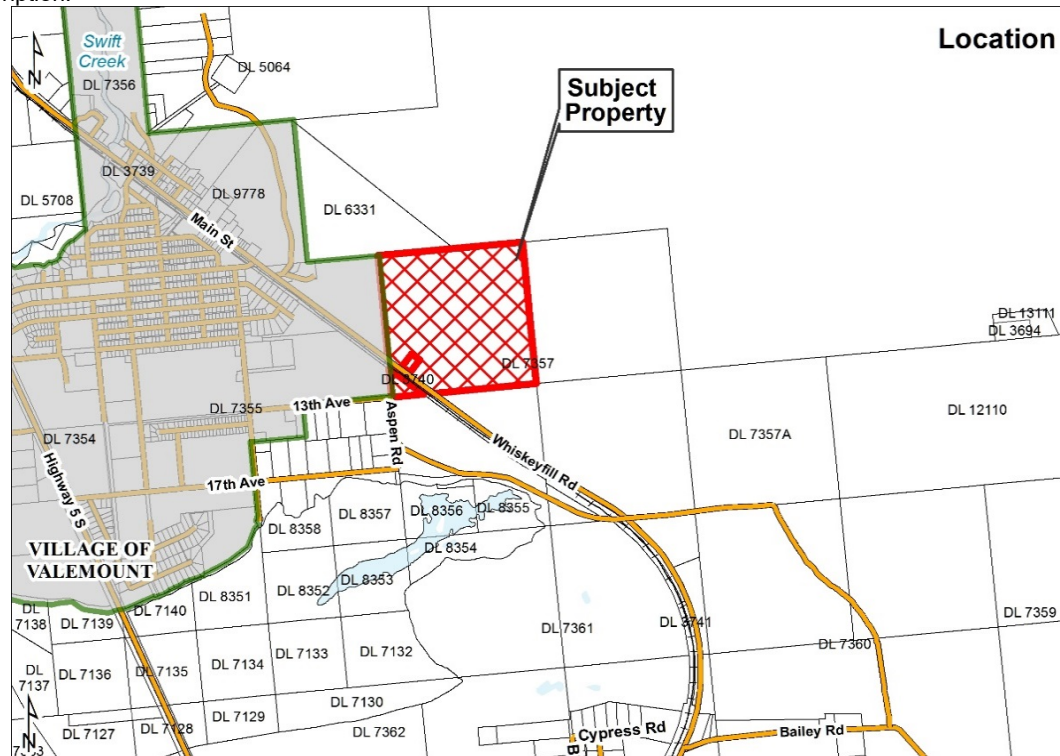
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BACKGROUNDER

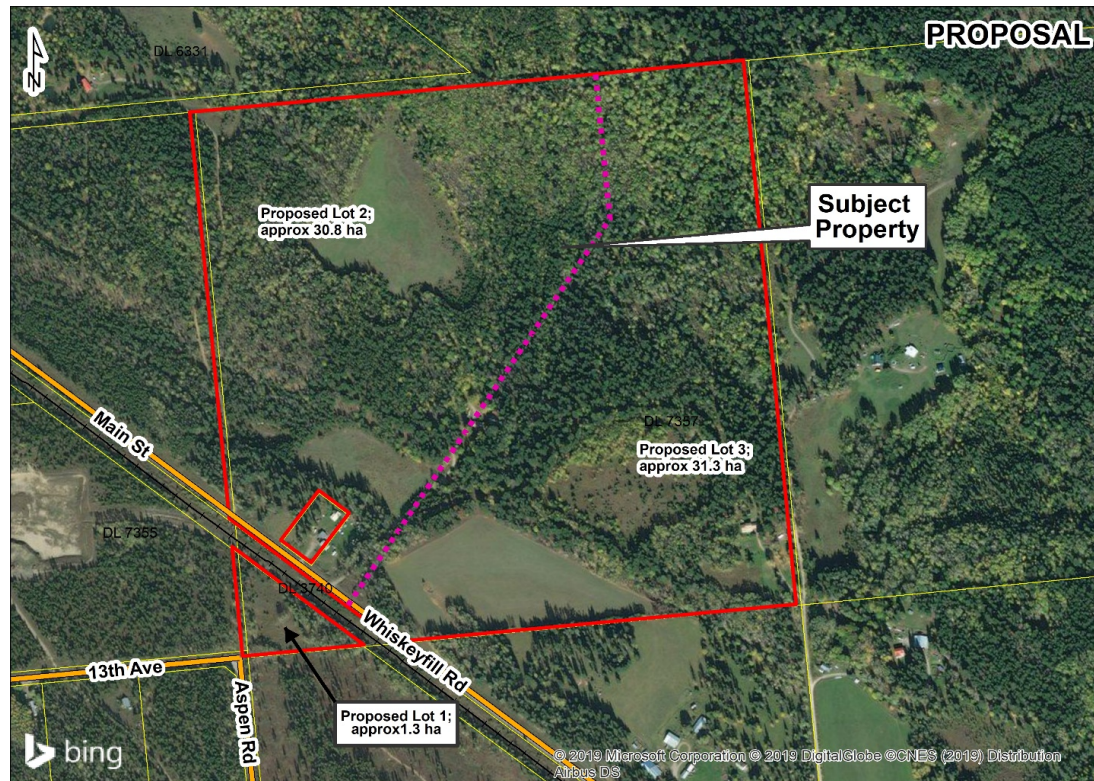
Owners: Willem & Joan Alice Kruisselbrink, Bryan & Betty-Lou Hannis

Location: Whiskeyfill Road – Electoral Area 'H'

Legal Description: The North West ¼ of District Lot 7357 Cariboo Except Plan 5383 – 62.6 hectares (154.8 acres)



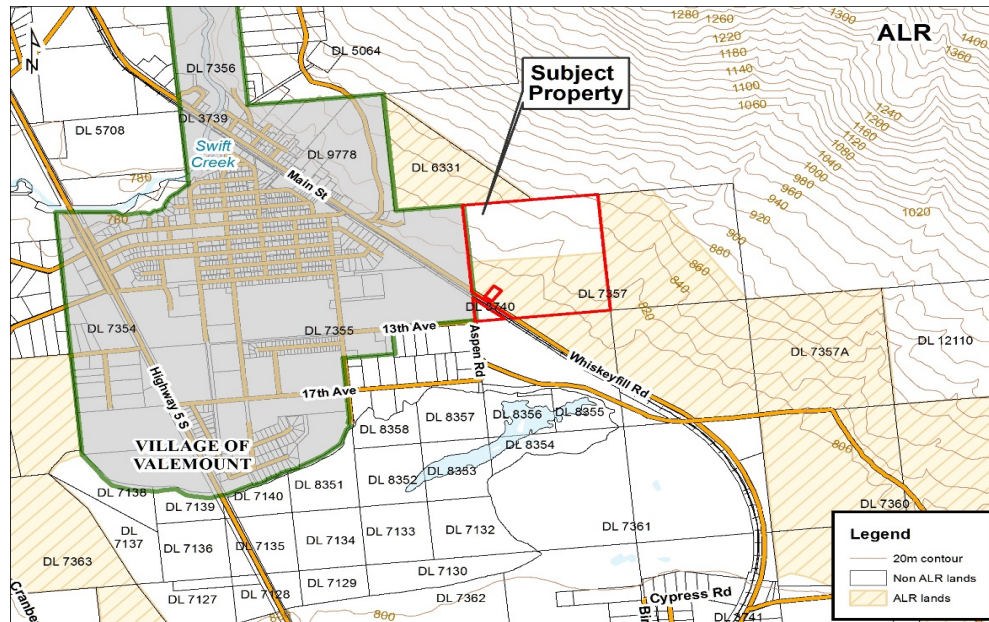
Proposal: The owners propose to subdivide the subject property into three parcels requiring an Official Community Plan and Zoning Bylaw Amendment. Dividing the largest piece of the parcel into two lots to separate the two existing residences. The third lot would be the section of the parcel that is separated by Whiskeyfill Road. The smallest lot (Lot 1) would be approx. 1.3 ha, Lot 2 and 3 would be approx. 30.8 ha and 31.3 ha accordingly.



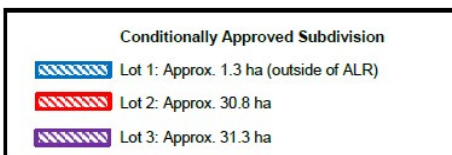
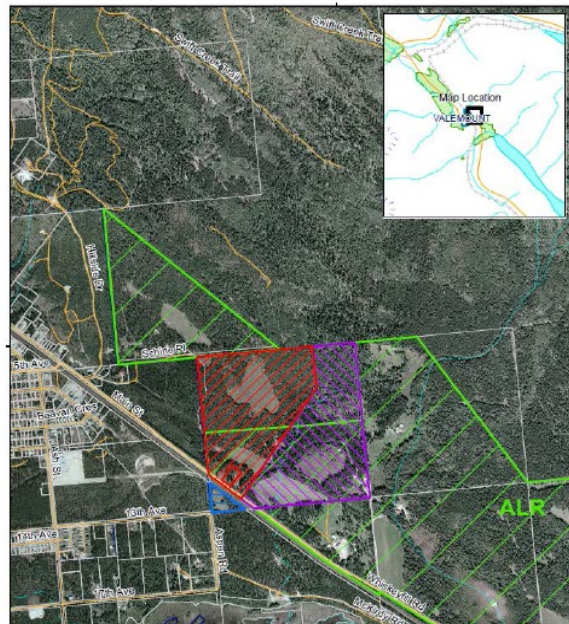
**Agricultural
Land
Reserve:**

A portion of the subject land and surrounding area are within the ALR. Non-agricultural uses and subdivisions, unless permitted via regulation, require approval of the Agricultural Land Commission (ALC). The applicants gained approval from the ALC in February 2019 (Resolution #69/2019) subject to the following conditions:

- a. The submission of a survey plan delineating the area to be subdivided;
 - b. The survey plan to be in substantial compliance with Schedule A of the decision; and
 - c. The survey plan submitted within three years from the date release of this decision.
- Please find a copy of Schedule A below for reference.



Schedule A: Agricultural Land Commission Decision Sketch Plan
 ALC File 57724 (Kruisselbrink)
 Conditionally Approved Subdivision
 ALC Resolution #69/2019

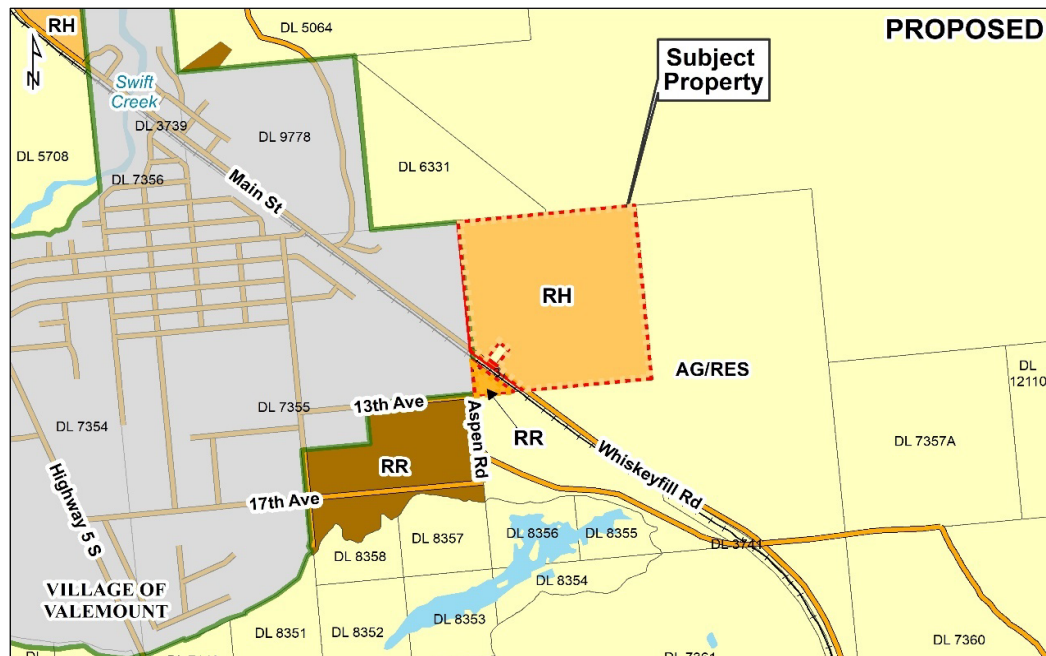
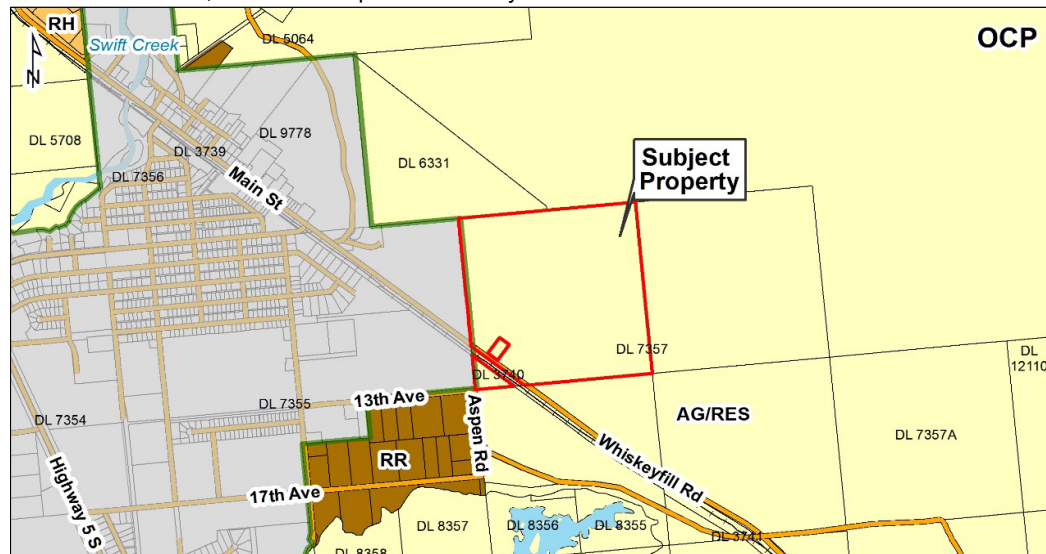


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Official Community Plan (OCP): The property is designated Agriculture/Resource (Ag/Res) by the Robson Valley-Canoe Upstream Official Community Plan. The minimum parcel size in the Ag/Res designation is 60 ha. An OCP amendment application will also be required.

The proposed OCP amendment would change the subject property designation for Lot 2 and Lot 3 from Ag/Res to Rural Holdings (RH). The designation supports the creation of new parcels based on a minimum parcel size of 15.0 ha.

The proposed OCP amendment would change the proposed Lot 1 designation from Ag/Res to Rural Residential (RR). The designation supports the creation of new parcels based on a minimum parcel size of 1.6 ha; however, where the land is suitable for on-site sewage disposal on parcels smaller than 1.6 ha, the minimum parcel size may be reduced to 0.8 ha.



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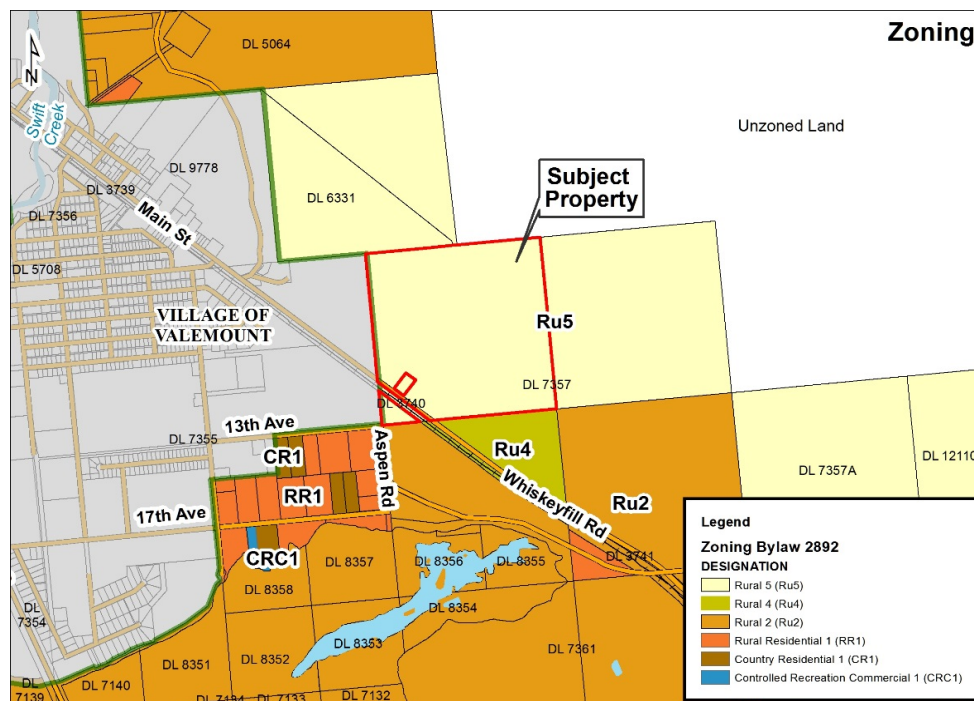
Zoning: The parcel is zoned Rural 5 (Ru5) by Zoning Bylaw No. 2892. The minimum parcel size that may be created by subdivision in the Ru5 zone is 60 ha. A zoning amendment application is required to permit subdivision.

The proposed Zoning Bylaw Amendment would change proposed Lot 2 and Lot 3 from Ru5 to Rural 1 (Ru1) in Zoning Bylaw No. 2892. The only difference between the zones is the minimum area of a lot to be created by subdivision will be changed from 60.0 ha to 15.0 ha in Ru1 zone. The Ru1 zone may permit further subdivision in the future; however, if future subdivision encroaches into ALR lands, ALC approval would be required.

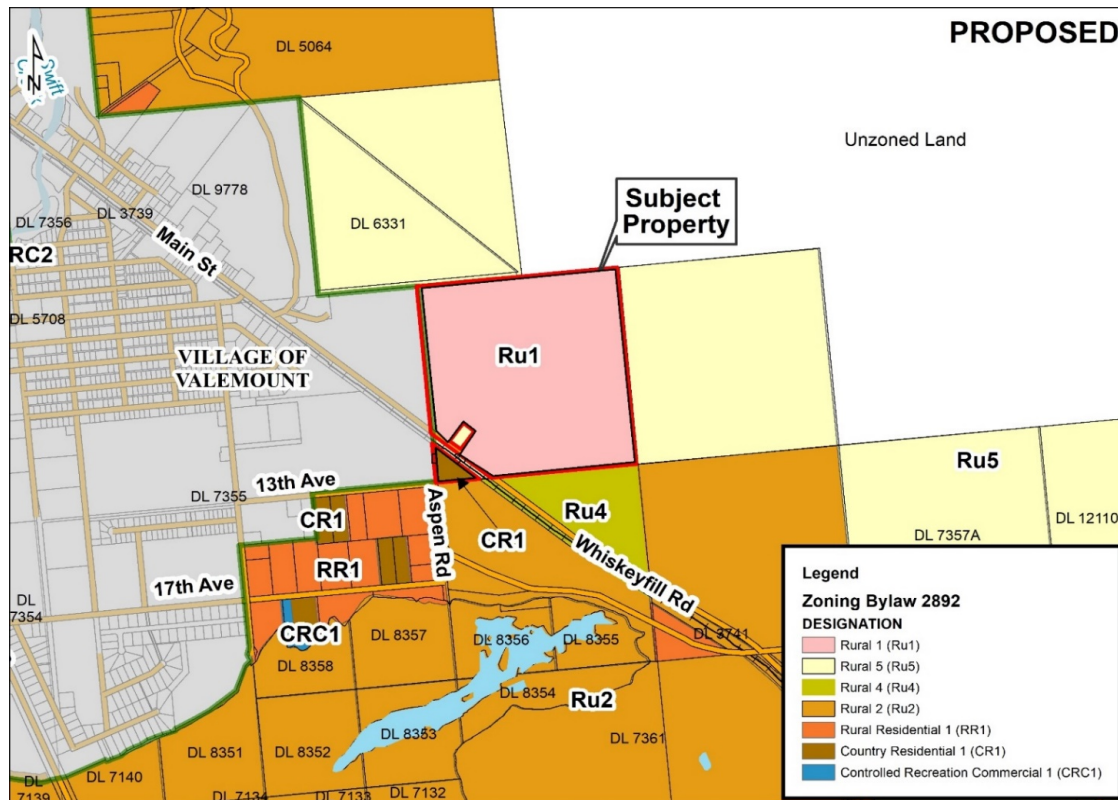
The proposed Zoning Bylaw Amendment would change proposed Lot 1 designation from Ru5 to Country Residential 1 (CR1). The CR1 minimum area for a lot created by subdivision is 0.8 ha. The difference between the allowed permitted uses by the zones is the removal of more intensive uses which are associated with larger lot sizes in the area. This proposed zone would match the zoning of existing parcels in the vicinity of proposed Lot 1.

Permitted Uses Zoning Bylaw No. 2892:

Ru5 + Ru1	CR1
Agriculture	Agriculture
Forestry	Open Space Recreation
Intensive Agriculture	Residential-Single Family
Kennel	General Permitted Uses
Cannabis Production	Building and structures accessory to permitted uses
Nursery	Home Occupation
Open Space Recreation	Homecraft
Residential-Single Family	Secondary Suite
Riding Stable	
Veterinary Clinic	
General Permitted Uses	
Building and structures accessory to permitted uses	
Home Occupation	
Homecraft	
Secondary Suite	



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Access: The subject parcel is accessed from Whiskeyfill Road. The applicant proposes to dedicate a road between Lot 2 and 3 of the proposal.

Fire Protection: The subject parcel is within the volunteer fire protection area.

Natural Hazards: The subject land's eastern side lot line is adjacent to a known stream hazard area along Selkirk Creek that has been identified in AMEC's 2001 study for Selkirk Creek, Home Creek, Mckirdy Creek, and Snowcourse Creek.

Future Applications: Should the OCP and Zoning Bylaw Amendment be approved, an application will be required to be made to the Ministry of Transportation and Infrastructure (MoTI) to subdivide the parcel. During MoTI's application process the applicants may be required to provide proof of adequate domestic water and acceptable wastewater disposal as specified in the Regional District's Subdivision Servicing Bylaw No. 2815 to Administration.

Technical Agency Comments: **Building Inspection**
No concerns regarding subdivision. If the subdivision is approved, any proposed building within the identified hazard area will require a geotechnical report to confirm that the land may be used safely for the intended use without undue risk before a Building Permit may be issued. The Report shall be prepared by a Qualified Professional registered in British Columbia with qualifications and experience in the fields of engineering or geoscience with experience and training in geotechnical engineering and geohazard assessment.

Ministry of Transportation and Infrastructure:

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Fraser-Fort George regarding an application from Willem Kruisselbrink (an owner) for a zoning bylaw amendment. The application has been reviewed, and MoTI has the following comments:

- It appears this application is outside of the 800m Controlled Area radius, so if the proposal is to move forward under a zoning bylaw amendment, Ministry sign off on the bylaw will not be required.
- Should the Applicants be granted approval, and if they want to proceed with subdivision, they must apply to MoTI for subdivision approval by the Provincial Approving Officer appointed under the Land Title Act;
 - Any future subdivision must meet MoTI subdivision guidelines and/or conditions identified during the subdivision process, and it is the Applicant's responsibility to adhere to all relevant legislation;
 - The proposed layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.
- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system.
- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation.

Telus:

I have reviewed the attached file and determined that TELUS has no objection to this proposal. Please feel free to contact us for any questions or if you require additional information.

BC Hydro:

Thank you for your email regarding the proposed subdivision. BC Hydro has distribution works on the property, a Statutory Right of Way may be required, depending on the exact location of the new property line and the overhead line.

APPENDIX 'A'

The consultation plan below identifies the form of consultation opportunity to fulfill the requirements of the *Local Government Act* with regards to Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3142, 2019.

R = consultation already initiated through written referral correspondence and ongoing as applicable. The written referral is a concise description of the proposal along with a request for written comment.

C = consultation to be undertaken through written referral request for comment.

R RDFFG Building Inspection R BC Hydro R Telus R Northern Health Authority R Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) – Crown Land R Ministry of Transportation and Infrastructure C RDFFG Environmental Services C RDFFG Financial Services	First Nations: <input type="checkbox"/> Canim Lake Indian Band <input type="checkbox"/> Lheidli-T'enneh Band <input type="checkbox"/> Neskonlith Indian Band <input type="checkbox"/> Simpcw First Nation <input type="checkbox"/> Other (specify): _____
School District Boards, greater boards and Improvement District Boards: C School District No. 57 <input type="checkbox"/> Pineview Improvement District <input type="checkbox"/> Buckhorn Improvement District <input type="checkbox"/> Bear Lake Community Commission	Other agencies: <input type="checkbox"/> FortisBC <input type="checkbox"/> Pipeline Utility (specify): R Volunteer Fire Department <input type="checkbox"/> Farmers' Institute: <input type="checkbox"/> Cattlemen's Association: <input type="checkbox"/> Other (specify): _____
Provincial and Federal Governments and their agencies: <input type="checkbox"/> Ministry of Agriculture <input type="checkbox"/> Agricultural Land Commission <input type="checkbox"/> Ministry of Energy and Mines <input type="checkbox"/> MFLNRO – Habitat Section <input type="checkbox"/> MFLNRORD – Water Stewardship <input type="checkbox"/> Ministry of Environment – Environmental Protection <input type="checkbox"/> Department of Fisheries and Oceans <input type="checkbox"/> Canadian National Railway <input type="checkbox"/> Other (specify): MFLNRORD – Landbase Stewardship	Adjacent Regional Districts and Municipalities: <input type="checkbox"/> City of Prince George <input type="checkbox"/> Village of McBride R Village of Valemount <input type="checkbox"/> District of Mackenzie <input type="checkbox"/> Bulkley-Nechako Regional District <input type="checkbox"/> Thompson-Nicola Regional District <input type="checkbox"/> Cariboo Regional District <input type="checkbox"/> Peace River Regional District <input type="checkbox"/> Other (specify): _____
Public Consultation Opportunity <input checked="" type="checkbox"/> Mail out request for written comment: Notice of invitation to provide written comment will be mailed to all owners of land within 200 m of the subject parcel. <input checked="" type="checkbox"/> Notification of Application Sign – Notification of Application sign to be placed on the subject parcel 14 days prior to the deadline for written comment. <input checked="" type="checkbox"/> Post notice to RDFFG website and bulletin board: Notice of invitation to comment will be posted to the website and bulletin board <input type="checkbox"/> Other (specify): _____	

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REGIONAL DISTRICT
of Fraser-Fort George

BYLAW NO. 3141

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'B'-Map 222 and 223 by rezoning on a portion of The North West ¼ of 7357 Cariboo District Except Plan 5383 from Rural 5 (Ru5) to Rural 1 (Ru1) as shown on Appendix 'A' attached to and forming part of this bylaw.
2. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is further amended at Schedule 'B'-Maps 222 and 223 by rezoning on a portion of The North West ¼ of 7357 Cariboo District Except Plan 5383 from Rural 5 (Ru5) to Country Residential 1 (CR1) as shown on Appendix 'A' attached to and forming part of this bylaw.
3. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3141, 2019".

READ A FIRST TIME ON THE DAY OF , 2019

READ A SECOND TIME ON THE DAY OF , 2019

A PUBLIC HEARING ON THIS BYLAW WAS HELD ON THE DAY OF , 2019

READ A THIRD TIME ON THE DAY OF , 2019

ADOPTED THIS DAY OF , 2019

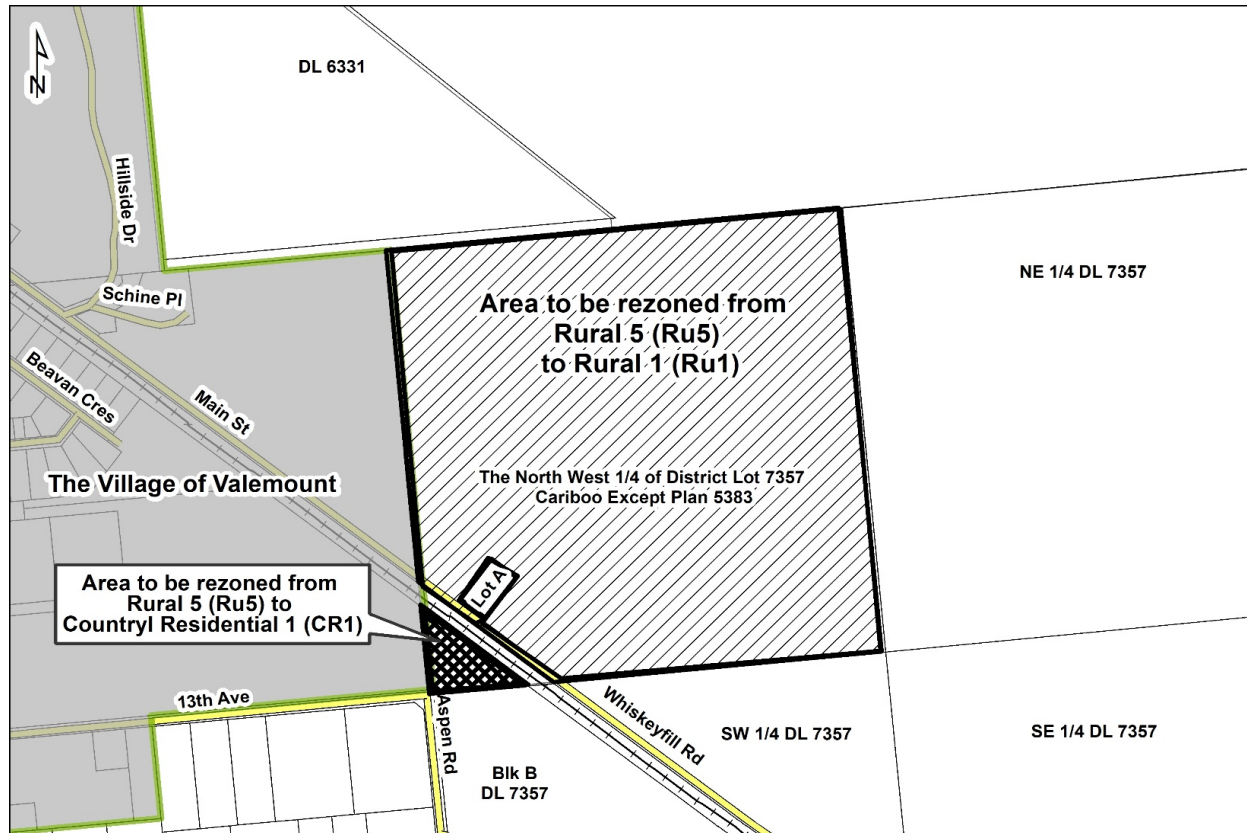
Chair

General Manager of Legislative and
Corporate Services

BYLAW NO. 3141, 2019

PAGE 2

APPENDIX 'A'





**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3142

A BYLAW TO AMEND ROBSON VALLEY-CANOE UPSTREAM OFFICIAL COMMUNITY PLAN BYLAW NO. 3142

WHEREAS pursuant to the *Local Government Act*, the Regional Board of the Regional District of Fraser-Fort George has, by Bylaw No. 2290, dated March 22, 2007, adopted Robson Valley-Canoe Upstream Official Community Plan;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2290 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Robson Valley-Canoe Upstream Official Community Plan No. 2290 is hereby amended as shown on Appendix 'A' attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3142, 2019."

READ A FIRST TIME ON THE DAY OF , 2019

PUBLIC CONSULTATION IN RESPECT OF THIS BYLAW WAS STARTED ON THE DAY OF , 2019

READ A SECOND TIME ON THE DAY OF , 2019

A PUBLIC HEARING ON THIS BYLAW WAS HELD ON THE DAY OF , 2019

READ A THIRD TIME ON THE DAY OF , 2019

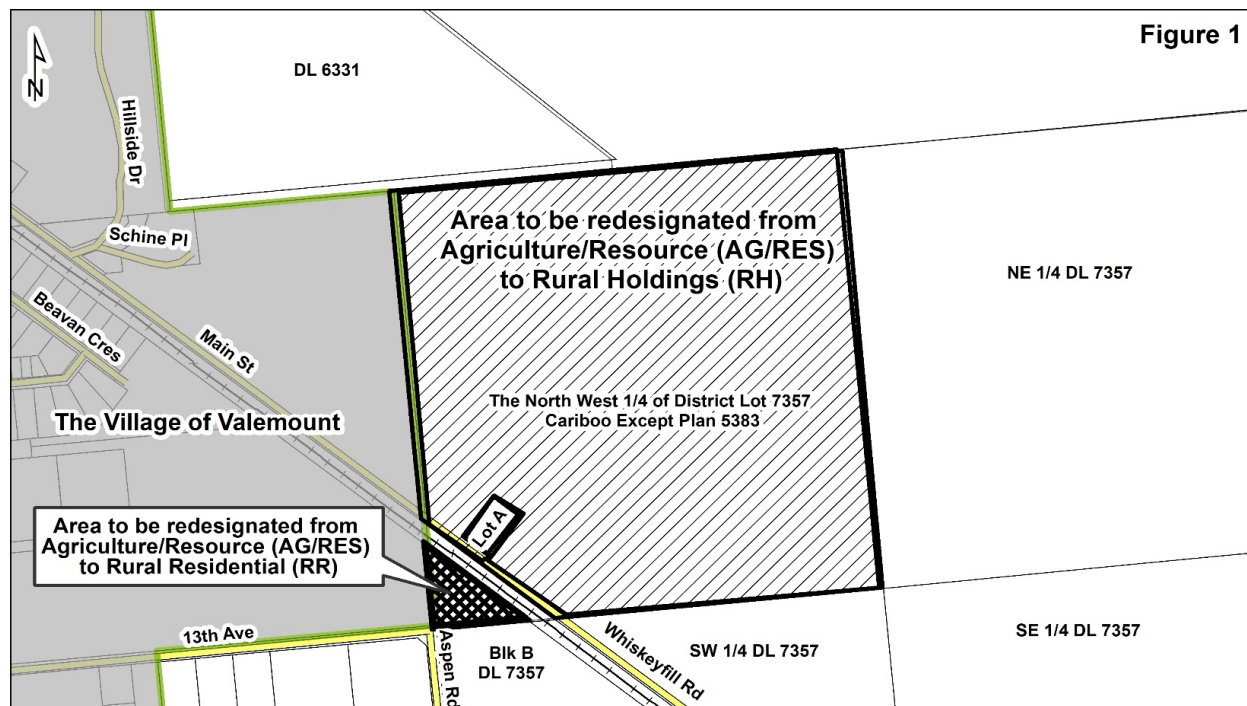
ADOPTED THIS DAY OF , 2019

Chair

General Manager of Legislative and
Corporate Services

APPENDIX 'A'

1. Schedule 'B' to Robson Valley–Canoe Upstream Official Community Plan Bylaw No. 2290 is hereby amended at Map 21 – Valemount by amending designation on a portion of the North West ¼ of District Lot 7357 Cariboo District Except Plan 5383 from Agricultural/Resource (AG/RES) to Rural Holdings (RH) as shown in Figure 1 below.
2. Schedule 'B' to Robson Valley–Canoe Upstream Official Community Plan Bylaw No. 2290 is further amended at Map 21 – Valemount by amending designation on a portion of the North West ¼ of District Lot 7357 Cariboo District Except Plan 5383 from Agricultural/Resource (AG/RES) to Rural Residential (RR) as shown in Figure 1 below.





REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 5702/22223/A

FROM: Heather Meier, Planner III

DATE: September 3, 2019

SUBJECT Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017
SUMMARY: Purpose: Consider Third Reading
Location: 3215 Crooked Creek Road, Valemount – Electoral Area 'H'
Owner: Mohr

PREVIOUS

REPORTS: Item No. 6.9, November 2017 (see Agenda for link)

ATTACHMENT(S): 1. Appendix 'A'
2. Minutes of Public Hearing held August 28, 2019
3. Onsite Engineering Ltd. - Natural Hazard Assessment for the Proposed Rezoning Application of Lot A, District Lot 5702, Cariboo District, Plan 22223 prepared by Rod Williams, P. Geo. dated April 19, 2019
4. Bylaw No. 3064

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report and Onsite Engineering Ltd. - Natural Hazard Assessment for the Proposed Rezoning Application of Lot A, District Lot 5702, Cariboo District, Plan 22223 prepared by Rod Williams, P. Geo. dated April 19, 2019 be received. Declaration by the Public Hearing Chair of the minutes of the Public Hearing held August 28, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017.	All 1 Director/1 vote	Majority
2. THAT the minutes of the Public Hearing held August 28, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017 be received.	All 1 Director/1 vote	Majority
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017 be given third reading.	All 1 Director/1 vote	Majority
4. THAT the applicant's offer to voluntarily register a Section 219 covenant on Lot A District Lot 5702 Cariboo District Plan 22223 to the satisfaction of Administration, be accepted.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made to amend Zoning Bylaw No. 2892 to allow two Residential-Single Family dwellings on the subject property, one of which is proposed for a Tourist Accommodation use. The property is located north of the Village of Valemount on Crooked Creek Road. The applicant has submitted a report from a qualified professional to address natural hazards. A public hearing has been held.

Board is being asked to consider third reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017, and accept the applicant's offer to register a Section 219 covenant per Appendix 'A' attached to the report.

RELEVANT POLICIES:

1. Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290:
 - **proposal is consistent with OCP policies**
 - one additional residence is supported on lots 2.0 ha or larger
 - up to ten units of recreation commercial tourist accommodation is supported in the Rural Residential (RR) designation subject to evaluation through rezoning
2. Zoning Bylaw No. 2892:
 - **proposal does not meet zoning bylaw regulations**
 - only one Residential-Single Family dwelling and one Secondary Suite are permitted on a lot smaller than 8.0 ha in the Country Residential 1 (CR1) zone
 - Tourist Accommodation use is not permitted in the CR1 zone
 - a zoning bylaw amendment is required
3. Delegation Bylaw No. 3082
 - delegates to the Chair and Corporate Officer the authority to execute any contract or other document authorized by the Board to be entered into
4. *Local Government Act*:
 - requirements for consideration of amendments to a zoning bylaw
5. *Transportation Act* S. 52:
 - proposed zoning bylaw amendments affecting land within 800 metres of a controlled access highway require approval of the Ministry of Transportation and Infrastructure

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations.
 - Bylaw No. 3064 will receive third reading and will return for consideration of adoption upon receipt of Ministry of Transportation and Infrastructure approval and registration of a Section 219 covenant

Other Options:

- a. hold Bylaw No. 3064 at third reading pending receipt of further information
 - bylaw will return for consideration when information is available
 - another public hearing may be required
- b. defeat Bylaw No. 3064 at third reading
 - bylaw cannot be considered further
 - the proposed second residence and tourist accommodation will not be permitted, and the matter will be closed

COMMENTS:

The subject property presently contains a Residential-Single Family dwelling located on a bench of land above an escarpment slope. This zoning amendment application proposes to allow a second Residential-Single family dwelling, and allow Tourist Accommodation use in one of the dwellings.

Bylaw No. 3064 was given first and second reading and authorized for a public hearing at the November 2017 Board meeting. In addition, Board requested that the applicant provide to the satisfaction of Administration, a report from a qualified professional to confirm that the land may be used safely for the intended use without undue risk. The attached report prepared by Onsite Engineering Ltd. supports the construction of a second residence with tourist accommodation subject to meeting a 10 metre building setback from the crest of the escarpment slope. In addition, no buildings are supported below the escarpment slope. The proposed location of the new residence meets these requirements.

The applicant is willing to register a Section 219 covenant to support consideration of this zoning amendment for the second residence. The conditions to be addressed are listed in Appendix 'A' to the report. The covenant will serve to provide notice that the lands may be subject to flooding, landslide and similar natural hazards, and will agree to hold harmless the Regional District against any claims for loss or damage as a result of the natural hazards. The covenant will also require that the use of land, building and structures be in accordance with the conditions set out in the Onsite Engineering Ltd. Report, which will be attached as a schedule to the covenant.

The minutes of the public hearing held on August 28, 2019 are attached for consideration. The bylaw amendment requires Ministry of Transportation and Infrastructure (MoTI) approval due to proximity to Highway 5. Should Bylaw No. 3064 receive third reading, it will be forwarded to MoTI for approval prior and the covenant will be registered prior to the Regional District Board considering adoption.

Respectfully submitted,



Heather Meier
Planner III

HM:lh

APPENDIX 'A'

Conditions to be addressed in a Section 219 covenant for Lot A District Lot 5702 Cariboo District Plan 22223:

1. Attach Onsite Engineering Ltd. - Natural Hazard Assessment for the Proposed Rezoning Application of Lot A, District Lot 5702, Cariboo District, Plan 22223 prepared by Rod Williams, P. Geo. dated April 19, 2019 (Engineer Report) to the title of the property as a schedule to the covenant.
2. Lands only to be used in accordance with the conditions and requirements and in a manner determined by the Engineer Report; and
3. Agree to hold harmless the Regional District against any claims for loss or damage to the structure(s) resulting from flooding, landslides, or any similar causes.



REGIONAL DISTRICT of Fraser-Fort George

Minutes of the public hearing regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017 held August 28, 2019 at the Canoe Valley Recreation Centre.

- Those Present: Dannielle Alan, Electoral Area 'H' Director (Chair)
Heather Meier, RDFFG (Recording Secretary)
Judy Mohr, applicant
and 4 members of the public
- Open the Public Hearing: Director Alan opened the public hearing meeting at 7:02 p.m.
- Introductions: Director Alan introduced herself and Heather Meier from Development Services of the Regional District.
- Opening Statement: Director Alan read the Public Hearing Chairperson Opening Statement
- Presentation from Development Services: Ms. Meier gave a presentation regarding proposed Bylaw No. 3064 noting that the proposed zoning amendment will rezone the property on a site specific basis within the existing Country Residential 1 (CR1) zone. The zoning amendment will increase the permitted number of Residential-Single family Uses from one to two and allow one unit of Tourist Accommodation use within one of those residences. Ms. Meier explained that the Official Community Plan supports the proposed zoning amendment.
- Ms. Meier reviewed the technical agency comments and noted that a report has been received from a qualified professional confirming that the property is safe for the intended use with respect to natural hazards. The qualified professional report, technical agency comments, bylaw and other related documents were available for review before and during the public hearing.
- Letters: No letters were received before or during the public hearing.
- Comments from the Applicant, Judy Mohr:
- Thankful to be at this point in the process, it has been hard work
 - Nothing to add, seems straight forward
 - Will build the second home at some point hopefully
- Comments from the Public:
- Gwen Pich:
- Owns the lot behind the subject property
 - No objection to the proposal and wishes the applicant luck
 - Will there be any limits on the size of the second home?
- Heather Meier (RDFFG):
- No, the proposed amendment does not set out a maximum size for the second residence
 - There are generally no limits on residence size across all zones in the Regional District
- Louie Verbeek:
- Does the road right of way for the highway go right to the edge of the subject lot?
- Heather Meier (RDFFG):
- Yes the side lot line of the property is adjacent to the right of way for Highway 5
 - The highway right of way is much wider than the road surface
 - The Ministry of Transportation and Infrastructure must approve zoning amendments for land within 800 metres of the highway
 - The Ministry evaluates how the zoning amendment could affect things like highway access and safety
 - The Ministry's referral comments stated they will not grant direct access to the highway
 - If the zoning amendment receives third reading it will go to the Ministry for their approval
 - If the Ministry approves the bylaw it will come back for Board to consider adoption

Director Alan: - This is the last opportunity to comment or provide any written comments

Closing Statement: Director Alan read the Public Hearing Chairperson Closing Statement

Close the Hearing: There being no further comment, Director Alan closed the public hearing at 7:19 p.m.

CHAIR

SECRETARY

ONSITE
Engineering Ltd.

**Natural Hazard Assessment for the Proposed
Rezoning Application of Lot A, District Lot
5702, Cariboo District, Plan 22223**

**3215 Crooked Creek Road
Valemount, BC**

Prepared for:
Judy Mohr
3215 Crooked Creek Road
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V0E 2Z0

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April 19, 2019
File: 1796-1

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1.0 Introduction

As requested by Ms. Judy Mohr, the property owner, Onsite Engineering Ltd. (OEL) was retained to carry out a Natural Hazard Assessment to accompany the rezoning application and building permit application of Lot A, District Lot 5702, Cariboo District, Plan 22223. The property is located approximately 4.2km northwest of Valemount, BC. See Figure 1 for a location map.

It is our understanding that Ms. Mohr intends to rezone the property in order to construct a second residential structure for tourist accommodation use. It is our understanding that the intended use of the property will be for both residential and tourist accommodation use. The Regional District of Fraser-Fort George (RDFFG) has noted that a portion of the subject property has been identified in the Robson Valley Hazard Land Study as being within a high frequency hazard area due to the proximity to the McLennan River. As a result, the property owner is required to retain a Qualified Registered Professional (QRP) to assess the flooding presented by the McLennan River. The northeast corner of the property is mapped as a low hazard area and generally coincides with the planned location of the tourist accommodation structure. In addition, the mapping indicates that a high hazard area presented by the Crooked Creek fan is located approximately 1.32km north of the subject property; however, it is our assessment that impact to the subject property from the fan is not likely due to the unnamed stream located on the valley bottom that disconnects Crooked Creek from the property.

A secondary concern, identified by OEL, involves an escarpment slope located within the southern portion of the property associated with two terrace features. The terraces appear to be the remnants of historic river levels. It does not appear that the study has considered hazards presented by the escarpment; however, we have reviewed the potential for landslide activity initiating on the escarpment slope. A review of the hazard mapping prepared by BGC appears to indicate that the boundary of the high frequency hazard area due to flooding corresponds with this escarpment.

This assessment is intended to provide assurance to the RDFFG approving officer that natural hazards which may be present at the site are quantified and mitigated as needed when the rezoning application and building permit application is submitted for approval. This report will identify the nature, extent, and probable frequency of the hazard or hazards and, if required, to recommend permanent protective works or appropriate building setbacks.

1.1 Limitations

This assessment has been prepared in accordance with generally accepted geotechnical practises in British Columbia and in general conformance with the “Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia” and “Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC”. No other warranty expressed or implied is made. Please be advised that the signing professional of this report, Rod Williams, P.Geo., is a member in good standing with Engineers and Geoscientists of British Columbia and is acting within their area of expertise.

Information on the subsurface soil, groundwater and bedrock conditions is gathered from hand-dug test holes, bedrock outcrops and the cutslopes on the existing roads in the surrounding area. General observations are made on the existing slope gradients, shape, morphology and the general stability. Sub-surface conditions other than those identified may exist, requiring a review of the recommendations contained in this report, with amendments made as needed. Variations (even over short distances) are inherent and are a function of natural processes. The classification and identification of the type and condition of the geological units present are based on observations, experience in similar geologic conditions, and knowledge of published research on geologic conditions and processes in areas with similar geological environments. OEL does not represent or warrant that the conditions listed in the report are exact and the user should recognise that variations may exist.

This report provides both an estimate of the probability (or return period) of specific natural hazard events to impact the subject property and the associated risks for the identified hazards. Although a flood event has been quantified in the report, the possible overflows are presented qualitatively with likely orders of magnitude based on the observed terrain features. Detailed modelling of possible flood events and the likely overflows into the flood plain area were not completed.

The risk analysis is completed by comparing estimated likelihoods to criteria suggested by the Ministry of Transportation and Infrastructure (MoTI) for acceptable risks to property and the loss of life of an individual; however, it is the responsibility of the approving authorities and other stakeholders to decide if the risk levels determined in the analysis are acceptable. The MoTI suggests that where the damaging event is a flooding hazard, a probability of occurrence of 1 in 200 years should be used. Where the event is not specified, a probability of occurrence of 1 in 475 years (10% probability in 50 years) for individual natural hazards is suggested as a minimum standard for a damaging event. In the case of life-threatening events or catastrophic events, the MoTI suggests using a probability of occurrence of 1 in 10,000 years.

Where recommendations are given to reduce the likelihood of landslide/flooding occurrence and/or mitigate the risk, the residual rating (where given) applies only if the recommendations in this report are followed.

1.2 Identified Natural Hazards

Regional watershed mapping indicates that the McLennan River flows through a large channel to the south and west of the subject property. Two oxbow lake features are located to the south and southwest of the property. A previous study completed by Bruce Geotechnical Consultants Ltd. (BGC) indicates that the subject property is located within a high frequency hazard area due to the McLennan River. It appears that the hazard mapping was based on an assumption that the adjacent channel falls within an area that may be susceptible to events originating within the McLennan River watershed which may include extreme floods or hydrogeomorphic events (debris flood or debris flow events).

The property is located on primarily gentle to moderate slopes in a broad valley bottom location more than 500m out from the toe of the moderately steep, timbered mountain side of Mount Terry Fox. The terrain occupied by the property is not expected to be directly impacted by landslides initiating on the adjacent mountain side and landslide hazards initiating upslope of the property are not discussed any further. In addition, snow avalanche hazards initiating from Mount Terry Fox are also not expected to impact the subject property and are not discussed further in this assessment.

2.0 Office and Field Review

The following materials were reviewed as part of this assessment:

- Rezoning Bylaw Amendment letter for the proposed rezoning of the subject property provided by the RDFFG and dated November 23, 2017.
- “Robson Valley Hazard Land Study Lamming Mills to Albreda, British Columbia” prepared by BGC for the RDFFG and dated January 28, 1999.
- Images and digital terrain model obtained from Google Earth, copyright Province of BC. 2017. The date of this imagery is listed as 2015.
- Canadian Climate Normals available at http://www.climate.weatheroffice.ec.gc.ca/climate_normals.
- BC Digital Geology mapping retrieved from <http://maps.gov.bc.ca/ess/sv/imapbc/>.
- Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia; Association of Professional Engineers and Geoscientists of British Columbia, May 2010.
- Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC; Association of Professional Engineers and Geoscientists of British Columbia & BC Ministry of Forests, Lands and Natural Resource Operations, June 2012.

The following airphotos were reviewed as part of this assessment:

• BC7509	No. 101-103 & 107-109	1973
• BC7539	No. 100-105, 111-115, 225-236 & 239-244	1973
• BC7540	No. 050-053	1973
• BC85071	No. 126-132	1985
• BCB91103	No. 181-183	1991
• BCB91104	No. 074-080	1991
• BCB91127	No. 032-039 & 080-094	1991
• BCB91133	No. 057-060 & 095-102	1991
• BCB96013	No. 129-131 & 210-216	1996
• BCB96011	No. 116-118 & 243-249	1996
• BCC05108	No. 041-044, 105-108 & 179-189	2005
• BCC05109	No. 036-051, 104-108 & 216-217	2005
• BCC05110	No. 022-024	2005

Fieldwork was completed by Justin Tamas, GIT, and Josh Stadnyk, EIT, both of OEL on September 24, 2018. Fieldwork included a foot traverse of the site and areas along the McLennan River outside of the property while recording observations of surface topography and exposed soils in road cuts and shallow (<1m) hand dug test pits. Representative site photos are included at the end of this report.

3.0 General Site Description

3.1 Local Terrain Characteristics

The subject property is located in a rural residential area approximately 4.3km northwest of Valemount, BC, west of Highway 5 and south of Crooked Creek Road. The property currently contains an existing residential structure which was constructed in 1976, a detached garage, and a shed in the central portion of the property. It is our understanding that the property owner intends to construct a 40' by 40' residence for tourism accommodation use in the northeast corner of the property. See Figure 3 for an overview map of the subject property.

Surficial materials observed within the majority of the subject property, along the road cut of Morrison Road to the south of the property, and within the sidewalls of the McLennan River all consisted of the same deep >3m, well drained sand and trace silt fluvial materials.

Bedrock underlying the subject property is mapped as Middle Cambrian dolomitic carbonate sedimentary rocks of the Rocky Mountain Assemblage. Bedrock was not observed in the field due to the presence of deep surficial materials.

The subject property is located in the Sub-Boreal Spruce (SBS) dh1 biogeoclimatic zone. Climate in this zone typically consists of a continental climate with short, warm and moist summers and severe winters with moderate precipitation. The closest climate station to the study area with sufficient data to determine climate normal is located at the Cariboo Lodge Climate Station, 19km southwest of the study site. Records at this station indicate that rainfall levels are highest from June to November with snow cover from October to April. The average annual precipitation in the region is 1060.9mm with 529.2mm occurring as rainfall¹. The station is located at an elevation of 1095.8m asl. Vegetation on the upper slopes of the property has generally been cleared for residential development; however, the mid to lower slopes of the property are timbered with a dominantly deciduous stand

¹ Environment Canada. (2013). Canadian Climate Normals. Retrieved from www.climate.weather.gc.ca

with some intermixed Douglas fir and lodgepole pine trees with a diameter at breast height (dbh) ranging from 20 to 40cm.

Terrain within the northern portion of the subject property features flat to gentle gradient (0-20%) rolling slopes with what appears to be a man-made grade separation that is composed of a short (5m), moderately steep gradient (60%) rock armoured slope. The existing structures are located on the rolling terrain above the slope break, while a fire pit is located on the terrain below the armoured slope. This area is referred to as the “upper terrace” and contains well drained, loose granular surficial materials. The gentle gradient terrain breaks over onto a broad, moderately steep (55-60%) gradient escarpment slope that extends for approximately 15-20m down to a lower, gentle gradient (25%) terrace, now referred to as the “lower terrace”. The slope break is located approximately 10m south of the existing residential structure. Seepage emergence was observed emanating from the escarpment slope and ponding water was noted on the lower terrace below the escarpment.

The McLennan River is located approximately 475m west of the property with two distinct oxbow lakes located 200m south and 270m southwest of the property. Neither the river nor the oxbows cross through the subject property. In the vicinity of the property, the river flows through a broad, flat flood plain. The terrain between the property and the river is terraced which has resulted in an approximately 12m elevation difference between the lower terrace on the property and the present-day bank of the river (see Figure 6).

The oxbow lakes located to the south and southwest of the property do not connect to the McLennan River. The oxbows contain stagnant flows with deep algae and bull rushes and are likely fed by overland and groundwater flows. It is possible that the McLennan River feeds into the oxbow lakes during highwater flows. The terrain between the property and the oxbows is terraced which has resulted in an approximately 6m elevation difference between the lower terrace and slope crest into the oxbow to the southwest and an approximately 5m elevation difference between the lower terrace on the property and the oxbow to the south (see Figure 6).

3.2 McLennan River

The McLennan River originates from the McLennan Glacier between Mount Arthur Meighen and Mount Stanley Baldwin approximately 18km west of the subject property at an approximate elevation of 2355m asl and flows northeast through an incised mountainous gully for 19km and is joined by several other large mountainous streams. The river loses the confinement of the gully at an elevation of 820m asl and begins to meander through the valley bottom for approximately 7km towards the subject property.

The watershed is mostly timbered with mature coniferous trees with the upper elevations reaching glacial dominated terrain with little discernible vegetation. The alpine area represents approximately 35% of the watershed area (visual interpretation of Google Earth imagery). Steep small tributaries deliver sediment from these areas to the main channel and the larger tributaries. Logging has taken place at lower elevations over the last 50 to 60 years with logging roads and clearcut openings that extend along the lower slopes of the mountainous terrain. Development has taken place adjacent to the gentle gradient slopes along the bottom of the river valley, including residential construction, a golf course, and rural road construction, including a crossing in the general vicinity of the subject property.

Swift Creek is a large creek that originates near Emerald Ridge approximately 18km east of the subject property and is a major tributary to the McLennan River. Swift Creek confluences with the McLennan River approximately 2.9km upstream of the subject property and contains many similar characteristics to the McLennan River. Along with many other lakes, rivers, and creeks in British Columbia, Swift Creek was subject to intense flooding during the spring and summer of 2012. A local Valemount newspaper describes a flooding event that occurred on June 24, 2012. According to the paper, the water and debris tore away at the banks of the swollen creek and a cabin, used for storage, sitting on top of the river back fell into the waters after the creek undermined the bank². Although being a major tributary to the McLennan River, the 2012 flooding events on Swift Creek did not directly affect the subject property.

² The Valley Sentinel, Volume 27, Issue 26, June 27, 2012. https://issuu.com/thevalleysentinel/docs/finals_june_27_pages_1-20

The McLennan River in the vicinity of the property flows through a channel that is approximately 15-20m wide and 3m deep. The channel features a dominantly sandy substrate. The base of the valley below the property that confines the channel is approximately 150m wide. The river gradient is variable throughout the watershed, but is generally <5% when in proximity to the subject property. Overall the river is assessed to be of relatively low energy with a low transport potential. Crooked Creek Road crosses the McLennan River over a wood supported bridge. The abutments of the bridge are located at the natural boundary of the river. The exact age of the bridge is unknown; however, the bridge can be observed in historical airphotos of the area dated 1991. The abutments of the bridge do not appear to have been impacted by floodwaters in this time including the 2012 flood event on Swift Creek.

Historical airphotos were reviewed for the area dating back to 1973 and up to 2005 (see Figure 4). In the 32 year span included in the review, the McLennan River channel has experienced several oxbow cut-offs; however, the channel has not migrated significantly from its location in the valley bottom. During this time, neither the river nor the oxbow lakes have impacted the subject property due to the approximately >200m horizontal distance from the property to the closest oxbow and the minimum 12m elevation difference between the lower terrace on the property and the bank of the present-day river. The oxbow lake to the south of the property detached from the river before the first available airphoto (pre-1973), while the oxbow lake to the southwest of the property detached from the river sometime between 1996 and 2005 as observed in the available airphotos.

Google Earth cross sections, an airphoto review, and field observations of the valley indicate that the river flows through a small channel that is part of a much larger landscape feature interpreted as fluvially cut terraces associated with the historical levels of the McLennan River. The erosive activity of the river is now entirely relic, with the present-day McLennan River floodplain occurring more than 12m lower in elevation than the lower terrace on the subject property. The hazard mapping prepared by BGC appears to correspond to the relic floodplain.

3.3 Watershed Morphometrics

To determine if a given watershed is prone to hydrogeomorphic events (i.e. debris flows and debris floods, see attached Definition of Terms) in addition to water flood events, a review of certain watershed morphometrics (area, gradient, relief) can be completed in an office based study. The Melton Ratio is an empirical relationship that is useful as a preliminary screening to determine if a watershed is likely to be subject to flooding, debris flow, or debris flood events. The theoretical distinction between the three noted flooding processes is defined by the concentration of sediment by volume within the flow. See the attached definition of terms at the end of this report for a detailed description. From field observations of fans (Wilford et al., 2004³):

- Floods typically “have limited or localized sediment deposits beyond the channel on the fan (the channel can generally contain the sediment load)”
- Debris floods “have significant sediment deposits beyond the channel and on the fan”
- Debris flows “have marginal levees or terminal lobes.”

The morphometrics of the McLennan River watershed were calculated for the mountainous reach of the stream. The morphometrics were also calculated for the mountainous reaches of two major tributaries to the McLennan River, Swift Creek and an unnamed tributary. The morphometrics of the McLennan River watershed yield of Melton Ratio of 0.23 and a watershed length of 16.5 km (see Table 1), while the morphometrics of Swift Creek yield a Melton Ratio of 0.15 and a watershed length of 17km, and the unnamed tributary contains a Melton Ratio of 0.24 and a watershed length of 10.7 km. All of the results indicate that water flood events likely dominate and debris flow/debris flood events are unlikely. Although the watershed areas for the streams are quite large, the streams contain low stream gradients with relatively low transport capacities (under normal flow conditions). In addition, no evidence of recent or historic debris floods or debris flows are known for these watersheds. As a

³ Land Management Handbook 61: Managing Forested Watershed for Hydrogeomorphic Risks on Fans,” Province of British Columbia, Ministry of Forests Science Program, 2004.

result of these factors, debris floods and debris flows are not expected to impact the reach adjacent to the subject property and are not discussed further in this report.

Table 1 Watershed Morphometrics for the McLennan River, Swift Creek & an Unnamed Tributary

	McLennan River	Swift Creek	Unnamed Tributary
Watershed Length	16.5 km	17 km	10.7 km
Watershed Area	106 km ²	132 km ²	46.8 km ²
Average Slope Gradient	14%	10%	15%
Melton Ratio	0.23	0.15	0.24
Dominating Process	Flood	Flood	Flood

It is probable for the smaller tributary streams at the back of the watersheds to host minor debris flow events in the steeper, gravelly slopes; however, these events lose energy well upslope of the valley bottom. The sediment mobilized in the debris flow events is transported downstream. The channel adjacent to the property is a meandering river system with a low gradient reach which encourages deposition of the suspended sediment carried downstream from the steeper upper reaches of the river.

4.0 Discussion of Natural Hazards

4.1 Potential Flood Hazard

The McLennan River is confined to the lower valley bottom, but is eroding into the upper terrace in some locations such as the Valemount Pines Golf Course. In these areas, properties are being impacted by the river; however, the subject property is located well back from the main river channel. In order to impact the property, the river would have to reoccupy the channel in the oxbow and then erode through approximately 200m of developed land to reach the toe of the escarpment slope between the upper and lower terraces on the property. The result being that it is very unlikely for flooding or erosion to impact the property.

The MoTI guidelines for flood protection of residential areas suggest that residential structures should be located above the flood elevation with a return period of 200 years (Q_{200}). A conservative estimation of Q_{200} flood flows has been completed for the portion of the watershed upslope of the subject property. The annual peak discharge is estimated as 85m³/s, while the 1 in 200 year peak discharge has been estimated as 187m³/s. The cross sectional area of the McLennan River channel varies from 12 to 15m in width confined within an approximately 150m wide valley bottom below the property. The current channel of the McLennan River features a fairly rectangular shape is approximately 3m deep and roughly 20m wide and is calculated to contain an estimated capacity of 60m²; while the channel is estimated not to be large enough to contain the Q_{200} flows of the river, the incised valley bottom which contains the channel features a triangular shape and is roughly 9m deep and 80m wide and contains an estimated capacity of 720m², which is well in excess of the expected area that a Q_{200} magnitude flood flow would occupy. Additionally, given the relatively low stream gradient adjacent to the property, the velocity and therefore erosive power of the flow would be relatively low. Therefore, such an event is not expected to impact the subject property.

In order to determine that the development is safe with respect to flooding on the McLennan River, we have completed a risk evaluation using the flood risk evaluation matrix (see Figure 5) included in the Professional Practice Guidelines - Legislated Flood Assessments in a Changing Climate in BC V. 2.1 (EGBC, 2018). The document introduces some methods for completing flood risk assessments and the flood risk evaluation matrix presents a method of evaluating risk based on a semi-quantitative evaluation of the hazard and six classes of potential consequences.

As described above, the 200 year flood event is not expected to impact the subject property. The 200 year flood event is rated as a very unlikely⁴ event. When considering the expected damage of a 200 year event, the consequence of the event impacting the subject property is estimated as negligible⁵. A very unlikely likelihood rating and a negligible consequence results in a flood risk evaluation of very low.

Therefore, with reference to the assessed very low risk, it is our determination that the proposed residential structure on the property can be considered safe for its intended use with respect to flooding hazards presented by the McLennan River.

4.2 Landslide Events

4.2.1 Risk of a Life-Threatening Landslide Event

Seepage emergence was observed emanating from the moderately steep gradient escarpment slope on the subject property and ponding water is present at the base of the slope. Although it is conceivable that a residential structure built directly on or directly adjacent to the escarpment slope could be subjected to instability, the event is not expected to be catastrophic. A life-threatening event is defined as a landslide event that would initiate upslope and runoff to a building site or surrounding area to cause significant damage to a house and potentially result in death or deaths of individual(s) in the structure. A review of the property and surrounding area concludes that there does not appear to be any slopes steep enough within or upslope of the property to warrant a concern for a life-threatening catastrophic landslide hazard. **Therefore, the results of our assessment conclude that a life-threatening catastrophic natural hazard warranting an assessment of the 1:10,000 year event is not foreseeable for this property.**

4.2.2 Risk of a Damaging Landslide Event

In this case, a damaging event is defined as a landslide event that would initiate within the subject property and impact a building site on the subject property causing significant damage. Although the escarpment slope below the proposed building site is currently sloping at approximately 50% which is generally assumed a stable angle for sand and gravel materials, the timber on the escarpment slope was observed to be leaning and the soils are saturated. **As a result of these factors, minor instability on the escarpment slope is possible should development encroach on the slope, and the likelihood of a damaging landslide event occurring on the escarpment slope likely exceeds the 1:475 level of landslide safety suggested by the MOTI.**

4.2.3 Recommendations

The following recommendations are made with respect to future development on the property in order to ensure that the likelihood of a damaging landslide event is well below the level of landslide safety suggested by the MOTI.

1. **A 10m setback must be established back (north) from the slope break from the upper terrace to the escarpment slope on the property. No development is to occur south of this setback line on the property.** The proposed building site for the new residential structure shown on Figure 3 is in agreement with this recommendation.

Following the implementation of the above recommendation, it is our opinion that the land may be used safely for the use intended with respect to the steep slopes on the property.

⁴ A **very unlikely likelihood** rating is a scenario that typically occurs on average every 200 years with a probability range of 0.007 to 0.004.

⁵ A **negligible consequence** is assigned to a flooding event that could result in minor injuries of a few individuals, negligible asset loss <\$1,000 with no business interruption, and negligible impacts to social and cultural, intangible, and ecological elements.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

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5.0 Closure

This assessment has been carried out in accordance with generally accepted geotechnical practices. Conclusions and recommendations presented herein are based on visual site inspections. Assessments of soils and slope stability are based on interpretation of surface features and limited sub-surface investigation; actual ground conditions may vary from those inferred.

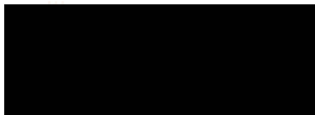
Factual data and interpretation contained within this report were prepared specifically for Ms. Judy Mohr with whom Onsite Engineering Ltd. has entered a contract. Future property owners, as well as the local government, provincial government or other approving agency may rely on the findings of this report. The Regional District may release the report to the general public electronically or otherwise for the purposes of evaluation and decision-making without further consent of OEL. No other party may rely upon this report without the express written permission of OEL.

We trust that this report satisfies your present requirements. Should you have any questions or comments, please contact our office at your convenience.

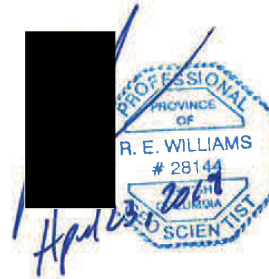
Sincerely,

Onsite Engineering Ltd.

Prepared by:



Larissa Laderoute, GIT
Junior Geoscientist



Rod Williams, P. Geo.
Senior Geoscientist

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

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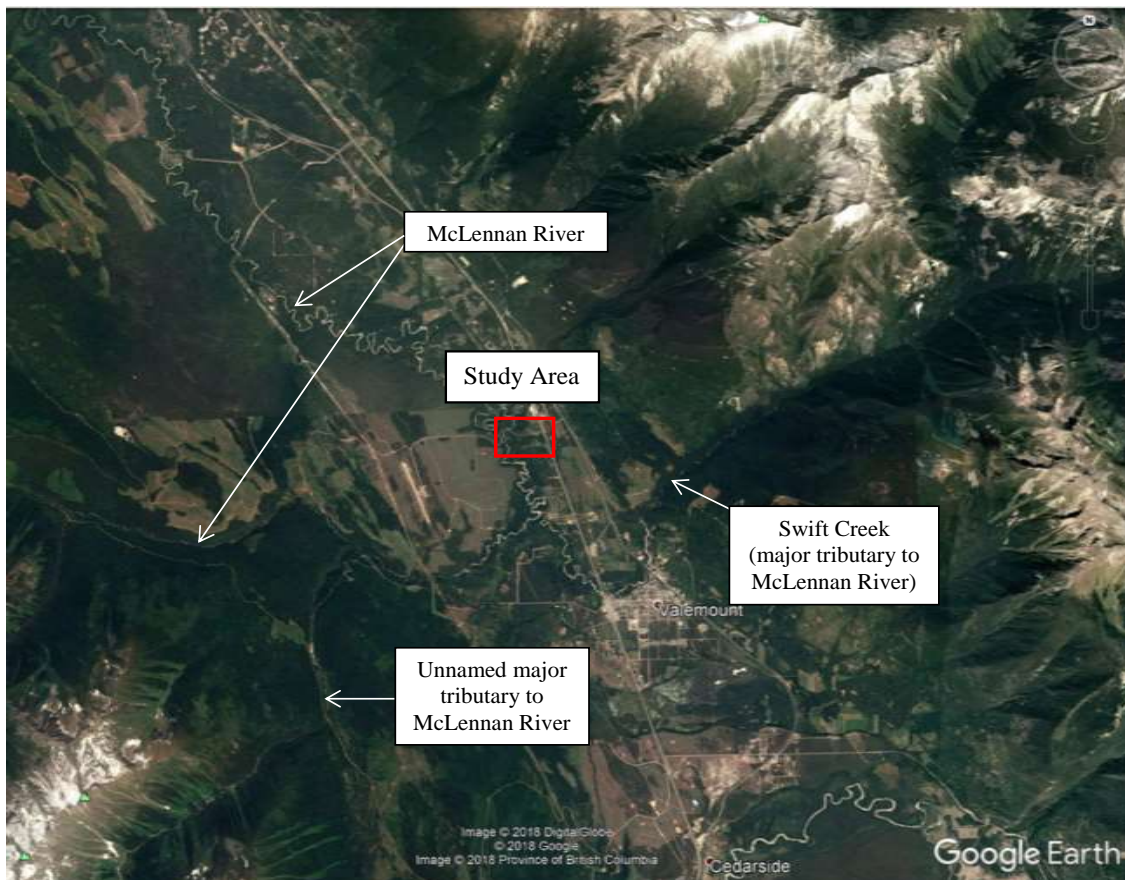


Figure 1 Location Key Map – not to scale.

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Natural Hazard Assessment – 3215 Crooked Creek Road

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Figure 2 Overview of the Study Site – not to scale.

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Natural Hazard Assessment – 3215 Crooked Creek Road

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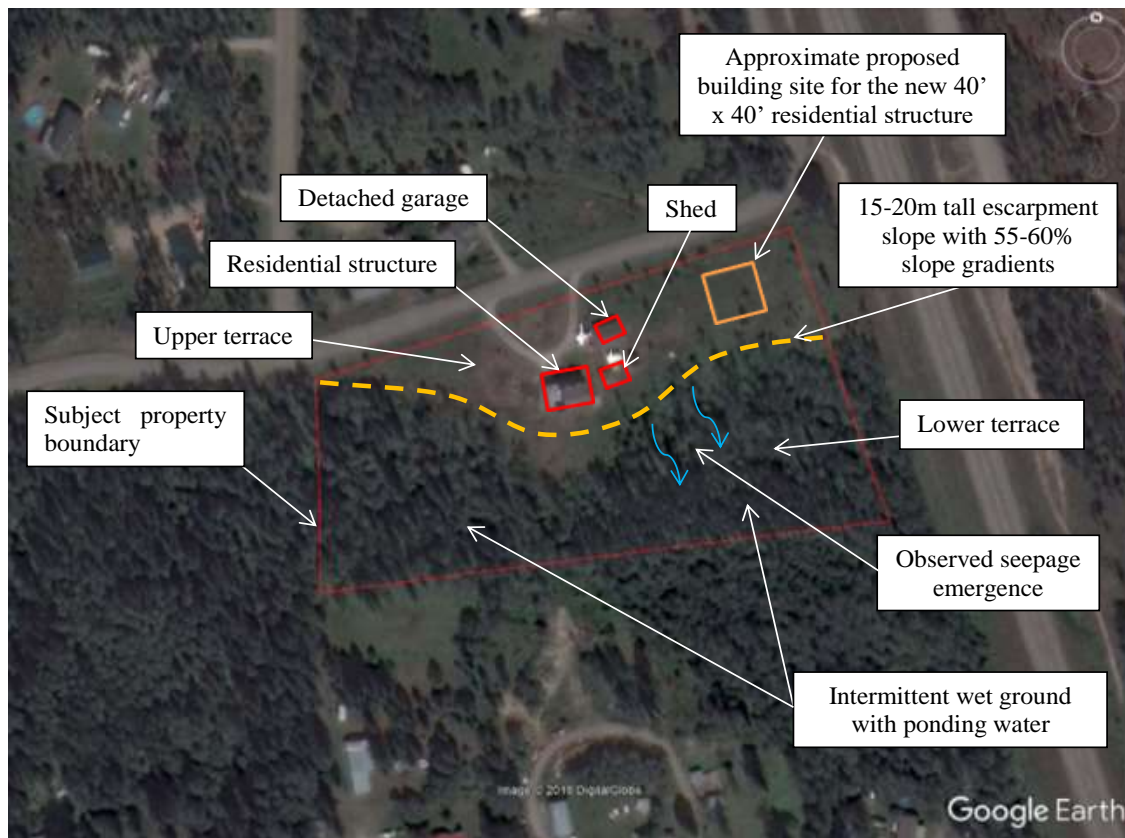


Figure 3 Detailed View of the Subject Property – not to scale.

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Figure 4 Airphoto Sequence



Figure 4A Airphoto BCC05109 No. 043 (2005)

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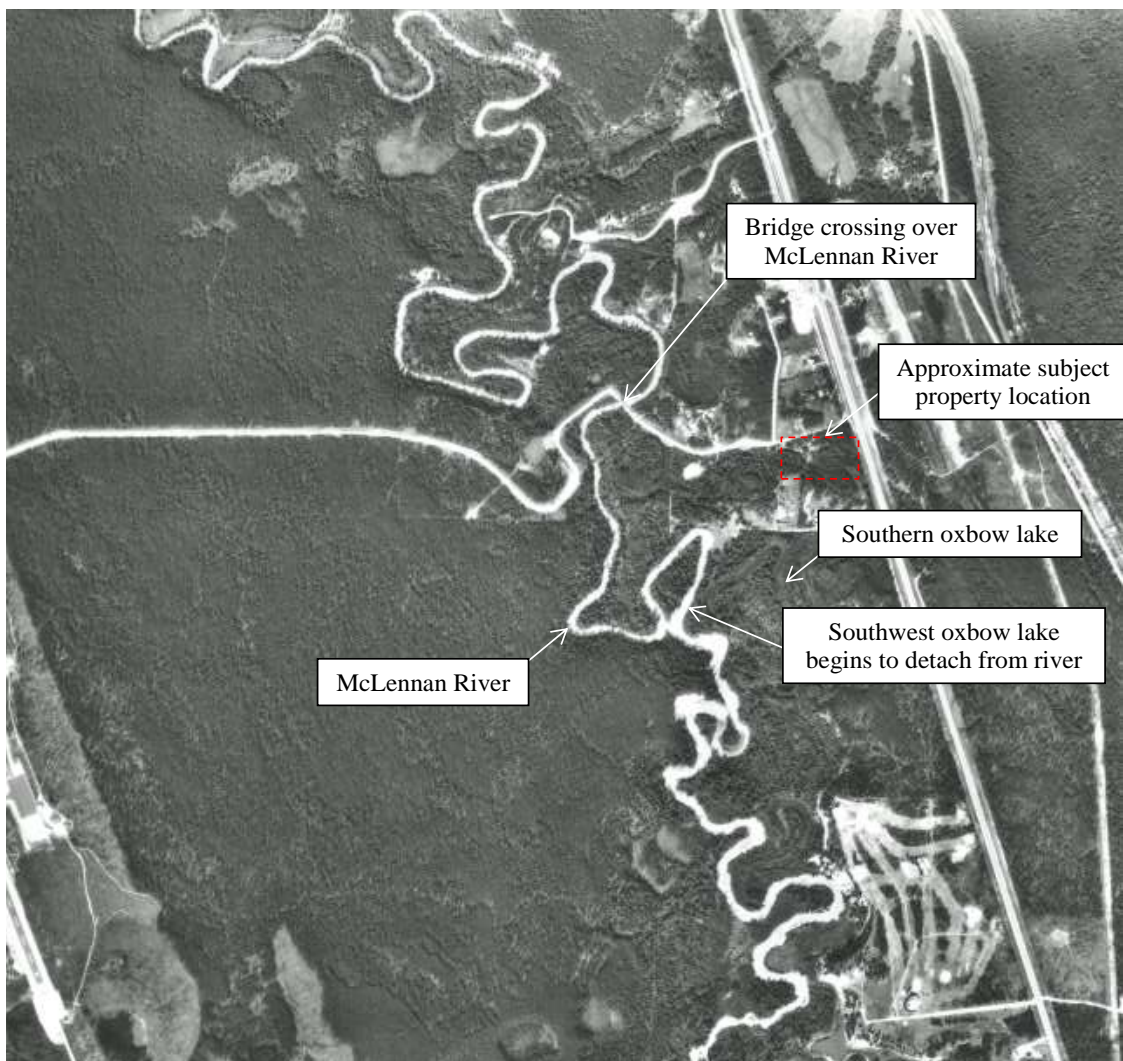


Figure 4B Airphoto BCB96103 No. 211 (1996)

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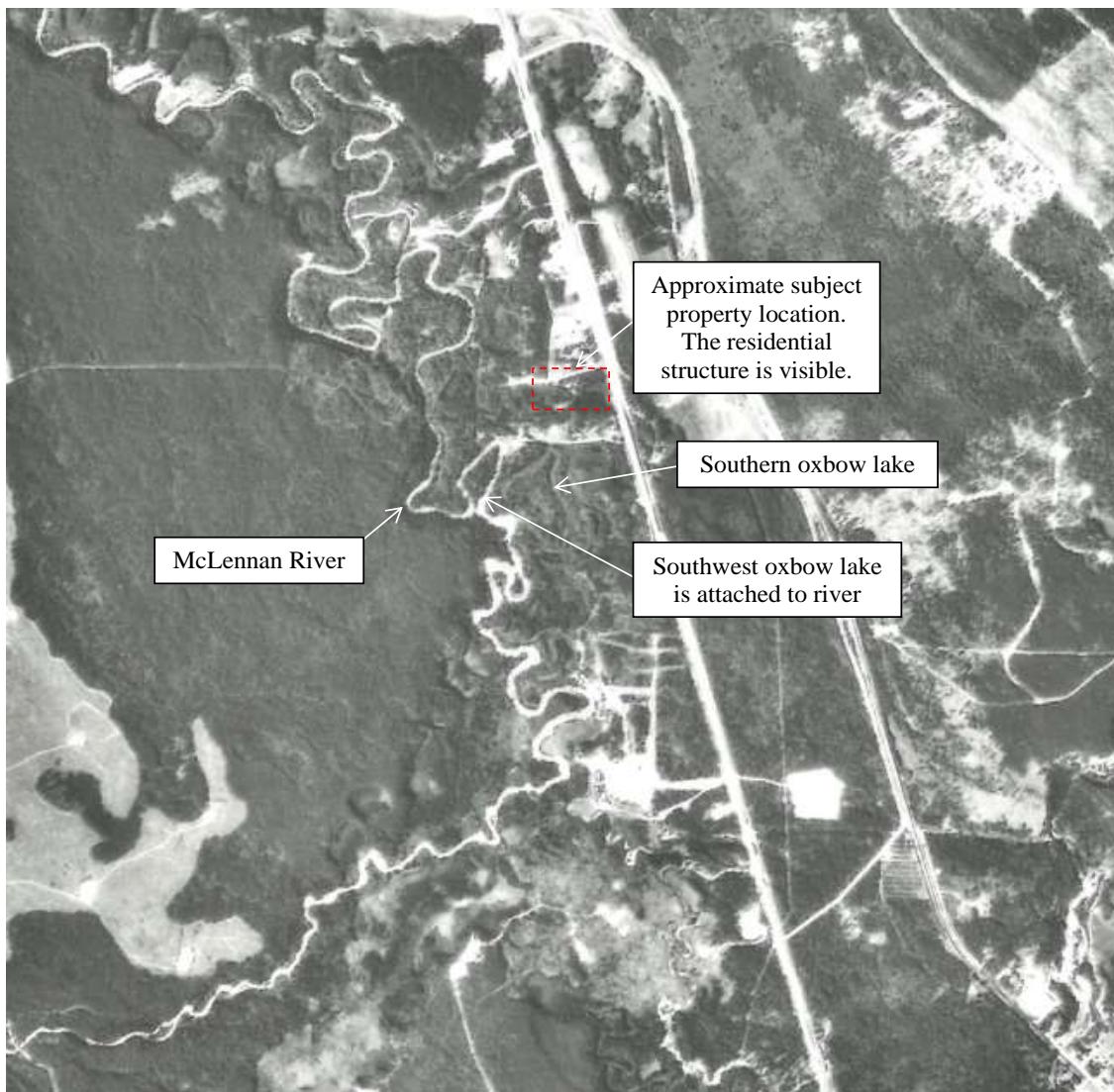


Figure 4C Airphoto BCB85071 No. 129 (1985)

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Figure 4D Airphoto BC7539 No. 112 (1973)

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FLOOD RISK EVALUATION

LIKELIHOOD DESCRIPTIONS Likelihood of Undesirable Outcome			RISK EVALUATION AND RESPONSE						
			VH	Very High	Risk is unacceptable short-term (before next flood season); Risk reduction required; long-term Risk reduction plan must be developed and implemented				
			H	High	Risk is unacceptable; medium-term Risk reduction plan must be developed and implemented in a reasonable (<5 years) time frame; planning should begin as soon as feasible				
			M	Moderate	Risk may be tolerable; more detailed review required; reduce Risk to low where reasonably practicable				
			L	Low	Risk is tolerable; continue to monitor if resources allow				
LIKELIHOOD DESCRIPTIONS		PROBABILITY RANGE	VL	Very Low	Risk is broadly acceptable; no further review or Risk reduction required				
Scenario can be expected on average every other year	Very Likely	0.5 – 0.2	M	H	H	VH	VH	VH	VH
Scenario typically occurs on average every 10 years	Likely	0.2 – 0.07	L	M	H	H	VH	VH	VH
Scenario typically occurs on average every 50 years	Moderate	0.07 – 0.02	L	L	M	H	H	VH	VH
Scenario occurs on average every 100 years	Unlikely	0.02 – 0.007	VL	L	L	M	H	H	H
Scenario occurs on average every 200 years	Very Unlikely	0.007 – 0.004	VL	VL	L	L	M	H	H
Scenario occurs on average every 500 years	Extremely Unlikely	0.004 – 0.0013	VL	VL	VL	L	L	M	M
CONSEQUENCE DESCRIPTIONS		INDICES	1	2	3	4	5	6	
		SAFETY (INJURY/LOSS OF LIFE)	Negligible Minor injuries of few individuals	Minor Major injury of 1 person	Moderate Major injury of several persons	Major Single fatality	Severe <10 fatalities	Catastrophic >10 fatalities	
		ECONOMIC (MONETARY LOSSES)	Negligible; no business interruption; <\$1,000	Some asset loss; <\$10,000 damages	Serious asset loss; several days business interruption; <\$100,000	Major asset loss; several weeks business interruption; <\$1 million	Severe asset loss; several months business interruption; <\$10 million	Total loss of asset; 1 year or more business interruption; >\$10 million	
		SOCIAL AND CULTURAL	Negligible impact	Slight impact; recoverable within days	Moderate impact; recoverable within weeks	Recoverable within months	Long-term (years) loss of social and cultural values	Complete loss of significant social and cultural values	
		INTANGIBLES (PERSONAL SUFFERING)	Negligible impact	Slight impact; recoverable within days	Moderate impact; recoverable within weeks	Personal hardship; usually recoverable within months	Leaves significant personal hardship for years	Irreparable personal hardship	
		ECOLOGICAL (FLORA AND FAUNA)	Negligible impact	Slight impact; recoverable within days	Moderate impact; recoverable within weeks	Recoverable within months	Severe species loss	Irreparable species loss	

Figure 5 Flood Risk Matrix – Adapted from Engineers and Geoscientist BC (2018). The risk evaluation of a 200 year event occurring on the McLennan River adjacent to the subject property.

Figure 6 Google Earth Cross Sections Corresponding to the Profiles shown in Figure 2

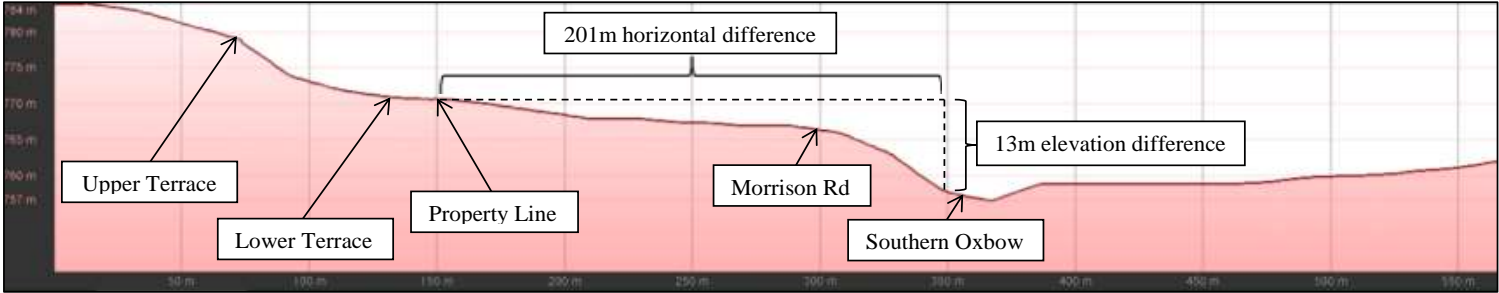


Figure 6a Cross Section through the Subject Property and Southern Oxbow (Profile 1)

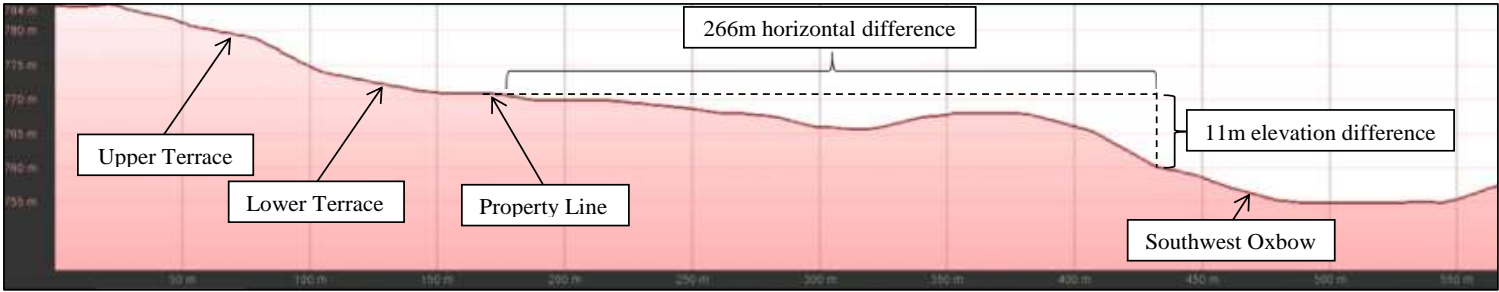


Figure 6b Cross Section through the Subject Property and Southwest Oxbow (Profile 2)

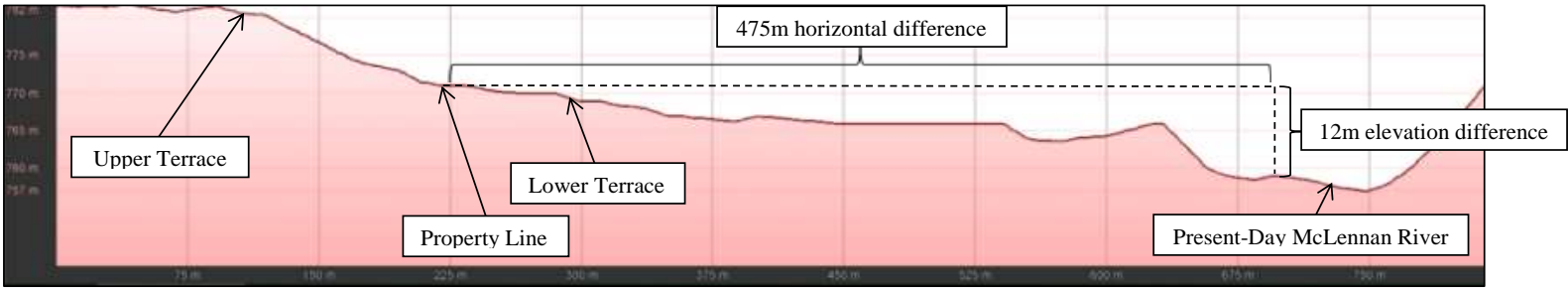


Figure 6c Cross Section through the Subject Property and the McLennan River (Profile 3)

Definition of Terms

Debris Flood – A type of flood event where sufficient water volume, channel bedload, and channel gradient is present to mobilize a significant portion of the streambed material. Sediment mixing is not complete and there is a rapid increase in solids concentration towards the stream bed. Debris floods have sediment concentrations between 40 to 70% by weight (or 20-47% by volume); sediment deposits are bars, fans, sheets, and splays. Peak discharges are at most 2-3 times that of major floods (e.g. 100-year flood)⁶.

Debris Flow – A type of flood event consisting of homogeneous (single phase) sediment-water mixture similar to wet concrete, with sediment concentrations between 70 and 90% by weight (or 47-77% by volume). Debris flows in British Columbia typically have peak discharges 2-50 times that of the 200-year flood.

Hydrogeomorphic Event – A generic term referring to a debris flow, debris flood, or flood event occurring on a given watershed. This term is typically used when the exact type of event occurring on a drainage path is unknown or difficult to predict.

Melton Ratio – The Melton Ratio is the watershed relief divided by the square root of the watershed area. The formula is as follows: $MR = \frac{\text{Watershed Relief}}{\sqrt{\text{Watershed Area}}}$. The Melton Ratio can be used to predict the type of hydrogeomorphic event which is likely to occur in a given watershed. Note that the Melton Ratio is synonymous with the Relative Relief Ratio. The table below outlines the Melton Ratio predictive model.

Hydrogeomorphic process	Class limits	Source
Flood	RRN < 0.30	Jackson et al. 1987 Wilford et al. 2004b Millard et al. 2006
Debris flood and debris flow	RRN > 0.30	Jackson et al. 1987
Debris flood	RRN > 0.30 and Length > 2.7 km	Wilford et al. 2004b
Debris flood	RRN 0.30–0.60	Millard et al. 2006
Debris flow	RRN > 0.60 and Length < 2.7 km	Wilford et al. 2004b
Debris flow	RRN > 0.52	Bovis and Jakob 1999
Debris flow	RRN > 0.60	Millard et al. 2006

⁶ Wilford, D., Sakals, M., Grainger, W., Millard, T., Giles, T. *Land Management Handbook 61 – Managing Forested Watersheds for Hydrogeomorphic Risks on Fans*. Victoria, BC: Ministry of Forests and Range – Crown Publications.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

File: 1796-1
April 19, 2019



Photo 1 Existing residence and outbuildings situated on gentle gradient terrain on the property, looking west.



Photo 2 The rock armoured slope on the property and the existing residential structure setback from the escarpment slope, looking east.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

File: 1796-1
April 19, 2019



Photo 3 Gentle gradient terrain on the lower terrace of the subject property, looking east.



Photo 4 Sandy surficial materials observed on the lower terrace on the subject property.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

File: 1796-1
April 19, 2019



Photo 5 Ponding water observed on the lower terrace on the subject property.



Photo 6 The McLennan River at the bridge crossing on Crooked Creek Road.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

File: 1796-1
April 19, 2019



Photo 7 Bridge abutment at the crossing on Crooked Creek Road.



Photo 8 Sandy fluvial materials observed in the road cut of Crooked Creek Road west of the subject property.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

File: 1796-1
April 19, 2019



Photo 9 Loose to compact sandy surficial materials in the road cut of Highway 5 adjacent to the subject property.



Photo 10 Oxbow south of Morrison Road, south of the subject property.

Judy Mohr
Natural Hazard Assessment – 3215 Crooked Creek Road

File: 1796-1
April 19, 2019



Photo 11 Subject property is disconnected from the steep gradient terrain of Mount Terry Fox by the gentle gradient terrain at the valley bottom, looking northeast.

FLOOD ASSURANCE STATEMENT

Note: This statement is to be read and completed in conjunction with the current Engineers and Geoscientists BC Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC ("the guidelines") and is to be provided for flood assessments for the purposes of the Land Title Act, Community Charter, or the Local Government Act. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority

Date: April 23, 2019

Regional District of Fraser-Fort George
155 George St, Prince George, BC
 Jurisdiction and address

With reference to (CHECK ONE):

- ☐ Land Title Act (Section 86) – Subdivision Approval
- ☒ Local Government Act (Part 14, ~~Division 7~~) – Development Permit Dir 6 - Zoning Amendment
- ☒ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 524) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 524) – Flood Plain Bylaw Exemption

For the following property ("the Property"):

Lot A, District Lot 5702, Cariboo District Plan 22223; 3215 Crooked Creek Road,
 Legal description and civic address of the Property Valemount, BC

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, sealed, and dated, and thereby certified, the attached Flood Assessment Report on the Property in accordance with the guidelines. That report and this statement must be read in conjunction with each other. In preparing that Flood Assessment Report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

- ☒ 1. Consulted with representatives of the following government organizations:
Regional District of Fraser-Fort George
- ☒ 2. Collected and reviewed appropriate background information
- ☒ 3. Reviewed the Proposed Development on the Property
- ☒ 4. Investigated the presence of Covenants on the Property, and reported any relevant information
- ☒ 5. Conducted field work on and, if required, beyond the Property
- ☒ 6. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 7. Considered any changed conditions on and, if required, beyond the Property
8. For a Flood Hazard analysis I have:
- ☒ 8.1 Reviewed and characterized, if appropriate, Flood Hazard that may affect the Property
- ☒ 8.2 Estimated the Flood Hazard on the Property
- ☒ 8.3 Considered (if appropriate) the effects of climate change and land use change
- ☒ 8.4 Relied on a previous Flood Hazard Assessment (FHA) by others (B&C Overview Assessment)
- ☒ 8.5 Identified any potential hazards that are not addressed by the Flood Assessment Report
9. For a Flood Risk analysis I have:
- ☐ 9.1 Estimated the Flood Risk on the Property
- ☐ 9.2 Identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
- ☐ 9.3 Estimated the Consequences to those Elements at Risk

PROFESSIONAL PRACTICE GUIDELINES
 FOR FLOOD ASSESSMENTS IN A CHANGING CLIMATE IN BC

VERSION 1.1

FLOOD ASSURANCE STATEMENT

10. In order to mitigate the estimated Flood Hazard for the Property, the following approach is taken:

- ☐ 10.1 A standard-based approach
- ☐ 10.2 A Risk-based approach
- ☐ 10.3 The approach outlined in the guidelines, Appendix F: Flood Assessment Considerations for Development Approvals
- ☒ 10.4 No mitigation is required because the completed flood assessment determined that the site is not subject to a Flood Hazard

11. Where the Approving Authority has adopted a specific level of Flood Hazard or Flood Risk tolerance, I have:

- ☐ 11.1 Made a finding on the level of Flood Hazard or Flood Risk on the Property
- ☐ 11.2 Compared the level of Flood Hazard or Flood Risk tolerance adopted by the Approving Authority with my findings
- ☐ 11.3 Made recommendations to reduce the Flood Hazard or Flood Risk on the Property

12. Where the Approving Authority has not adopted a level of Flood Hazard or Flood Risk tolerance, I have:

- ☒ 12.1 Described the method of Flood Hazard analysis or Flood Risk analysis used
- ☒ 12.2 Referred to an appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk
- ☒ 12.3 Made a finding on the level of Flood Hazard or Flood Risk tolerance on the Property
- ☒ 12.4 Compared the guidelines with the findings of my flood assessment
- ☐ 12.5 Made recommendations to reduce the Flood Hazard or Flood Risk

☒ 13. Considered the potential for transfer of Flood Risk and the potential impacts to adjacent properties

☐ 14. Reported on the requirements for implementation of the mitigation recommendations, including the need for subsequent professional certifications and future inspections.

Based on my comparison between:

[CHECK ONE]

- ☐ The findings from the flood assessment and the adopted level of Flood Hazard or Flood Risk tolerance (item 11.2 above)
- ☒ The findings from the flood assessment and the appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk tolerance (item 12.4 above)

I hereby give my assurance that, based on the conditions contained in the attached Flood Assessment Report:

[CHECK ONE]

- ☐ For subdivision approval, as required by the *Land Title Act* (Section 86), "that the land may be used safely for the use intended":

[CHECK ONE]

- ☐ With one or more recommended registered Covenants.
- ☐ Without any registered Covenant.

☒ For a development permit, as required by the *Local Government Act* (Part 14, Division 6), my Flood Assessment Report will "assist the local government in determining what conditions or requirements it will impose under subsection (2) of this section [Section 491 (4)]".

☒ For a building permit, as required by the *Community Charter* (Section 56), "the land may be used safely for the use intended":

[CHECK ONE]

- ☐ With one or more recommended registered Covenants.
- ☒ Without any registered Covenant.

☐ For flood plain bylaw variance, as required by the *Flood Hazard Area Land Use Management Guidelines* and the *Amendment Section 3.5 and 3.6* associated with the *Local Government Act* (Section 524), "the development may occur safely".

☐ For flood plain bylaw exemption, as required by the *Local Government Act* (Section 524), "the land may be used safely for the use intended".

PROFESSIONAL PRACTICE GUIDELINES

SECTION 3.5 AND 3.6 ASSOCIATED WITH THE LOCAL GOVERNMENT ACT (SECTION 524), "THE DEVELOPMENT MAY OCCUR SAFELY".

VERSION 2.0

100

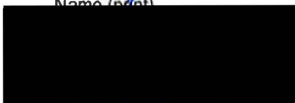
FLOOD ASSURANCE STATEMENT

I certify that I am a Qualified Professional as defined below.

April 23, 2017
Date

Onsite Engineering Ltd.
Prepared by

Rod W. Williams
Name (print)



Signature

Reviewed by

Name (print)

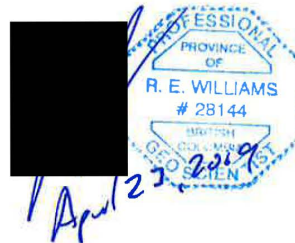
Signature

201-231 Trans-Canada Hwy
Address

PO Box 2012, Salmon Arm, BC, V1E 4R1

250-833-5643
Telephone

r.williams@onsite-eng.ca
Email



(Affix PROFESSIONAL SEAL here)

If the Qualified Professional is a member of a firm, complete the following:

I am a member of the firm Onsite Engineering Ltd.
and I sign this letter on behalf of the firm.

(Name of firm)

PROFESSIONAL PRACTICE REGULATIONS
REG. A-10 - FLOOD ASSURANCE STATEMENT (FINAL) 10/1/16



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3064

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892, 2014

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'A' – 27.0(9) with the addition of the following:
 - (b) On Lot A District Lot 5702 Cariboo District Plan 22223:
 - (i) two Residential-Single Family uses and one Secondary Suite use are permitted uses;
 - (ii) a Tourist Accommodation use is a permitted use within one Residential-Single Family use; and
 - (iii) the maximum number of units of accommodation in a Tourist Accommodation use is one.
2. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017."

READ A FIRST TIME ON THE 16TH DAY OF NOVEMBER, 2017

READ A SECOND TIME ON THE 16TH DAY OF NOVEMBER, 2017

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE DAY OF , 2017

READ A THIRD TIME ON THE DAY OF , 2017

APPROVAL PURSUANT TO THE *TRANSPORTATION ACT* RECEIVED ON THE DAY OF , 2017

ADOPTED THIS DAY OF , 2017

Chair

Corporate Officer



1967-2017 50 years of building strong communities

Main Office: 155 George Street, Prince George, BC V2L 1P8
 Telephone: (250) 960-4400 / Fax: (250) 563-7520
 Toll Free: 1-800-667-1959 / <http://www.rdfg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 5702/22223/A

FROM: Kali Holahan, Planner I

DATE: November 1, 2017

SUBJECT: Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017
 SUMMARY: Purpose: Consider First and Second Readings and Authorize a Public Hearing
 Location: 3215 Crooked Creek Road, Valemount – Electoral Area 'H'
 Owner: Mohr

PREVIOUS
 REPORTS: None

ATTACHMENT(S): 1. Backgrounder
 2. Bylaw No. 3064, 2017

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
2. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017 be introduced and read a first time.	All 1 Director/1 vote	Majority
3. THAT Bylaw No. 3064 be given second reading.	All 1 Director/1 vote	Majority
4. THAT a public hearing on Bylaw No. 3064 be held with the chairing of the hearing delegated to Director Alan, or her Alternate, or any other Director as a delegate of the Board.	All 1 Director/1 vote	Majority
5. THAT the applicant be requested to provide to the satisfaction of Administration, a report from a qualified professional to confirm that the land may be used safely for the intended use without undue risk.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made to amend Zoning Bylaw No. 2892 to allow two Residential-Single Family dwellings on the subject property, one of which is proposed for a Tourist Accommodation use. The subject property currently has one existing Residential-Single Family dwelling.

The Board is being asked to consider:

- first reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017;
- second reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017;
- authorization of a public hearing for Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017; and
- request additional information regarding the proposed development.

RELEVANT POLICIES:

1. Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290:
 - **proposal is consistent with the Official Community Plan policies**
 - the subject property is designated Rural Residential (RR)
 - the RR designation supports two Residential-Single Family uses on parcels 2.0 ha (5.0 acres)
 - the RR designation supports Recreation Commercial uses to a maximum of 10 units of accommodation

2. Zoning Bylaw No. 2892:

- **proposal does not meet the terms of the zoning bylaw**
- the subject property is zoned Country Residential 1 (CR1)
- the CR1 zone allows not more than two Residential-Single Family uses and one Secondary Suite use on a lot 8.0 ha or larger
- Tourist Accommodation is not a permitted use in the CR1 zone

3. *Local Government Act*:

- details requirements for zoning bylaw amendments, including public hearings
- requires a notice of public hearing to be placed in two consecutive issues of a newspaper not less than 3 and not more than 10 days before the public hearing

4. Development Applications Procedures Bylaw No. 2776

- notice of a public hearing is to be sent to owners of land within 200.0 m of the subject property
- notice of public hearing is to be delivered to tenants of all parcels that are immediately adjacent to the subject property
- details requirements for a Notification of Application Sign, alternative form of notification or waiving of notification requirements prior to a public hearing
- delegates approval of notification requirements to the Manager of Development Services

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations.

- applicant will be required to submit additional information
- Bylaw No. 3064 will proceed to public hearing

Other Options:

- hold Bylaw No. 3064 at first reading pending receipt of additional information
 - bylaw will return for consideration once additional information is available
 - bylaw may be amended after first reading at second reading, prior to a public hearing
 - Board authorization is required to hold a public hearing
- defeat Bylaw No. 3064 at first reading
 - if defeated, the bylaw may not be considered further
 - the proposed second Residential-Single Family use will not be permitted
 - the proposed Tourist Accommodation use will not be permitted

COMMENTS:

The applicants have applied for a zoning bylaw amendment to allow two Residential-Single Family dwellings on the subject property and to allow one of the Residential-Single Family dwellings to be used for a Tourist Accommodation use. The subject property currently has one existing Residential-Single Family dwelling. Proposed Bylaw No. 3064 is a site specific amendment to allow two Residential-Single Family uses and one Secondary Suite use; and to allow a Tourist Accommodation use permitted within not more than one unit of accommodation in one Residential-Single Family dwelling on the subject property.

Technical agency comments received from the Ministry of Transportation and Infrastructure state that a subdivision application for the subject property was given preliminary layout non-approval (PLNA) on March 3, 2016. The Regional District received a copy of the PLNA which requires reporting from a qualified professional deeming whether there is a safe building site on the subject property due to flooding and global stability concerns. The applicants have not completed the required reporting.

The subject property has been identified in the Robson Valley Hazard Land Study (Bruce Geotechnical Consultants, 1999) as being within a high frequency hazard area due to flooding (Fp-I). According to the Robson Valley Hazard Land Study, fluvial materials are transported and deposited by an irregularly sinuous stream or river channel along a level or very gently sloping plain. The Regional District's zoning bylaw prescribes horizontal and vertical setbacks for a residence from the McLennan River that the applicants would be required to adhere to.

Comments received from Northern Health state that, Northern Health does not recommend the installation of a sewerage system on a flood plain as this can contribute to a potential health hazard in the event of flooding. An application to Northern Health for a water system construction and operating permit for a Tourist Accommodation use are required.

To address the Ministry of Transportation and Infrastructure's concerns, should this bylaw amendment proceed, Board may consider requesting that the applicant provide a report from a qualified professional to confirm that the land may be used safely for the intended use without undue risk, prior to a public hearing. The next step would be to hold a public hearing where the public will have an opportunity to comment. Notice of a public hearing is advertised in the newspaper, delivered to property owners within 200 m of the subject property, posted on a sign on the subject property, and posted on the Regional District website. Further notification beyond the requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.

Respectfully submitted,

Kali Holahan

Kali Holahan
Planner I

KH:

BACKGROUNDER

Owners: Judy Mohr

Location: 3215 Crooked Creek Road, Valemount – Electoral Area 'H'

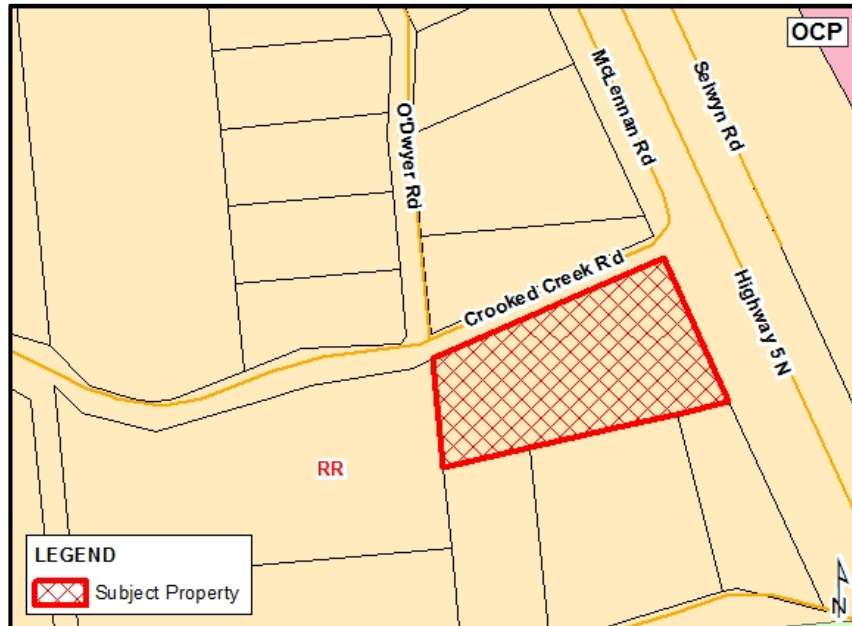
Legal Description: Lot A District Lot 5702 Cariboo District Plan 22223 – 2.44 ha (6.02 acres)



Proposal: The applicant has applied for a zoning bylaw amendment to allow two Residential-Single Family dwellings on the subject property. The subject property currently has one existing Residential-Single Family dwelling and is approximately 2.44 ha (6.0 acres). The applicant has also proposed a Tourist Accommodation use within one of the Residential-Single Family dwelling units.

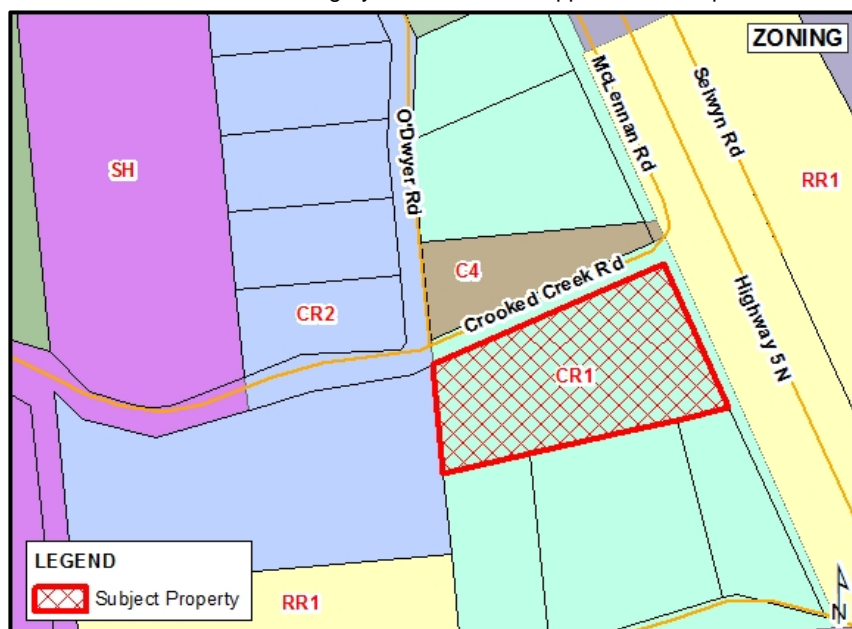
Official
Community
Plan:

The subject property is split into two different designations, Rural Residential (RR) and Agriculture/Resource (Ag/Res), by the Robson Valley-Canoe Upstream Official Community Plan (OCP). Both the RR and Ag/Res designations support Recreation Commercial uses to a maximum of 10 units of accommodation either in a lodge or cabins, subject to a zoning bylaw amendment. An OCP amendment is not required.



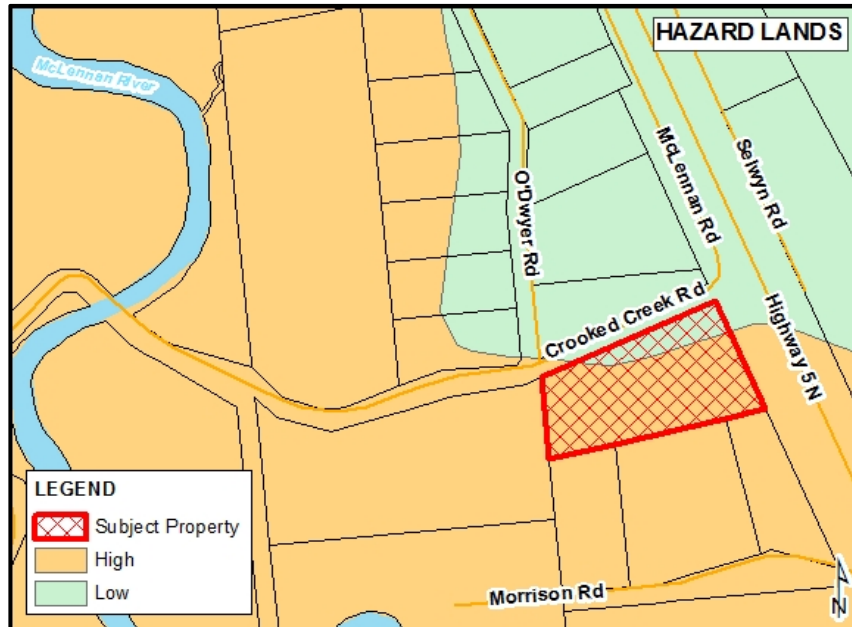
Zoning:

The subject property is zoned Country Residential 1 (CR1) by Zoning Bylaw No. 2892. The CR1 zone allows not more than one Residential-Single Family use and one Secondary Suite use on a lot 0.8 ha or larger but smaller than 8.0 ha. The CR1 zone does not support a Tourist Accommodation use. A zoning bylaw amendment application is required.



I:\Report Working\2017\11 - November\Dev Serv\Completed Word\KH - Mohr - REZ - 1 2 PH.docx

Hazard Lands: The subject property has been identified in the Robson Valley Hazard Land Study (Bruce Geotechnical Consultants, 1999) as being within a high frequency hazard area due to flooding. According to the Robson Valley Hazard Land Study, fluvial materials are transported and deposited by an irregularly sinuous stream or river channel along a level or very gently sloping plain. As described by the study, a high frequency hazard is estimated to occur at a frequency of one event per 500 years or more often.



Access: The subject property is accessed by Jack Adams Road.

Fire Protection: The parcel is within the Valemount Volunteer Fire Department area.

Additional Application Process: Should the zoning bylaw amendment be approved, a Building Permit will be required for the proposed Residential-Single Family dwelling.

Technical Agency Comments: Regional District Building Inspections: "New buildings will require building permits and setbacks from water course according to RDFFG Zoning Bylaw No. 2892."

Ministry of Transportation and Infrastructure: "The Ministry has the following comments if the application is to proceed as submitted.

- The subject property falls within Section 52 of the *Transportation Act* and will require formal approval by the Ministry.
- The Ministry received a subdivision application for the subject property under MoTI file no. 2015-06007, which was given a preliminary layout non-approval (PLNA) on March 2, 2016 due to flooding concerns and potential global stability concerns that make it difficult to determine if there are building sites that are safe for the intended use on the subject property. Should the applicant proceed with the subdivision, any future subdivision must meet MoTI's subdivision guidelines and/or conditions identified during the subdivision approval process.
- No direct access will be granted to Highway 5 from the subject property. Please ensure that the applicant is aware that access to the subject property must be accommodated off

of Crooked Creek Road. The applicant must accommodate both residential dwellings via the existing access.

- Should the applicant wish to revise the existing access location to accommodate the proposed residential dwellings a permit from the Ministry would be required. Please have the applicant contact the Fort George Development Approvals for permit application and additional information.
- Pursuant to the Section 12 Provincial Public Undertakings Regulation BC Reg. 513/2004, the Ministry does not support the placement of structures within 4.5 metres of the highway right of way."

Northern Health Authority: "Northern Health's comments and concerns for this referral encompasses food service, drinking water, wastewater and sewerage.

Food:

Any food served to the public from a food premise must be permitted as per the Food Premises Regulations. Application for an operating permit must be submitted to Northern Health.

Drinking Water:

All water sources intended for drinking or domestic use by the public must be potable as stipulated in the Drinking Water Protection Act and Regulations. Application to Northern Health for a water system construction and operating permit will be required.

Wastewater and Sewage:

Any wastewater and sewage from the site must be disposed of in an adequate wastewater treatment system as described in the Sewerage System Regulation and its supporting documents (Standard Practice Manual). Upgrading or installation of a sewerage system will require the submission of a sewage filing and letter of certification completed by an authorized person (Registered Onsite Wastewater Practitioner or a professional). The use of outhouses (pit privies) is only allowed if there is no running water.

Northern Health does not recommend the installation of a sewerage system on a flood plain as this can contribute to a potential health hazard in the event of flooding."

TELUS: "TELUS has no objection to the proposal of an additional single family dwelling on this property. TELUS will require a "blanket" easement to serve both houses on this property."

BC Hydro: "For a new electrical service connection, please contact 1-877-520-1355 or complete an online application form available at: <http://www.bchydro.com/youraccount>."



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3064

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892, 2014

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'A' – 27.0(9) with the addition of the following:
 - (b) On Lot A District Lot 5702 Cariboo District Plan 22223:
 - (i) two Residential-Single Family uses and one Secondary Suite use are permitted uses;
 - (ii) a Tourist Accommodation use is a permitted use within one Residential-Single Family use; and
 - (iii) the maximum number of units of accommodation in a Tourist Accommodation use is one.
2. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3064, 2017."

READ A FIRST TIME ON THE ____ DAY OF _____, 2017

READ A SECOND TIME ON THE ____ DAY OF _____, 2017

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE ____ DAY OF _____, 2017

READ A THIRD TIME ON THE ____ DAY OF _____, 2017

APPROVAL PURSUANT TO THE *TRANSPORTATION ACT* RECEIVED ON THE ____ DAY OF _____, 2017

ADOPTED THIS ____ DAY OF _____, 2017

Chair

Corporate Officer



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
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Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1560/PGP20376/2

FROM: Daniel Burke, Planner I

DATE: September 5, 2019

SUBJECT Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018
SUMMARY: Purpose: Consider Third Reading and Adoption
Location: Taborview Drive – Electoral Area 'D'
Owner: Tracey Bruhjell

PREVIOUS REPORTS: Item No. 8.2, February 2019 (see Agenda for link)

ATTACHMENT(S): 1. Minutes of Public Hearing held September 4, 2019
2. Bylaw No. 3113

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
Declaration by the Public Hearing Chair of the minutes of the Public Hearing held September 4, 2019 on Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be received.		
2. THAT the minutes of the Public Hearing held September 4, 2019 on Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be received.	All 1 Director/1 vote	Majority
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be given third reading.	All 1 Director/1 vote	Majority
4. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be adopted.	All 1 Director/1 vote	2/3 Majority

ISSUE(S):

An application has been made for a zoning bylaw amendment to allow for two (2) Residential-Single Family uses on the subject property. The subject property currently contains an existing Residential-Single Family dwelling and an unlawful manufactured home. The applicant proposes to bring into compliance the existing dwellings by seeking a zoning bylaw amendment to allow for two (2) Residential-Single Family uses on the subject property. The applicant wishes to have the second dwelling occupied by an immediate family member. A Public Hearing into the matter was held September 4, 2019. The Minutes of this meeting are attached to the report for Board's consideration.

Board is being asked to consider:

- third reading and adoption of Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018.

RELEVANT POLICIES:

1. Pineview Official Community Plan (OCP) Bylaw No. 2302:
 - **the proposal meets the terms of the OCP**
 - the subject property is designated Rural Residential (RR)
 - the OCP's Housing policies support one additional residence on parcels 2 ha or larger subject to the ability to accommodate approved sewage disposal
 - an OCP amendment is not required
2. Zoning Bylaw No. 2892:
 - **the proposal does not meet zoning bylaw regulations**
 - the subject property is zoned Rural Residential 1 (RR1)
 - zone does not permit two (2) Residential-Single Family uses unless the lot size is 8.0 ha or larger
 - a zoning bylaw amendment is required
3. Agricultural Land Reserve (ALR) Use Regulations:
 - **the proposal meets the ALR regulations for a permitted non-farm use**
 - the following non-farm uses are permitted within the ALR unless otherwise prohibited by a local government bylaw
 - one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family
4. *Local Government Act*:
 - outlines requirements for consideration of amendments to a zoning bylaw and public hearing procedure
 - requires a notice of public hearing to be placed in two consecutive issues of a newspaper not less than 3 and not more than 10 days before the public hearing
5. Development Services Applications Procedures Bylaw No. 2776:
 - notice of a public hearing is to be sent to owners of land within 200 m on the subject property
 - details requirements for a Notification of Application Sign, alternative form of notification or waiving of notification requirements prior to a public hearing
 - delegates approval of notification requirements to the Manager of Development Services

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Order in Council No. 385, approved and ordered July 4, 2019 amended the *Agricultural Land Reserve Use Regulations, B.C. Reg 30/2019* to permit an additional residence that is a manufactured home and that is not a pre-existing residential structure if:

- (a) the manufactured home is 9.0 m or less in width,
- (b) the manufactured home is used only by the owner or any of the following persons who are related within the meaning of subsection (4)
- (c) all required authorizations to locate the manufactured home on the agricultural land are granted before February 22, 2020, and
- (d) the size and siting of the manufactured home is not altered after February 22, 2020, unless permitted under Section 25 or 45 of the Act.

DECISION OPTIONS:

1. Approve recommendations:

- Bylaw No. 3113, 2018 will be given third reading and adopted
- the applicant will be able to proceed with use

Other Options:

- a. hold Bylaw No. 3113, 2018 at third reading pending receipt of further information
 - bylaw will return for consideration when information is available
 - bylaw may be amended after first reading
 - Board authorization is required to hold a public hearing
- b. defeat Bylaw No. 3113, 2018 at third reading
 - bylaw cannot be considered further
 - the proposed two Residential-Single Family uses will not be permitted, and the matter will be closed

COMMENTS:

A second application has been made for a zoning bylaw amendment to allow for two (2) Residential-Single Family uses on the 2 ha (5 acres) subject property. The subject property currently contains an existing Residential-Single Family dwelling and an unlawful manufactured home. The applicant proposes to bring into compliance the manufactured home by seeking a zoning bylaw amendment to allow for two Residential-Single Family uses on the subject property. The applicant wishes to have the second dwelling occupied by an immediate family member.

The subject property is currently zoned RR1 under Zoning Bylaw No. 2892 and is within the RR land use designation in accordance with the Pineview OCP. The subject property is also located within the ALR. However, ALC approval will not be necessary if the proposed mobile/manufactured home meets the conditions, as stipulated in the *Agricultural Land Reserve Use Regulations*.

The RR designation supports the addition of a second Residential-Single Family use on parcels 2 ha or larger, subject to the evaluation through a rezoning process, ability to accommodate an onsite sewage disposal system, and approval from the ALC for lands within the ALR. The current RR1 zone does not permit two Residential-Single Family uses on parcels smaller than 8.0 ha therefore a zoning bylaw amendment is required.

Bylaw No. 3113, 2018 is proposed to amend Zoning Bylaw No. 2892 by changing the zoning of the 2 ha (5 acres) subject property from RR1 to Rural Residential 9 (RR9). The RR9 zone allows two Residential-Single Family uses and one Secondary Suite on lots larger than 0.8 ha. The proposed bylaw amendment includes a site-specific regulation under the RR9 zone that will restrict the second Residential-Single Family use to a maximum of 9 m in width in order to comply with ALC regulations for manufactured homes.

A public hearing into Bylaws No. 3113 was held September 4, 2019. The minutes of this meeting, including written submissions are attached to the report for Board's consideration.

Should the Board adopt the bylaw, the applicant would be permitted two Residential-Single Family uses on the subject property and the next steps would be to obtain building permits from the Regional District's Building Inspection. Should the Board request further information prior to final consideration, the application would be placed on hold until such information was made available. A second public hearing would likely be required prior to the Board considering the application further. Should the Board defeat the bylaw at third reading, the existing land use regulations would apply and the unlawful manufactured home would not be permitted and would have to be removed from the subject property.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I
DB:lh



REGIONAL DISTRICT of Fraser-Fort George

Minutes of the public hearing regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 held September 9, 2019 at the Pineview Community Hall.

Those Present:	Kevin Dunphy, Electoral Area 'F' Director (Chair) Daniel Burke, RDFFG (Recording Secretary) Kenna Jonkman, RDFFG Tracey Bruhjell, applicant and 26 members of the public
Open the Public Hearing:	Director Dunphy opened the public hearing meeting at 7:02 p.m.
Introductions:	Director Dunphy introduced himself and Daniel Burke and Kenna Jonkman from Development Services of the Regional District.
Opening Statement:	Kenna Jonkman read the Public Hearing Chairperson Opening Statement on behalf of Director Dunphy.
Presentation from Development Services:	<p>Mr. Burke gave a presentation regarding proposed Bylaw No. 3113 noting that the proposed zoning amendment will rezone the property from Rural Residential (RR1) to Rural Residential 9 (RR9) with site-specific regulations. The zoning amendment will increase the permitted number of Residential-Single Family uses from one to two with one Secondary Suite use are permitted on a lot of 0.8 ha or larger. Also, the maximum width of the second Residential-Single Family use is 9.0 m. Mr. Burke explained that the Official Community Plan supports the proposed zoning amendment with proof that the property could handle the increase sewage disposal on the subject property. Mr. Burke explained the changes with the Agricultural Land Reserve and the time sensitive nature of the application due to the changes from the Agricultural Land Commission which set a deadline to permit a second home for a family member within the ALR to established with all permits and seated on the subject property by February 22, 2020.</p> <p>Mr. Burke reviewed the technical agency comments and noted that a report has been received from a qualified professional confirming that the property can handle the increased sewage disposal. The qualified professional report, technical agency comments, bylaw and other related documents were available for review before and during the public hearing.</p>
Letters:	Four public submissions were received before or during the public hearing. Two of the submissions were from the applicant. The submissions are attached to and forms part of the minutes of the meeting.
Comments from the Applicant, Tracey and Terry Bruhjell:	<ul style="list-style-type: none"> - Asking to add a second home on the property for my sister (Terry) and her family - Approved by Pineview Improvement District (PID), BC Hydro, and Fortis - It's a 1985 mobile home and the siding and roofing will be improved or replaced - Landscaping and fencing will go around the new home - The house I live in is well maintained, it was purchased in 1995 and was an eyesore - You can see on the poster board (attached to the minutes) pictures of the house before we fixed it up - Same plan to fix up the mobile - The building is old but with work it will look good - Haven't done work on it due to the stop work order, the only changes we have done was replaced plywood covering the entrances with doors - It has received complaints, so we haven't touched it - Plan to live there and update it as we go - Don't collect junk and have pride in this community we grew up here - We just want an opportunity
Comments from the Public:	

- Kevin Serwatkewich:
- Use to own Alternate Pub
 - Known the applicant for over 10 years
 - Will improve the property and have improved property they have rented from me
 - Clay is an upstanding citizen
- Denise Meise:
- House might not look the best
 - No chance to improve it
 - Better off to let them try to improve the mobile and the property
 - The current home is well groomed and maintained
 - Can't imagine they will let it become dilapidated
 - Worse to leave it as is
- Deb Roberts:
- Live on Taborview
 - My house is on a knoll and we get water shortages; whenever it is hot or dry
 - We do not have agriculture actives or animals on the property
 - Regardless of what the PID says
 - This sets a precedent
 - They may have good intentions but what about if they move out
- Terry Bruhjell:
- We have no plan to move out
 - We are there for the long haul
- Deb Roberts:
- Stuff happens though
- Linda Koshel:
- Lived in Pineview for 58 years
 - My water comes off Pooley road
 - Give them a chance
 - Dilapidated? Cummings and Pooley is dilapidated; no one complains
 - Why are we getting in an uproar with people who are just try to do some good
 - Drive around and see Cummings and Pooley and Johnson Road
 - Give them a chance
- Kevin Serwatkewich:
- Own two houses down from Roberts
 - I don't run out of water
 - Not run down, don't know why you brought up his house
 - What's the difference?
 - Pineview is full of families and is a great community
 - 50 years in Pineview
 - They have been here for 40 years
- Karen Empey:
- Lived here for 50 years
 - I'm concerned this is going to set a precedent
 - Went around with a petition and have 50 signatories on it
 - If you allow them a second dwelling, you'll have to allow everyone
 - Knew we couldn't have 2 dwellings when we moved here
 - Moved here for the 5 acre lots with only one house
 - Against the precedent only
 - Not against what is being put on the property
 - Not opposed to helping but it's the precedent
- Linda Koshel:
- No one came to my house for the petition
 - Probably a lot in Pineview didn't see that petition
- Tracey Bruhjell:
- People were misinformed about the petition
 - The petition was about the look of the building
 - It will be 70 feet from the road with landscaping
 - If you didn't know the property and told miss information you would sign it too
 - There is a stop work order preventing us from fixing up the place; can't do anything
 - This is the 2nd application, if approved originally the works would have been done by now
 - New fence and siding
 - Not 50 signatories, it was 29 and you didn't get signatures from everyone

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- The petition is not accurate, did you only go to 50 houses or 300?
 - Were they all homeowners in Pineview?
 - Do they pay taxes?
- Kevin Serwatkewich:
- Precedent has already been set
 - 30 places already have second residences, planning to evict them?
 - Are we going to shutdown them all?
 - What are we doing with all the other ones?
 - We need to change the bylaws
 - The precedent has been set already
- Ron Empey:
- Live across the street, Pooley
 - I'm upset that it was plunked down on the property and it is dilapidated
 - Pineview is becoming a dumping ground for used cars and trailers
 - Concerned about the water too
 - Upset it was dragged and placed on the property in the night; another used trailer
- Dustin Meierhofer:
- Precedent has already been set
 - It's being developed for family, the community should support them
 - PID need to address the water issues not the residents trying to support family
 - I'm not aware of others but they likely exist
 - Talk tonight about cleaning up the junk instead of this
 - Their track record on maintaining property is good; put effort to cleaning up Pineview
 - This is not a rental property, it's family supporting family which have been in the community for decades
 - The junk yards are the issues, driving down the property values
- Susan M.:
- Live on Chilcoton
 - No objections to the proposal
 - Regional District follows through with nothing
 - Properties with two residence aren't the issue
 - The Regional District needs to pay attention to unsightly properties
 - We used to be proud of Pineview
 - Regional District needs to pay attention
- Ron Empey:
- Regional District has bylaws to deal with junk yards
- Director Dunphy:
- They are limited
- Ms. Jonkman (RDFFG):
- We are starting to move off the proposal
 - Can we please stick to the topic of the second residence on the subject property
- Terry Bruhjell:
- Just want a chance
 - Lived here for 42 years and want to raise my kids in a home
 - Have two kids and they love it out here
 - The community here is great; everyone looks out for everyone
 - Don't want to keep moving and paying rent; want a forever home
 - Give them family values and pride in Pineview.
- Nancy Wellburn:
- I'm offended and I'm on the waterboard; there only a certain number of hook ups
 - Saying it's a waterboard issue
 - I took offence to some of the comments about the water board, we are volunteers
 - PID gave approval for the residence
- Dustin Meierhofer:
- Water board manages the water system
 - If they didn't have enough water, they would of turn down the application
 - PID was consulted
- Director Dunphy:
- Any other comments?
 - Any submission?

Tracery Bruhjell Provide poster board from the applicant presentation. Attached to and forms part of the minutes.

Closing Statement: Director Dunphy read the Public Hearing Chairperson Closing Statement

Close the Hearing: There being no further comment, Director Dunphy closed the public hearing at 7:41 p.m.

CHAIR

SECRETARY

Prince George, B.C. August 22, 2019

We, the undersigned oppose the
application for Zoning Bylaw
Amendment to allow a second residence
on Lot 2, District Lot 1560 Cariboo
District Plan 20376 - Pineview, 2 ha (5
acres) 6710 Taborview Drive, Prince
George, B. C. V2N5W4

NAME	ADDRESS
<u>Pam Giesey</u>	[REDACTED]
<u>Karin Emery</u>	[REDACTED]
<u>Anne Stenbach</u>	[REDACTED]
<u>[Signature]</u>	[REDACTED]
<u>[Signature]</u>	[REDACTED]
<u>Holly Miller</u>	[REDACTED]
<u>[Signature]</u>	[REDACTED]
<u>Alice McDowell</u>	[REDACTED]
<u>D McDowell</u>	[REDACTED]

Karen Empey
 Denis Bourassa

STEPHEN CLARK
 Terry Martell

~~_____~~
 Terry Dahl
 Rhonda Dahle
 Don Hall
 B. J. Hall
 Lisa Rindaker
~~_____~~
 Chosyk
~~_____~~
 My My
 Mitch Koch
 Corne Koch
 Kim Koch
 BRUCE PASSIDY
 Glenn Stutsky

~~Debbie W. & Stephen~~

~~LA J. H.~~

JEREMY LARSEN

BRUCE FILLION

L. Fillion

Deanna Buttenworth

Patricia Buttenworth

Joanne Muldrum

STEPHEN MEIDRUM

* TERRY BROOKSGROVE

Sue Brooksgrove -

John Spencer

GRANT SPENCER

Angela Larsen

Debbie Roberts

Deb Purdue

Ryan Purdue

Teresa Thompson

* THIS IS SIGNED ON THE UNDERSTANDING THAT THIS PETITION IS SPECIFIC TO THE UNSIGHTLY STRUCTURE (TRAILER) ON LOT 2.

AUGUST 22, 2019

ZONING BYLAW AMENDMENT TO ALLOW A SECOND RESIDENCE ON LOT 2, DISTRICT LOT 1560 CARIBOO DISTRICT PLAN 20376 - PINEVIEW, 2 HA (5 ACRES) 6710 TABORVIEW DRIVE, PRINCE GEORGE, B.C. V2N5W4

WE DO NOT AGREE WITH REZONING THE ABOVE-MENTIONED PROPERTY TO ACCOMMODATE A SECOND DWELLING.

THE PROPOSED SECOND DWELLING IS TO BE AN AGED, DILAPITATED MOBILE HOME, SITUATED RIGHT ON THE CORNER OF POOLEY ROAD AND TABORVIEW DRIVE.

IT SEEMS TO US THAT PINEVIEW IS BECOMING A DUMPING GROUND FOR AGED MOBILE HOMES. WE HAVE FRIENDS WHO CALL PINEVIEW "DOGPATCH".

IT WOULD BEHOVE THE REGIONAL DISTRICT TO PROMOTE THE BUILDING OF MORE NEWER HOMES AND TO PROMOTE EVERYONE TO TAKE PRIDE AND CLEAN UP THEIR PROPERTY, WHICH WOULD IMPROVE THE PINEVIEW IMPROVEMENT DISTRICT.

RON AND KAREN EMPEY











↕
The yard of the
Bruhjell's house.
Purchased August 1995



↕
Current home of
the Bruhjell's



Mobile home
Located on property
6710 Taborview Drive.



↑
Picture taken North
down Pooley Road



↑
Picture taken on Pooley Road

Picture
taken from
Pooley Road
of yard of
the trailer
→



↑
Picture of the back of
the trailer



↑
Picture taken from the corner
of Pooley and Taborview.



↑
Picture taken from kitchen window
of 7825 Pooley Road.



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3113

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'B'- Map 135 by rezoning Lot 2 District Lot 1560 Cariboo District Plan 20376 from Rural Residential 1 (RR1) to Rural Residential 9 (RR9).
2. Zoning Bylaw No. 2892 is further amended at Schedule 'A' – Section 26.0 with the addition of the following:
 - (9) Site Specific
 - (b) Where two Residential-Single Family uses are established on Lot 2 District Lot 1560 Cariboo District Plan 20376 the maximum dwelling unit width of one Residential-Single Family use is 9.0 m.
3. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018."

READ A FIRST TIME ON THE 21ST DAY OF FEBRUARY, 2019

READ A SECOND TIME ON THE 21ST DAY OF FEBRUARY, 2019

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE DAY OF

READ A THIRD TIME ON THE DAY OF

ADOPTED THIS DAY OF

Chair

General Manager of Legislative and
Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1560/PGP20376/2

FROM: Daniel Burke, Planner I

DATE: February 4, 2019

SUBJECT Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018
SUMMARY: Purpose: Consider First Reading, Second Reading and Authorize a Public Hearing
Location: Taborview Drive – Electoral Area 'D'
Owner: Tracey Bruhjell

PREVIOUS REPORTS: Item No. 6.4, November 2018 (see Agenda for link)

ATTACHMENT(S): 1. Backgrounder
2. Bylaw No. 3113

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
2. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be now introduced and read for the first time.	All 1 Director/1 vote	Majority
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be given second reading.	All 1 Director/1 vote	Majority
4. THAT a public hearing on Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018 be held with the chairing of the hearing delegated to Director Empey, or their Alternate, or any other Director as a delegate of the Board.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made for a zoning bylaw amendment to allow for two (2) Residential-Single Family uses on the subject property. The subject property currently contains an existing Residential-Single Family dwelling and an unlawful manufactured home. The applicant proposes to bring into compliance the existing dwellings by seeking a zoning bylaw amendment to allow for two (2) Residential-Single Family uses on the subject property. The applicant wishes to have the second dwelling occupied by an immediate family member.

At their November 2018 meeting, the Regional District Board resolved to postpone consideration of first reading until such time that Regional District Administration were able to gain clarification from the Pineview Improvement District (PID) about their letter dated November 14, 2018. Regional District Administration met with PID's Board in December 2018. As a result, the application is now being forwarded to the Board for consideration.

Board is being asked to consider:

- first reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018; and
- second reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018; and
- authorization of a public hearing for Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018.

RELEVANT POLICIES:

1. Pineview Official Community Plan (OCP) Bylaw No. 2302:
 - **the proposal meets the terms of the OCP**
 - the subject property is designated Rural Residential (RR)
 - the OCP's Housing policies support one additional residence on parcels 2 ha or larger subject to the ability to accommodate approved sewage disposal
 - an OCP amendment is not required
2. Zoning Bylaw No. 2892:
 - **the proposal does not meet zoning bylaw regulations**
 - the subject property is zoned Rural Residential 1 (RR1)
 - zone does not permit two (2) Residential-Single Family uses unless the lot size is 8.0 ha or larger
 - a zoning bylaw amendment is required
3. Agricultural Land Reserve (ALR) Use, Subdivision and Procedure regulations:
 - **the proposal meets the ALR regulations for a permitted non-farm use**
 - the following non-farm uses are permitted within the ALR unless otherwise prohibited by a local government bylaw
 - one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family
4. *Local Government Act*:
 - outlines requirements for consideration of amendments to a zoning bylaw and public hearing procedure
 - requires a notice of public hearing to be placed in two consecutive issues of a newspaper not less than 3 and not more than 10 days before the public hearing
5. Development Services Applications Procedures Bylaw No. 2776:
 - notice of a public hearing is to be sent to owners of land within 200 m on the subject property
 - details requirements for a Notification of Application Sign, alternative form of notification or waiving of notification requirements prior to a public hearing
 - delegates approval of notification requirements to the Manager of Development Services

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations:
 - Bylaw No. 3113, 2018 will be given first and second reading and proceed to public hearing

Other Options:

- a. hold Bylaw No. 3113, 2018 at first reading pending receipt of further information
 - bylaw will return for consideration when information is available
 - bylaw may be amended after first reading
 - Board authorization is required to hold a public hearing

- b. defeat Bylaw No. 3113, 2018 at first reading
 - bylaw cannot be considered further
 - the proposed two Residential-Single Family uses will not be permitted, and the matter will be closed

COMMENTS:

A second application has been made for a zoning bylaw amendment to allow for two (2) Residential-Single Family uses on the 2 ha (5 acres) subject property. The subject property currently contains an existing Residential-Single Family dwelling and an unlawful manufactured home. The applicant proposes to bring into compliance the manufactured home by seeking a zoning bylaw amendment to allow for two Residential-Single Family uses on the subject property. The applicant wishes to have the second dwelling occupied by an immediate family member.

The subject property is currently zoned RR1 under Zoning Bylaw No. 2892 and is within the RR land use designation in accordance with the Pineview OCP. The subject property is also located within the ALR. However, ALC approval will not be necessary if the proposed mobile/manufactured home meets the conditions, as stipulated in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

The RR designation supports the addition of a second Residential-Single Family use on parcels 2 ha or larger, subject to the evaluation through a rezoning process, ability to accommodate an onsite sewage disposal system, and approval from the ALC for lands within the ALR. The current RR1 zone does not permit two Residential-Single Family uses on parcels smaller than 8.0 ha therefore a zoning bylaw amendment is required.

Bylaw No. 3113, 2018 is proposed to amend Zoning Bylaw No. 2892 by changing the zoning of the 2 ha (5 acres) subject property from RR1 to Rural Residential 9 (RR9). The RR9 zone allows two Residential-Single Family uses and one Secondary Suite on lots larger than 0.8 ha. The proposed bylaw amendment includes a site-specific regulation under the RR9 zone that will restrict the second Residential-Single Family use to a maximum of 9 m in width in order to comply with ALC regulations for manufactured homes.

At their November 2018 meeting, the Regional District Board resolved to postpone consideration of first reading until such time that Regional District Administration were able to gain clarification from the Pineview Improvement District (PID) about their letter dated November 14, 2018. Administration arranged a meeting with the PID Board to gather further information about the letter. The meeting provided an opportunity to reaffirm the referral process with PID and reinforce communication between PID and Regional District's Administration. The PID has provided approval for the Bruhjell's to connect a second residence to the system because the system has sufficient quality and quantity to support a second residence on the subject property.

The letter's intention was to delineate that the water resource which the PID provides is a finite resource and is used by residential, commercial, industrial and agricultural users. Because it is finite, PID is concerned about future demand pressures that could restrict the availability in the future. The letter was to highlight future capacity challenges if every parcel within the PID's service boundary tried to connect to the system with multiple dwellings. If the applicant was unable to obtain approval from PID to connect into the water system, the applicant does have an alternative method for water access; such as well or cistern. Please find a full synopsis of the meeting in the background. As well please find in the background, information from the Ministry of Environment & Climate Change Strategy about Aquifer #0086 which includes Pineview in its boundary.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I

DB:lh

BACKGROUND

Additional
Information
from Technical
Agencies:

Pineview Improvement District (PID):
Synopsis of meeting between Administration and PID:

At their regular meeting of the Pineview Improvement District's (PID) Board on December 11, 2018, Regional District Administration attended to gather further information about a letter received from the PID's Board dated November 14, 2018 in reference to the Bruhjell zoning amendment application.

The Pineview Improvement District's intention with the letter was to highlight future capacity challenges if every parcel within the PID's service boundary tried to connect to the system with multiple dwellings. The water resource which the PID provides is a finite resource and is used by residential, commercial, industrial and agricultural users. Because it is finite, PID is concerned about future demand pressures that could restrict the availability in the future. The PID has provided approval for the Bruhjell's to connect a second residence to the system because the system has sufficient quality and quantity to support a second residence on the subject property.

Regional District Administration and Pineview Improvement Districts Board will begin to meet on a regular bases in 2019 to open an information exchange about future development pressures within the Pineview area. The goal is to increase collaborative between the two organizations when development applications are received.

Ministry of Environment & Climate Change:

Aquifer Classification Work Sheet – AQ0086 summary:
Information gathered from the Ministry of Environment & Climate Change website.

Dated: December 16, 1998; updated March 27, 2002.

Location: Southeast of Prince George; East of Fraser River; From Redrock north to Pineview north to Bonnet Hill.

Aquifer Size: Approximately 143 km².

Productivity: High – > Geomean 1.48 L/s
Reported well yields have a wide range between 0.03 to 31.55 L/s with a median of 0.95 L/s and an average of 2.85 L/s. Transmissivity = 530,000 gallons per day/feet. Specific capacity values of 38 gallons per minute/feet of drawdown and 54 gallons per minute/feet of drawdown were reported for the aquifer. Productivity is considered high given the results of available pump test data.

Vulnerability: Low - C
The thickness of the predominant confining unit above the aquifer material ranges from 2.13 to 173.13m with a median of 26.67 m and an average of 49.13 m. The depth to the bottom of the primary confining layer ranges from 3.05 to 173.13 m with a median of 39.32 m and an average of 66.11 m. Overlying sediments have a low permeability and appear to be aerially extensive. Based on the above, the aquifer vulnerability is considered low.

Depth: Deep – Average 63.94 m
The depth to static water level ranges from 1.52 to 123.48 m with a median of 73.78 m and an average of 63.94 m based on 150 records. Two distinct ranges of water levels appear to exist within the records, emphasizing the potential presence of several stacked aquifers within this mapped unit. However, insufficient data exists at this time to make this distinction.

Recharge: Precipitation, slow downward leakage, local surface water features, and to some extent from the Fraser River.

Domestic Well Density: Low – 1.3 wells/km²

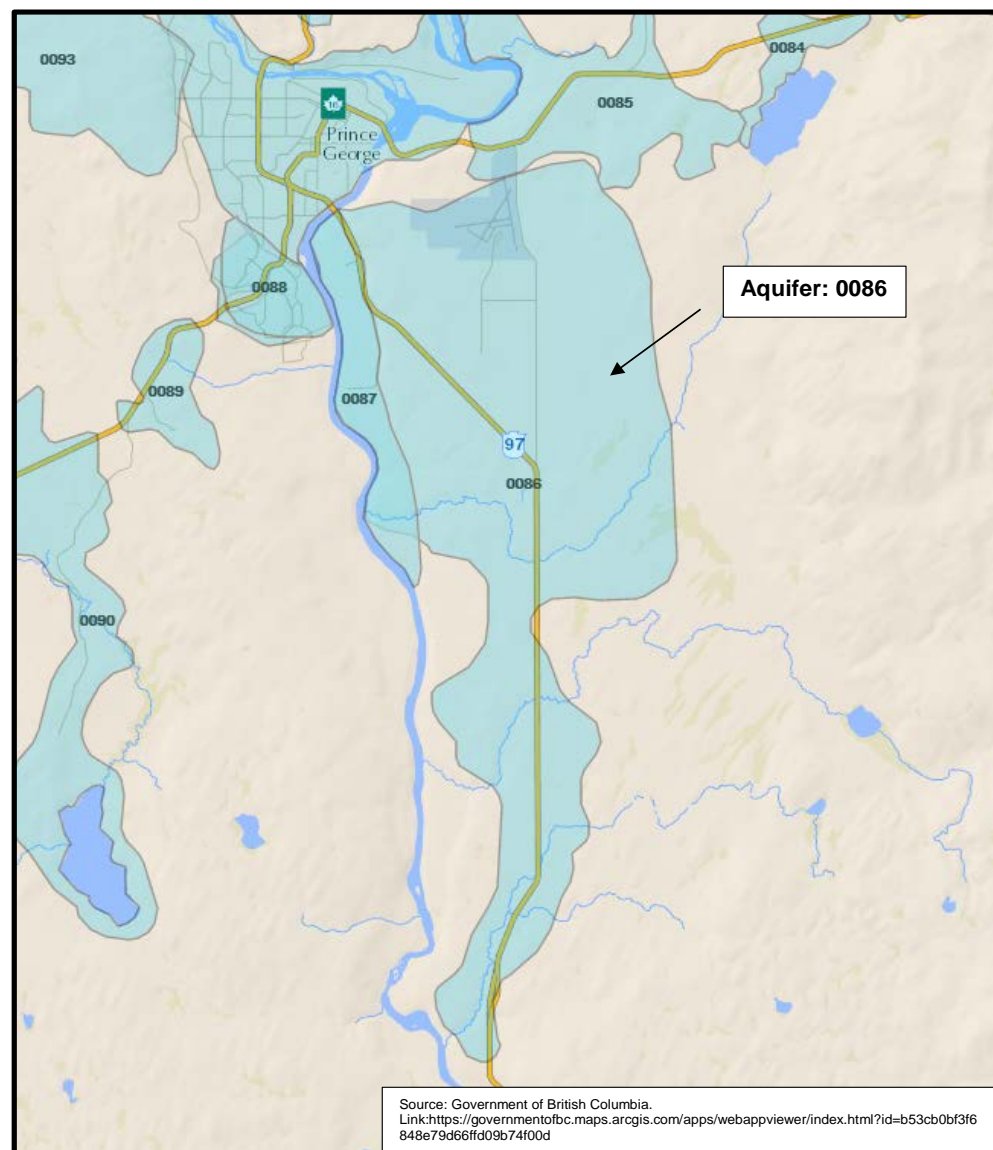
The level of density was calculated at 1.3 wells/km² using well identified for domestic or unknown uses and is considered to be low.

Users: Multiple Use. Water is being pumped for domestic, irrigation and community use.

Quantity Concerns: None documented.

Quality Concerns: None documented.

Notes: Aquifer probably more extensive than noted.

Groundwater Level Data Map

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**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3113

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'B'- Map 135 by rezoning Lot 2 District Lot 1560 Cariboo District Plan 20376 from Rural Residential 1 (RR1) to Rural Residential 9 (RR9).
2. Zoning Bylaw No. 2892 is further amended at Schedule 'A' – Section 26.0 with the addition of the following:
 - (9) Site Specific
 - (b) Where two Residential-Single Family uses are established on Lot 2 District Lot 1560 Cariboo District Plan 20376 the maximum dwelling unit width of one Residential-Single Family use is 9.0 m.
3. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3113, 2018."

READ A FIRST TIME ON THE DAY OF

READ A SECOND TIME ON THE DAY OF

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE DAY OF

READ A THIRD TIME ON THE DAY OF

ADOPTED THIS DAY OF

Chair

General Manager of Legislative and
Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

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Telephone: (250) 960-4400 / Fax: (250) 563-7520
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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1987/20477/2

FROM: Daniel Burke, Planner I

DATE: September 6, 2019

SUBJECT Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019
SUMMARY: Purpose: Consider Adoption
Location: 5070 Bellos Road – Electoral Area 'D'
Owner: Jeffrey Bender and Glenda Curtis

PREVIOUS
REPORTS: Item No. 9.3, August 2019 (see Agenda for link)

ATTACHMENT(S): Bylaw No. 3137, 2019

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received.	All 1 Director/1 vote	Majority
2. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be adopted.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made for a zoning bylaw amendment to permit Cannabis Production use on the subject property. The property currently contains an existing Residential-Single Family dwelling and accessory buildings. The applicants propose to establish a micro cannabis growing and production facility.

Due to the subject property being within 800 m of a controlled access highway, Bylaw No. 3137 required statutory approval from the Ministry of Transportation and Infrastructure (MOTI). This MoTI approval has been received.

Board is being asked to consider adoption of Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019.

RELEVANT POLICIES:

1. Zoning Bylaw No. 2892:
 - **proposal does not meet Zoning Bylaw regulations**
 - the subject property is zoned Rural 1 (Ru1)
 - the Ru1 zone does permit cannabis production as Medical Marijuana use; however, it may only be established on parcels 259.0 ha or larger
 - the subject property is only 16.0 ha in size
 - a Zoning Bylaw amendment with an updated definition for cannabis production is required
2. *Transportation Act* S. 52:
 - proposed zoning bylaw amendments affecting land within 800 metres of a controlled access highway require approval of the Ministry of Transportation and Infrastructure.

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Zoning Bylaw No. 2892 currently permits production of cannabis under the definition Medical Marihuana. Due to the federal legalization of cannabis for both recreational and medical purposes in October 2018 Amendment Bylaw No. 3137 proposes a new definition called Cannabis Production to replace all instances of Medical Marihuana. Should Bylaw No. 3137 not proceed, a zoning amendment will be brought forward later to initiate this necessary definition update.

Ministry of Transportation and Infrastructure approved the bylaw pursuant to the *Transportation Act* on September 4, 2019.

DECISION OPTIONS:

1. Approve recommendations.
 - Bylaw No. 3137 will be adopted

Other Options:

- a. hold Bylaw No. 3137 at third reading pending receipt of further information
 - bylaw will return for consideration when information is available
 - another public hearing may be required
- b. defeat Bylaw No. 3137 at adoption
 - bylaw cannot be considered further

COMMENTS:

A zoning bylaw amendment application has been made to permit Cannabis Production use on the 16.0 ha (29.6 ac) subject property. The property currently contains an existing Residential-Single Family dwelling and accessory buildings. The applicants propose to establish a micro cannabis growing and production facility.

The subject property is zoned Rural 1 (Ru1) in accordance with Zoning Bylaw No. 2892. The Ru1 zone permits production of cannabis on parcels 259.0 ha or larger. The subject property is only 16.0 ha in size. Zoning Bylaw No. 3137 proposes to permit Cannabis Production use on not more than a 2.0 ha area on the subject property. The applicants will be required to meet setbacks for building or structure for Cannabis Production use as set out in Zoning Bylaw No. 2892; not closer than 60.0 m from a rear lot line or side lot line, nor closer than 30.0 m from the front lot line.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I

DB:lh



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3137

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'A' – Section 4.0 with the deletion of subsection (31) in its entirety and insertion of the following subsection (7) and renumbering the subsections accordingly:
 - (8) **"Cannabis Production"** means the carrying on of any of the following activities:
 - (a) the cultivation, growth, harvesting, and processing of plants or parts of plants of the genus cannabis;
 - (b) the processing of raw materials, testing, destruction, alteration, manufacturing, assembling, packaging, and labelling of plants or parts of plants of the genus cannabis, and of materials, goods and products derived from plants or parts of plants of the genus cannabis;
 - (c) the storage, distribution and sale to licensed retailers or distributors of plants or parts of plants of the genus cannabis materials, and of goods and products derived from plants or parts of plants of the genus cannabis.

For greater certainty, Cannabis Production does not include the personal growing of a cannabis plant in a dwelling house in accordance with Part 5, Division 2 of the *Cannabis Control and Licensing Act*.
2. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is further amended at Schedule 'A' with the deletion of each instance of the words "Medical Marihuana" and replacement at each instance with the words "Cannabis Production".
3. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is further amended at Schedule 'A' – Section 11.0 with the addition of the following:
 - (9) Site Specific
 - (a) Cannabis Production use is permitted use on Lot 2 District Lot 1987 Cariboo District Plan PGP20477 except:
 - (i) the maximum site area of Cannabis Production use is 2.0 ha; and
 - (ii) notwithstanding ss. 11.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.

BYLAW NO. 3137, 2019

PAGE 2

4. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019."

READ A FIRST TIME ON THE 18TH DAY OF JULY, 2019

READ A SECOND TIME ON THE 18TH DAY OF JULY, 2019

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE 1ST DAY OF AUGUST, 2019

READ A THIRD TIME ON THE 15TH DAY OF AUGUST, 2019

APPROVAL PURSUANT TO THE TRANSPORTATION ACT RECEIVED ON THE 4TH DAY OF SEPTEMBER, 2019

ADOPTED THIS DAY OF , 2019

Chair

General Manager of Legislative and
Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1987/20477/2

FROM: Daniel Burke, Planner I

DATE: August 2, 2019

SUBJECT Item: Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019
SUMMARY: Purpose: Consider Third Reading
Location: 5070 Bellos Road – Electoral Area 'D'
Owner: Jeffrey Bender and Glenda Curtis

PREVIOUS
REPORTS: Item No. 5.5, July 2019 (see Agenda for link)

ATTACHMENT(S): 1. Backgrounder
2. Minutes of Public Hearing held August 1, 2019 for Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019
3. Bylaw No. 3137, 2019

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
	All 1 Director/1 vote	Majority
	All 1 Director/1 vote	Majority
1. THAT the report be received.		
Declaration by the Public Hearing Chair of the minutes of the Public Hearing held August 1, 2019 for Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be received.		
2. THAT the minutes of the Public Hearing held on August 1, 2019 regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be received.		
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be given third reading.		

ISSUE(S):

An application has been made for a zoning bylaw amendment to permit Cannabis Production use on the subject property. The property currently contains an existing Residential-Single Family dwelling and accessory buildings. The applicants propose to establish a micro cannabis growing and production facility.

Board is being asked to consider third reading of Zoning Bylaw No. 2892, Amendment Bylaw 3137, 2019

RELEVANT POLICIES:

1. Agricultural Land Reserve
 - The parcel is within the Agricultural Land Reserve
 - Approval from the Agricultural Land Commission is not required

2. Tabor Lake-Stone Creek Official Community Plan (OCP) Bylaw No. 2157:
 - **proposal is consistent with OCP policies**
 - the subject property is designated Agriculture/ Resource (Ag/Res)
 - cultivation and harvesting of crops for sale, including cannabis, is supported as agriculture use
 - an OCP amendment is not required
3. Zoning Bylaw No. 2892:
 - **proposal does not meet Zoning Bylaw regulations**
 - the subject property is zoned Rural 1 (Ru1)
 - the Ru1 zone does permit cannabis production as Medical Marihuana use; however, it may only be established on parcels 259.0 ha or larger
 - the subject property is only 16.0 ha in size
 - a Zoning Bylaw amendment with an updated definition for cannabis production is required
4. *Transportation Act* S. 52:
 - proposed zoning bylaw amendments affecting land within 800 metres of a controlled access highway require approval of the Ministry of Transportation and Infrastructure

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Zoning Bylaw No. 2892 currently permits production of cannabis under the definition Medical Marihuana. Due to the federal legalization of cannabis for both recreational and medical purposes in October 2018 Amendment Bylaw No. 3137 proposes a new definition called Cannabis Production to replace all instances of Medical Marihuana. The backgrounder to this report contains details of each definition. Should Bylaw No. 3137 not proceed, a zoning amendment will be brought forward later to initiate this necessary definition update.

DECISION OPTIONS:

1. Approve recommendations.
 - Bylaw No. 3137 will receive third reading
 - bylaw will return for consideration of adoption upon receipt of Ministry of Transportation and Infrastructure approval

Other Options:

- a. hold Bylaw No. 3137 at third reading pending receipt of further information
 - bylaw will return for consideration when information is available
 - another public hearing may be required
- b. defeat Bylaw No. 3137
 - bylaw cannot be considered further

COMMENTS:

A zoning bylaw amendment application has been made to permit Cannabis Production use on the 16.0 ha (29.6 ac) subject property. The property currently contains an existing Residential-Single Family dwelling and accessory buildings. The applicants propose to establish a micro cannabis growing and production facility.

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The subject land is designated Agriculture/Resource (Ag/Res) by the Tabor Lake-Stone Creek Official Community Plan (OCP). Cultivation and harvesting of crops for sale, including cannabis, is supported as agriculture use in the Ag/Res designation. An OCP amendment is not required.

The subject property is zoned Rural 1 (Ru1) in accordance with Zoning Bylaw No. 2892. The Ru1 zone permits production of cannabis on parcels 259.0 ha or larger. The subject property is only 16.0 ha in size. Zoning Bylaw No. 3137 proposes to permit Cannabis Production use on not more than a 2.0 ha area on the subject property. The applicants will be required to meet setbacks for building or structure for Cannabis Production use as set out in Zoning Bylaw No. 2892; not closer than 60.0 m from a rear lot line or side lot line, nor closer than 30.0 m from the front lot line.

A public hearing regarding the bylaws was held on August 1, 2019. The minutes to the public hearing are attached to the report for the Board's consideration.

Ministry of Transportation and Infrastructure's approval of the zoning bylaw would be required because the property is within an 800.0 metre radius of an intersection with a controlled access highway. Should Bylaw No. 3137 receive third reading, it will be forwarded to MoTI for approval prior to the Regional District Board considering adoption.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I

DB:lh

BACKGROUNDER

Technical **Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Water**
 Agency **Stewardship:**
 Comments: “I have no comments on the zoning amendment itself. However, the owners will be required to apply for an authorization for water use (water license or use approval) from our office (through FrontCounter BC) if they are planning on watering/irrigating cannabis or using water for other uses related to the production of cannabis. Water used for these purposes is non-domestic use and therefore would require a water authorization, even if withdrawing water from the same source as the residence on the property. An authorization is required for non-domestic use if the source is either surface water or groundwater (e.g. a drilled well). The owners should be aware that an authorization can take a minimum of 140 days to process. There is an application fee and yearly water rental fees.”



REGIONAL DISTRICT of Fraser-Fort George

Minutes of the public hearing regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 held on Thursday, August 1, 2019 at the Pineview Community Hall.

Those Present: Director Bill Empey, Electoral Area 'D' Director, Chair
Daniel Burke, RDFFG (Recording Secretary)
Jeffery Bender (Applicant)
Glenda Curtis (Applicant)

and 22 members of the public.

Open the Public Hearing: Director Empey opened the public hearing at 6:58 p.m.

Introductions: Director Empey introduced himself and Regional District staff.

Public Hearing Opening Statement: Mr. Burke read the Public Hearing Opening Statement for Director Empey.

Presentation from Development Services: Mr. Burke introduced Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 by stating that the purpose is permit cannabis production on the subject property. As well, explained that Zoning Bylaw No. 2892 currently permits production of cannabis under the definition Medical Marihuana. Due to the federal legalization of cannabis for both recreational and medical purposes in October 2018. Amendment Bylaw No. 3137 proposes a new definition called Cannabis Production to replace all instances of Medical Marihuana.

Mr. Burke then summarized the comments received during the technical agency referral process. Noting that due to the location of the subject property, Ministry of Transportation and Infrastructure (MOTI) sign off on the bylaw is require after third reading.

Letters: Four letters were submitted prior to the public hearing. One of the letters being from the applicant addressing concerns raised from the Technical Agency comments. These letters are attached to and form part of the minutes.

Presentations from the Applicant:

Jeffery Bender
(Applicant):

- Establish a micro-cannabis production facility
- 1300 lbs a year for private and government stores
- Will follow and believes in Health Canada regulations on production
- The building will be 4000-5000 ft²
- I've heard concerns about water run-off from site and waste produced from the production, all liquid will be stored in holding tanks and pumped out
- 500 gallons a day of water usage
- Benefits to the Regional District by providing employment opportunities and increase tax base
- Health Canada regulation for security are very high.
- The property will be monitored by cameras including building and driveway
- We are ok with the RCMP time response due to the high level of security required on site by Health Canada
- The site will be a secure facility with keypad entry and fences

Presentations from the Public:

- Chris Stern:
- Have lived here since birth
 - Support and behind this project
 - Will support the Prince George job market
 - Any business bringing income into the community is a good thing
 - 100% behind this
- Nelson Malcom:
- Live across from the property
 - Why are we reducing cannabis production minimum parcel size requirement to 16.0 ha from 259.0 ha which is required under the zoning bylaw?
- Director Empey:
- The Regional Board wanted control of establishment of cannabis production
 - Didn't want production sites popping up everywhere
 - Applicants must apply for a zoning amendment which requires a public process when they do not have 259.0 ha
 - The Regional Board wants to hear from the public on these applications
- Nelson Malcom:
- What about odors from the plants?
 - Who regulates the odor?
- Jeffery Bender (Applicant):
- Carbon filter technology previously hasn't kept up with production; however, that has changed
 - When production first started there were issues, but the technology has improved so much that smell is no longer an issue
 - Health Canada regulates and monitors production facilities
- Ray Anderson:
- I worked at a chemical plant
 - Who is testing the scrubber to prevent the smell?
 -
- Jeffery Bender (Applicant):
- Health Canada is the one monitoring production
- Ray Anderson:
- We have always heard about the highway expanding
 - Will this expansion effect the setbacks of the building?
- Mr. Burke (RDFFG):
- Due to the location of the property, The Ministry of Transportation and Infrastructure (MoTI) will be reviewing and signing off on the proposed bylaw amendment
- Thelma Harasimiuk:
- What will happen to property values in the area?
- Mr. Burke (RDFFG):
- BC Assessment sets out values
- Mary Shelt:
- There are two properties with licenses that burn cannabis that is left over which generates a lot of odors
- Jeffery Bender (Applicant):
- I am providing a letter from a retailer who will be taking all the production which the site will generate if it goes ahead; letter is attached to and forms part of the minutes
 - This letter shows it will be an economic gain and there is a market that awaits the production
 - 50 people will be employed part time during harvesting and processing
 - 10-12 employed full time
 - Will work with the community and Health Canada if issues arise
- Matthew Skolid:
- Resident of Prince George, I will be the manager of the production facility

- With the issue of security and the RCMP; the site will be fortified per Health Canada regulation
 - It will be very hard for anyone to break into the site
 - It would have to be the most advance criminals which would try to break into the site
 - It would take more then 25 mins to do so; so RCMP 25-minute response time will be good
 - Everyone else in the community is getting the same service
- Jeffery Bender (Applicant):
- I asked the RCMP for the data on response times and they did not provide it to me
 - I have some doubts on the information they are putting out
- Wayne Cripps:
- I have security concerns; especially, with criminal elements
 - Have neighboring property and concerned people would use our property to stage a break in on the production facility
 - Property values are a concern
 - Will there be a noise issue?
 - Smell concerns
 - Regional District wanted a larger size then this property?
 - Re-sale concerns
- Director Empey:
- We wanted the larger size to allow for public input with a rezoning application
- Glenda Curtis:
- With the questions about property values; I believe if you are purchasing land within the Agricultural Land Reserve you understand farming activities can and will take place
 - They could put in a pig feed lot if they wanted too
 - People will understand the smell of farming
 - The site can deal with the smell and criminal potential
- Nora Wallach:
- This project isn't affecting our plans to build a new house
 - Live across the street
 - Like to see it built
- Nelson Malcolm
- What happens to the final product?
- Jeffery Bender (Applicant):
- In the letter is states what happens to the product
 - Sold to a province, marked up, tested and cleaned to meet Health Canada's regulations
 - Will be hiring and training a person to be certified to test the product per Health Canada's regulation
 - Will sell to a place in Saskatoon called Pot Shack
 - Packaged on site
 - It will be grown, dried, packaged and transported by secure vehicle
 - Sold by wholesaler
 - It cannot leave the building without being packaged.
 - Full spectrum of production will happen at the site, not just a production and shipping of product
 - Been here for more than 18 years, from the South Coast originally
 - Want to give back to the community and employee people locally
- Linda Anderson:
- Concerned with the turn off from the highway onto to Bellos Road and the increase traffic this facility could cause
 - The noise and smell are a concern
 - Seen too many traffic accidents on that highway

Director Empey:

- The MoTI will be given an opportunity to look at the traffic with this Bylaw
- Roads in the Regional District are their responsibility
- It is up to them to make the decision on traffic
- The community can and should be contacting MoTI to relay their concerns to hopefully get the Ministry's attention on this intersection

Director Empey:

- Any other comments or questions?
- Any letter to provide to staff?
- One letter submitted and is attached to and forms part of the minutes

Public Hearing Closing Statement: Director Empey advised that no comments may be submitted after the close of the meeting and asked if there were any final comments.

Close the meeting: There being no further comment, Director Empey closed the public hearing at 7:40 p.m.

CHAIR

SECRETARY



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: 250-960-4400/ Fax: 250-562-8676
Toll Free: 1-800-667-1959
Website: www.rdfg.bc.ca Email: district@rdfg.bc.ca

SUBJECT PARCEL(S) INFORMATION

PARCEL 1

Full Legal Description:

LOT 2 District lot 1987 Casheen District Plan 20477

Parcel Identifier Number (PID):

009-939-351

Property Size (ha): 16.005317

Civic Address: 5070 Bellos Rd

Prince George BC VAN 521

PARCEL 2 (if applicable)

Full Legal Description:

Parcel Identifier Number (PID):

Property Size (ha):

Civic Address:

EXISTING USES AND BUILDINGS

Describe all existing uses and buildings on the subject parcel(s)

Note: Identify this information on the site sketch

HOUSE 1040 sq ft usage for our residence

20ft x 32ft CAR GARAGE usage PARKING

EXISTING SERVICES

Identify which services are available on the subject parcel(s)

Electricity: ☒ YES ☐ NO Telephone: ☒ YES ☐ NO Natural Gas: ☐ YES ☒ NO

Ground Water Well ☒ YES ☐ NO Surface Water ☐ YES ☐ NO

Onsite Sewage Disposal System ☒ YES ☐ NO If YES, what type: LAGOON

Community Water System ☐ YES ☒ NO

Community Septic System ☐ YES ☒ NO

Other Existing Services (please specify):

EXISTING VEGETATION INFORMATION

Describe vegetation cover (i.e. treed, grassland, forage crop, etc.) of subject parcel(s)

Note: Identify this information on the site sketch

Treed Area equals approx. 20 acres

Grassland poor quality (cold low lying micro climate) 15 acres

HOUSE AND YARD approx 4.55 acres

EXISTING PHYSICAL FEATURES INFORMATION

Describe general physical features (i.e. stream through parcel, steep slopes, waterfront, etc.) of subject parcel(s)

Note: Identify this information on the site sketch

Lot is low lying and thus a cold micro climate exists preventing good crops.

Is there a watercourse on/ running through the subject parcel (s)? ☒ YES ☐ NO

If YES, please explain: SMALL Portion of Red Rock Creek.

Is the subject parcel(s) subject to flooding or any other hazard? ☐ YES ☒ NO

If YES, please explain:

Application for Development

Page 2 of 8

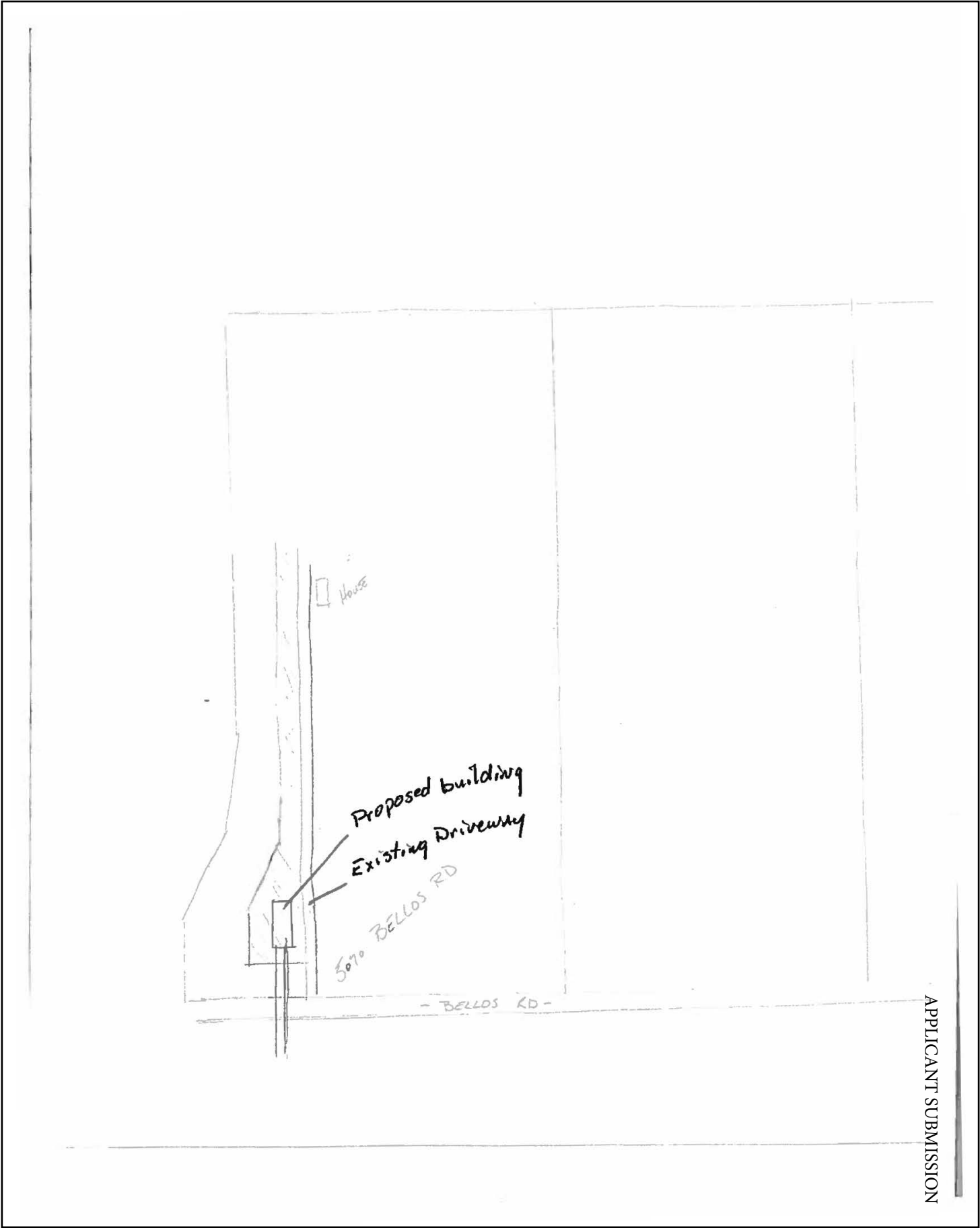
APPLICANT SUBMISSION



APPLICANT SUBMISSION

In regard to our building location change we would like to relocate the 2 hectars for micro cannabis proposal to the south west corner of 5070 bellos rd. We feel it better suits the needs of the A.L.C because it would no longer be situated in an already cleared area. Also it would save building cost of commercial entrance and hydro upgrade.

APPLICANT SUBMISSION



Proposed micro cannabis facility

Are you in favor of or apposed to a micro cannabis facility at 5070 Belloes rd Prince George BC ?

☒ YES

☐ NO

Name NORA WALLACH

Adress

Signature

☒ YES

☐ NO

Name Chelsea Wallach

Adress

Signature

☒ YES

☐ NO

Name CURT WALLACH

Adress

Signature

☒ YES

☐ NO

Name Layton Bressers

Adress

Signature

☒ YES

☐ NO

Name Maika Bressers

Adress

Signature

YES

☒ NO

Name

Adress

Signature

APPLICANT SUBMISSION

July 22, 2019

Attention:

Sarah Racicot, P.Ag.

Licensed Authorizations Officer – Water

Ministry of Forests, Lands & Natural Resource

Operations - Omineca

Re: MoFLNRORD Requirements

Zoning Amendment – Electoral Area D REZ DL 1987/20477/2, Bellos Road – Red Rock (PID 009-939-351)

We accept all requirements, application fees and yearly water rental fees from the MoFLNRORD concerning Electoral Area D REZ DL 1987/20477/2, Bellos Road – Red Rock (PID 009-939-351).

Sincerely,

APPLICANT SUBMISSION

Agency Concerns**Ministry of Agriculture**

As per the ministry's own evaluation being at least 70 percent Class D soil Type

The poor composition of soils on this property is far less than ideal for grazing or traditional crop production. Low elevations and cold micro climates add to the difficulty for normal crop production.

Following all health Canada federal and provincial regulations will eliminate any risk of conflict between adjacent land users.

Access will be on upgraded existing driveway not cut through the field, eliminating any chance of erosion.

This parcel of land is not a productive piece of farmland due to climate and poor soils therefore a project such of this improve and diversify the agriculture community.

APPLICANT SUBMISSION

Agency Concerns

Cattleman's Association

- I feel property values will increase due to a facility of this size will generate taxes for all levels of government and create many fulltime jobs.
- Land developments increase property value not decrease
- Security procedures as regulated by health Canada will eliminate any potential for crime(gates fences key pad entry cameras guards vaults ect)
- Health Canada guidelines will totally eliminate all odor concerns (heap filter, charcoal filter)
- I feel strongly this facility is distanced far enough from any homes.
- The property has cold micro climate rendering it not ideal for outdoor crops. Clay based soil is not good for crop or grazing.
- The Cattleman's Association is not the governing body of the ALC. Federal Laws in Canada have now changed to include the cultivation of cannabis Rural areas provide all the necessary elements such as this to thrive and boost the local economy.
- Not all property in the ALR is suited for cattleman's association mandate, therefore innovate business projects such as this will diversify agriculture in the region.

APPLICANT SUBMISSION

Agency Concerns**Northern Health**

- Sewer will be collected into a holding tank removed from site and disposed of into a designated waste site.
- The drinking water act will provide all necessary requirements for potable water used in this facility.

APPLICANT SUBMISSION

Agency concerns

RCMP

- The high level of security mandated by health Canada including security staff, fences, and electronic entry cameras vaults will make a 25 minute response time adequate for the safety of the employees and surrounding property's.
- 360 degree facility camera security system coupled with a one way in one way out community access point will provide efficient and effective fulltime highway entrance/exit monitoring free of charge.
- Rural communities currently suffer from local crime. The addition of hardened security protocols on local properties will increase security and decrease crime. This fact will lower RCMP responsibility.
- The proposed property is geographically located between the city of Prince George and the commercial weigh scale of red rock, this proximity and direction to Quesnel and south detachment locations results in extremely heavy officer traffic increasing response time in the unlikely event of a security concern.
- Cannabis has been legalized not decriminalized as stated in the RCMP letter of concern. Being that this facility will be monitored by a surveillance system at all times I feel the facility is a low risk crime possibility because off multiple levels of security.
- Licensed Producers will have been required to report any criminal attempts; this question requires me to ask how many licensed producers reported security concerns to the RCMP in the last 5 years?
- All business and persons in a detachments area have the right to fair policing regardless of location or profession.

APPLICANT SUBMISSION

Daniel Burke

From: malcolm1 [REDACTED]
Sent: Tuesday, July 30, 2019 9:03 AM
To: Development Services
Subject: Public Hearing regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019

Follow Up Flag: Follow up
Flag Status: Flagged

Regional District of Fraser-Fort George

Re: Zoning Bylaw No.2892, Amendment Bylaw No. 3137, 2019

We, Nelson and Anita Malcolm, residents of Red Rock @ [REDACTED] and owners of property [REDACTED] to Lot 2 District Lot 1987 Cariboo District Plan 20477, Owner/Applicant: Jeffery Bender and Glenda Curtis, **OPPOSE** any change to a property for any type of cannabis production using the proposals as set in this Zoning Bylaw No. 2892 or any future proposals.

Our reasons for this opposition is that we feel that this property does not follow the current bylaws for the production of marijuana whether it is for medical or recreational use.

This property is 1) not large enough, 2) too close to public highway and bus route, 3) too close to a fish bearing stream (water drainage and septic drainage concerns, too close to neighbors. Security of residents of Red Rock and their properties, we feel would be even more subject to more criminal activity and the stench from marijuana production is obnoxious and permeates OUR air space.

We applaud the opposition to this application by the Prince George RCMP Detachment and their significant concerns for our community and all communities outside the City of Prince George, and will support their efforts to keep our community safer.

We would also like to know why this meeting was scheduled out of our community of Red Rock. We feel that our community members deserve to be represented in their OWN area.

Thank you for reading our concerns and noted opposition to this proposal.

Nelson and Anita Malcolm



Daniel Burke

From: Kim Usipuik [REDACTED]
Sent: Tuesday, July 30, 2019 6:36 PM
To: Development Services
Subject: Public Hearing for Zoning Bylaw No 2892, Amendment Bylaw 3137,2019

Follow Up Flag: Follow up
Flag Status: Completed

Public hearing regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019

We live at [REDACTED] to the property proposed for the zoning bylaw amendment to permit cannabis production use on their property.

We have a number of concerns if this was to be approved. Number one is the smell that is inevitably going to be there. If they have the ventilation that would be required to reduce this, then there is the noise pollution from those units. Another concern is possible ground water contamination. We are on a well water and how can they ensure that this is not contaminated?

This type of business activity does not fit in the quiet farming atmosphere that we moved into 10 years ago. It is causing us grief and anxiety about the thought of this being so close to our property. The possibility of crime is a very serious concern that we have, given the RCMP's opposition and response time to our area. We were told that there would be security, but what will be in place to stop someone from coming through our property to gain access. We also have concerns that this would cause our property values to go down with being so close to this type of business activity.

Respectfully,

David & Kim Usipuik

Sent from [Mail](#) for Windows 10

Regional District of Fraser-Fort George

Re notice of public hearing regarding 6470 Bellos Road, Prince George, BC

July 31, 2019

I am writing to you today as I believe our property is directly affected in several ways regarding the proposed by-law change for a cannabis grow production facility. We share the [REDACTED] as the subject property on the far south of our property, we are [REDACTED] from the property line. Nowhere in the proposal does it say size of building or where on property it's going. We share the very same concerns as the RCMP regarding potential risk for crime. Our driveway off Highway 97 is very obvious, more so then Bellos Road, it continues to the back of our 40-acre piece of land as a well marked trail. This trail can also be accessed via two other roads. We brought these concerns up with Jeff when he came over [REDACTED], while our company was arriving. So we did not get a chance to discuss this in much detail. He assured us there would be a very good security fence around the building, however this does not protect our family or belongings or any neighboring properties, if someone wanted to try to access the subject property through ours or the back of several properties. We also fear it will attract organized crime. We already went through that with another neighbor the RCMP are well aware of. Also as a past business owner on Red Rock Road West we experienced 500 several break-ins over the years and RCMP response time was very long unless there happened to be a patrol car in the area at that time. The size of the subject property having frontage on one main highway and one road and only 16 hectares verses the legal requirement of 259 hectares puts each neighboring property on two roads and one highway at a high risk for break and enter, theft, and trespassers. This is exactly why the law was put into place. It will also decrease our property value dramatically.

The second big concern we have is our well which is over 350 feet and to date has cost us over \$21,000.00 We do not know a lot about growing cannabis but do know the plants take a lot of watering. We are concerned that this could deplete the aquifer for several neighboring property wells. We also have concerns about any pesticide use contaminating ground water or the Red Rock fish bearing creek that runs through the subject property.

The 3rd concern we have is the sewerage system as indicted in the proposal by Regional District, the subject property must prove the existing sewerage system can accommodate the additional use. We have a very large lagoon it was built in 1996. We do not know what the state of the current lagoon is on subject property but we know it's a smaller home and when it was sold to Jeff [REDACTED] we are assuming the smaller lagoons of that era were grandfathered in, providing they did not upgrade the home, so it would be very small. What type of wastewater will be going into it? Fertilizer's pesticide's?

We are also concerned about the smell from this production facility, most of us are aware of the pungent smell on Giscome Road, from that facility. There already is a very large grow facility under construction now less then five miles away from subject property but this one is on the legal required land amount of 259 hectares.

Please view map of our property location outlined in red to subject property. As well as a petition of a few close neighbors also opposed to this cannabis production facility.

Wayne and Debbie Cripps

Zoning: Zoning Bylaw No. 2892 currently regulates the production of cannabis under the following defined permitted use:

"Medical Marihuana" means the production of marihuana in a facility licensed under the Marihuana for Medical Purposes Regulations of Health Canada.

Due to the federal legalization of cannabis for both recreational and medical purposes in October 2018 it is proposed to update Zoning Bylaw No. 2892 and replace Medical Marihuana with Cannabis Production using the following definition:

"Cannabis Production" means the carrying on of any of the following activities:

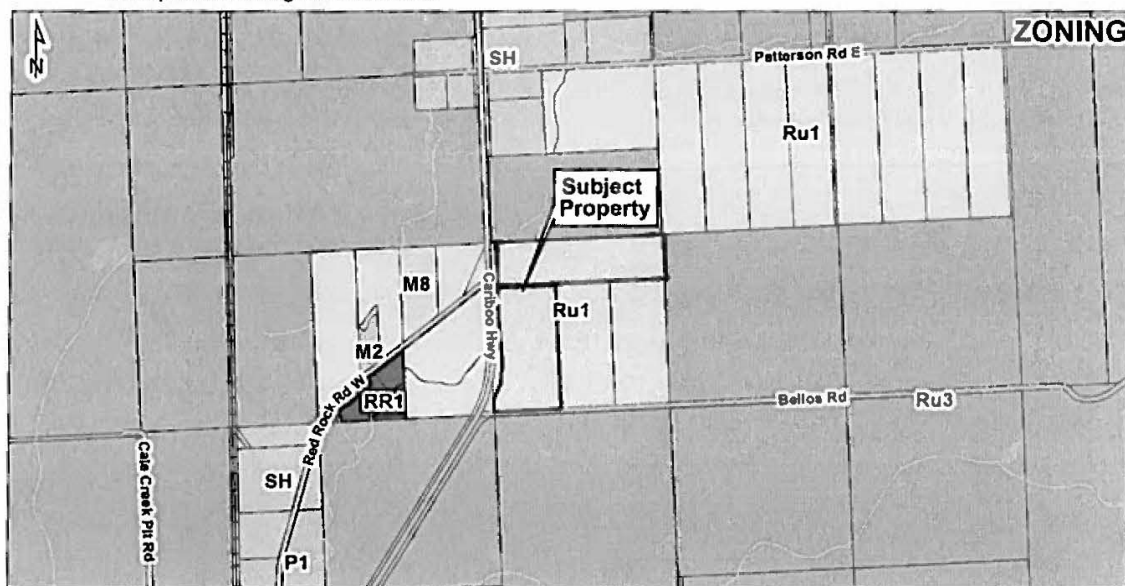
- (a) the cultivation, growth, harvesting, and processing of plants or parts of plants of the genus cannabis;
- (b) the processing of raw materials, testing, destruction, alteration, manufacturing, assembling, packaging, and labelling of plants or parts of plants of the genus cannabis, and of materials, goods and products derived from plants or parts of plants of the genus cannabis;
- (c) the storage, distribution and sale to licensed retailers or distributors of plants or parts of plants of the genus cannabis materials, and of goods and products derived from plants or parts of plants of the genus cannabis.

For greater certainty, Cannabis Production does not include the personal growing of a cannabis plant in a dwelling house in accordance with Part 5, Division 2 of the Cannabis Control and Licensing Act.

The subject property is zoned Rural 1 (Ru1) by Zoning Bylaw No. 2892. The Ru1 zone currently permits production of cannabis under the permitted use named Medical Marihuana; however, it also regulates that production may only be established on parcels 259.0 ha or larger. The subject property is only 16.0 ha in size. **A zoning bylaw amendment is required.**

The proposed zoning bylaw amendment will permit Cannabis Production use on the subject parcel as a site-specific permitted use. The amendment will also include a maximum site area of 2.0 ha and no minimum site area. Setbacks for building or structure for Cannabis Production use are 60.0m from a rear lot line or side lot line, and 30.0 m from the front lot line.

In addition to the subject property, the definition change to Cannabis Production will affect all land currently zoned to permit Medical Marihuana use, including two properties that have already undergone site specific zoning amendments.



I:\Report Working\201907-July\Dev Sen\DB - REZ - 1st 2nd reading PH - Bender.docx

Petition to [action]

Petition summary and background	Regional District of Fraser-Fort George. Re-Zoning by-law change for a cannabis grow facility at 5070 Bellos Road_- Electoral area D
Action petitioned for	We the undersigned are concerned residents against this proposed "production" facility for many reasons. Increased crime, security of our own properties, wells, and Red Rock Creek which is a fish bearing year round creek.

Printed Name	Signature	Address	Comment	Date
The/ma Harabinuk			Crime, Property Values	28/7/2019
Dave Usipuk			Small	
KEITH ROBERTSON			SMALL SECURITY	28/7/2019
Ted Hayes			NO	28/07/2019

Aug 1ST / 2019.

My Name is Linda Anderson / Ray Anderson.

Speaking in regards to the zoning amendment application at 5070 Bellos Rd.
Zoning Bylaw ~~2892~~ ~~3137~~ ~~28~~

I say No to the amendment.

The application is intended to amend a ~~Bylaw~~ facilitate cannabis production at that location. With a much smaller piece of land then what normally is ~~is to be used~~. - from 259 ha. to 16 ha allowed

I have significant concerns with the public safety due to the location of the turn off ~~as to~~ from the highway onto Bellos Rd. → it is on a blind corner for the traffic travelling south and comes ~~as off~~ a long straight stretch. → this will increase the likely hood of more vehicle accidents at that location due to heavier traffic use onto Bellos Rd.

I also agree with the RCMP Report completely. in regards to public safety and the RCMP's effective response time to that location. As Cannabis production & retail facilities are obvious targets for different types of crime such as break & enters or robberies

①

3rd concerns are

~~this will devalue~~ have
the devaluation of my property due to
the close vicinity of the cannabis
production; no ~~ment~~ mention of compensation
for property owners if this is approved.

* devaluation - due to the continuous
skunk smell from the cannabis plants
~~then when~~ * how can one enjoy their
own property with the smell.

* then the constant noise from the
ventilation system.

~~All of this will devalue.~~
* All of this will decrease my ability to
enjoy my own property.

- ~~Then~~ Then there is the water issue -
Where are they getting the water
from and how much water is the
cannabis production going to use?
A will there be effects on ground water?

In conclusion

If this facility is established and by-law
amended will the regional district be
accountable for the devaluation of the
properties effected by this cannabis
facility. So just say no ~~to~~ to this
amendment

by Linda
Anderson (2)



THE POT SHACK
CRAFT CANNABIS

#3-1115 Grosvenor Avenue
Saskatoon, Saskatchewan
S7H4G2

July 31, 2019

To Whom it May Concern;

We write this letter today to confirm the Sales and Distribution plan for Mr. Jeff Bender's proposed business ("PGO - Prince George Opportunity").

The Pot Shack Saskatoon Ltd. is a registered cannabis retail store in Saskatoon, Saskatchewan. We are certified by the Saskatchewan Liquor and Gaming Association ("SLGA"). Our sales permit enables us to purchase Government of Canada approved cannabis directly from the supplier.

Once Mr. Bender has met all the criteria laid out by Health Canada, it is our intention to purchase **ALL** the certified products made available by PGO and distribute through Saskatchewan and our other sales partners throughout Canada.

It is also our intention to work with Mr. Bender to ensure that his business investments are sustainable for the Prince George Community. Mr. Bender's entrepreneurship will provide jobs and additional opportunities for the community for years to come.

If you have any questions or would like to discuss this letter, please contact me directly
@ 780-819-1169.

Warmest Regards,



Geoff Conn

President

The Pot Shack Saskatoon Ltd.



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3137

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'A' – Section 4.0 with the deletion of subsection (31) in its entirety and insertion of the following subsection (7) and renumbering the subsections accordingly:
 - (8) **"Cannabis Production"** means the carrying on of any of the following activities:
 - (a) the cultivation, growth, harvesting, and processing of plants or parts of plants of the genus cannabis;
 - (b) the processing of raw materials, testing, destruction, alteration, manufacturing, assembling, packaging, and labelling of plants or parts of plants of the genus cannabis, and of materials, goods and products derived from plants or parts of plants of the genus cannabis;
 - (c) the storage, distribution and sale to licensed retailers or distributors of plants or parts of plants of the genus cannabis materials, and of goods and products derived from plants or parts of plants of the genus cannabis.

For greater certainty, Cannabis Production does not include the personal growing of a cannabis plant in a dwelling house in accordance with Part 5, Division 2 of the *Cannabis Control and Licensing Act*.
2. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is further amended at Schedule 'A' with the deletion of each instance of the words "Medical Marihuana" and replacement at each instance with the words "Cannabis Production".
3. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is further amended at Schedule 'A' – Section 11.0 with the addition of the following:
 - (9) Site Specific
 - (a) Cannabis Production use is permitted use on Lot 2 District Lot 1987 Cariboo District Plan PGP20477 except:
 - (i) the maximum site area of Cannabis Production use is 2.0 ha; and
 - (ii) notwithstanding ss. 11.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.

BYLAW NO. 3137, 2019

PAGE 2

4. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019."

READ A FIRST TIME ON THE 18TH DAY OF JULY, 2019

READ A SECOND TIME ON THE 18TH DAY OF JULY, 2019

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE DAY OF , 2019


READ A THIRD TIME ON THE DAY OF , 2019


APPROVAL PURSUANT TO THE TRANSPORTATION ACT RECEIVED ON THE DAY OF , 2019

ADOPTED THIS DAY OF , 2019

Chair

General Manager of Legislative and
Corporate Services





YXS

prince george airport authority

September 19, 2019

Nominator Presentation

Regional District of Fraser Fort George

Chair Report

→ Strategic Direction

→ Vision

To be the 'Best in Class' airport.

→ Mission

Operate a safe secure airport with quality customer oriented passenger facilities and services and a developing cargo business in an economically sustainable and environmentally responsible manner that contributes to regional economic development.

→ Key Elements

- Strategic Excellence
- Build Capacity
- Sustainable and Effective Business
- Build Partnerships
- Be Socially Responsible



Chair Report (cont'd)

- Board Members leaving the Board in 2018
 - Jennifer Brandle-McCall
 - Ranjit Gill
- Board Members joining the Board in 2018
 - Shauna Harper
 - Terry Kuzma
 - Bill McGill
- Board Members joining the Board so far this year
 - Todd Corrigall
- Board Members who have left so far this year
 - Alice Downing

Telling Our Story

→ Partner Presentations

- City of Prince George
- Regional District of Fraser Fort George
- Prince George Chamber of Commerce
- Northern Development Initiative Trust
- Canadian Airports Council

→ Provincial Government Presentations

- MLA Shirley Bond
- MLA Mike Morris
- Minister of Transportation: MLA Todd Stone

→ Federal Government Presentation

- Transport Canada
- MP Todd Doherty
- MP Bob Zimmer

→ Asian Cargo Carriers

→ Air Canada, WestJet, Flair, Pacific Coastal and CMA

- Wish List: Edmonton, Calgary, Las Vegas and another seasonal sunspot on the west coast of Mexico



2018 Industry Overview

- World-wide passenger traffic: up ~ 6%
- North American passenger traffic: up ~ 5.1%
- Vancouver passenger traffic: up ~ 7%
- World-wide cargo traffic: up ~ 3.7%
 - Asia Pacific: up ~ 2.7%
 - North America: up ~ 5.5%



PGAA Passenger Activity

→ 2018 was a strong growth year at YXS

2018 passengers traffic grew 1.47% over 2017

2018 - 506,484

2017 - 499,125

2016 - 462,007

2015 - 470,849

2014 - 445,929

2013 - 426,709

2012 - 418,589

2011 - 402,438

2010 - 390,340



→ 2018 aircraft movements – up 11% from last year



Current Air Service

Air Canada *daily*

Vancouver: 5 arrivals, 5 departures

Pacific Coastal Airlines *7 days a week*

Victoria: Sunday to Friday – 2 arrivals, 2 departures
Saturdays: 1 arrival, 1 departure

Central Mountain Air *6 days a week*

Terrace/Kitimat: 1 arrival, 1 departure
Smithers: 1 arrival, 1 departure
Kelowna: 1 arrival, 1 departure
Kamloops: 1 arrival, 1 departure
Fort St. John: 1 arrival, 1 departure
Fort Nelson: 1 arrival, 1 departure
Vancouver: 1 arrival, 1 departure
Edmonton: 1 arrival, 2 departure

WestJet *daily*

Vancouver: 5 arrivals, 5 departures
Calgary: 1 arrivals, 1 departures
Puerto Vallarta, Mexico:
1 weekly arrival, 1 weekly departure
(late October through April – annually)

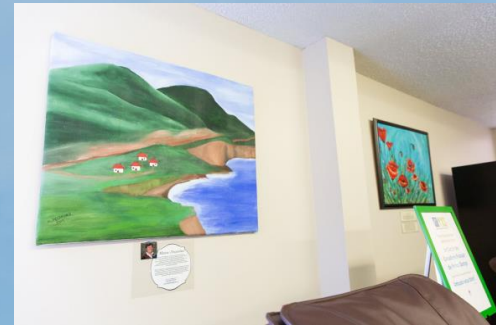


Route Development

- ➔ Currently working on route development to increase the non-stop destinations from CYXS.
- ➔ Major interest is in Las Vegas, Toronto, and another sunspot destination.
- ➔ Also looking to increase the number of daily flights non-stop to Calgary

Community Involvement

- Festival of Trees
 - \$3,800 was raised for the Spirit of the North Healthcare Foundation with this year's tree
 - All four YXS airlines participated, hosting their own trees again in 2018
- Hope Air
 - PGAA hosted the 16th Annual Golf Tournament raising over \$15,000 for Hope Air
- 4 major charities
- UNBC (wildlife research)
- Gallery at YXS
 - Supporting community artists and photographers



2018 Wild Fire Season

- 1,910 fires raged over 12,984 square kilometres in Central BC with 1,467 caused by lightning strikes and 443 caused by human activity.
- PGAA saw an increase in activity from water bombers and fire crews.
- All carriers provided special fares
- Passenger loads were not as affected as the previous wildfire season despite having more fires. This wildfire season did not see as many road closures as 2017.



2018 Accomplishments

- ➔ WestJet Link service non-stop to Calgary started and doing well.
- ➔ Capital projects:
 - Completed elevator and covered stairs
 - Completed paving improvements
 - Upgraded CSB roof
 - New ARFF vehicle
 - \$2.6 million of federal funding announced
- ➔ Best in Class Customer Service
 - 2018 Airport Service Quality surveys: High satisfaction
 - Agreement in place to open food and beverage service in the departures lounge.
 - Pattison Outdoors program with new screens and programs in the departures lounge.
- ➔ Strong financial performance in 2018



2018 Financial Performance



Statement of Operations

	2018	2017
Revenue	\$ 9,559,887	\$ 8,814,841
Expenses	<u>7,422,149</u>	<u>6,833,460</u>
Operating surplus (deficiency)	2,137,738	1,981,381
Other revenue / expenses	<u>2,327,796</u>	<u>2,593,399</u>
Excess of revenue over expenses	\$ 4,465,534	\$ 4,574,780

Financial Progress Over 10 Years

(in thousands of dollars)

	<u>2018</u>	<u>2016</u>	<u>2009</u>
Revenues	9,559	7,875	4,595
Expenses	7,422	6,637	4,946
Operating earnings	2,137	1,237	(351)
Net earnings	4,465	3,549	670

PGAA 10 Year Capital

- ➔ In the 2018 Strategic Planning session in June, the number one topic is 'cash flow driven by capital costs other rehabilitation' :
 - ATB and Apron expansion are the major concerns with:
 - CMA hubbing
 - Passenger growth rates above 2% (2017: 8% and 2018: 1.47%)
 - Economic outlook in the region extremely good:
 - Pipelines
 - Site C
 - New Gold Blackwater Mine development
 - Regulatory push: in particular Runway End Safety Areas (\$7.8 million for CYXS)



Canadian Small Airport Issues

Federal Government Policy Issues

- Federal Government must pay for the capital associated with major regulatory changes (Runway End Safety Areas, Emergency Response Vehicles Category)
- Make Canadian airports more competitive from a cost and facilitation standpoint.
 - Do away with land rent for small airports (or cap it)
 - **Major Industry Win:** Restructure Canadian Air Transport Security Agency (CATSA)
 - Develop customer service levels and
 - Change funding model
 - CBSA designed to meet the small airport needs
 - Priority
 - Automation and innovation
- Still no capital *program* for Small NAS airports



2019 Off to a Good Start

- Western Global and Kalitta Air landed 747s for a fueling Tech Stop
- Two non-stop flights to Victoria 6 days per week through Pacific Coastal started June 23
- Construction completed for the new licensed deli in the departures lounge
- Runway/apron rehabilitation project nearing completion
- Groundside roads and parking lot construction underway
- Awarded new check-in counter project
- Visiting future ATB expansion options with OMB architect firm
- Improved kids' area in the departure lounge
- Ramp going into arrivals reconstructed to meet accessibility standards
- New garden area outside arrivals being donated by Art Knapps and The Keg
- Baggage cart replacement program in progress
- New walkway from tower parking lot to the terminal completed
- New equipment storage area being built airside
- Additional flight announced for Pacific Coastal on Saturdays starting in October.





www.pgairport.ca

[f](#) [e](#) /FlyYXS • #YXSAmelia



August 21, 2019

BY EMAIL

Regional District of Fraser-Fort George
155 George Street
Prince George BC, V2L 1P8

Attention: Chair and Directors of the Regional District of Fraser-Fort George

RE: Policy RD-04-11 Presentations/ Delegations to Board – Nechako Watershed Roundtable

The Nechako Watershed Roundtable (NWR) is a collaborative initiative launched in October 2015 to help protect and improve the health of the Nechako Watershed for future generations. The Roundtable brings together public sector, private sector, and community organizations having responsibilities and interests in this watershed.

The NWR requests to present to the Regional District Board of Directors at the September 19, 2019 meeting to share successes and its upcoming work over the next year.

The Nechako Watershed Roundtable relies on external funding from communities and other sources to move toward implementation of the Nechako Watershed Health Strategy. On behalf of the NWR, thank you for your contribution of \$3,400 for 2018-19. NWR is requesting a renewal of that contribution from the Regional District to provide support to the secretariat and working group plans and actions.

The NWR would like to take this opportunity to request that the Regional District of Fraser-Fort George discuss a funding arrangement that would support the continued efforts of the NWR, ultimately leading to improved health for the entire Nechako watershed .

Please contact me at kmenounos@fraserbasin.bc.ca or (250) 612-0252 if you have any questions or require further information.

Sincerely,
Kim Menounos,
Nechako Watershed Roundtable Co-Coordinator

Nechako Watershed Roundtable
207-155 George Street, Prince George, BC, V2M 4P6
(250) 612-0282 | kmenounos@fraserbasin.bc.ca



NECHAKO
WATERSHED
ROUNDTABLE

Nechako Watershed Roundtable

Margot Parkes, Co-Chair
Kim Menounos, Coordinator

Nechako Watershed Facts

- The Nechako Watershed is 1.5 times the size of Vancouver Island
- 52,000 km²
- Home to 5 municipalities and 13 First Nation communities
- Critical habitat to red-listed Nechako White Sturgeon



NECHAKO
WATERSHED
ROUNDTABLE

Core Committee Membership

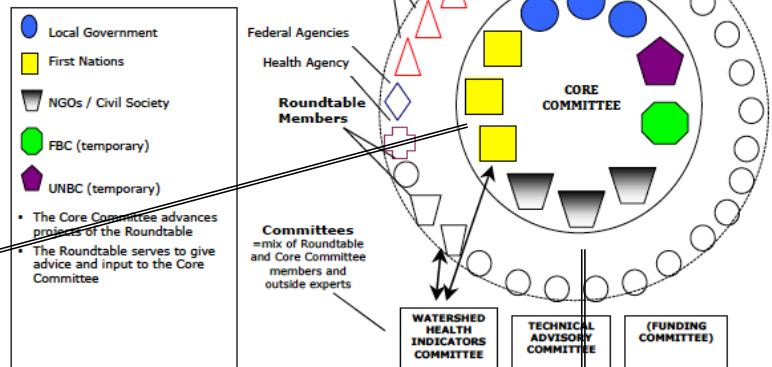
Local Government

- Councillor, District of Vanderhoof (CO-CHAIR)
- Director, BNRD
- Councillor, City of Prince George

First Nations

- Cheslatta Carrier Nation
- Carrier Sekani Tribal Council
- (vacant)

NECHAKO WATERSHED ROUNDTABLE Governance Structure



NGO / Civil Society

- UNBC (CO-CHAIR)
- Fraser Basin Council
- Nechako Environment and Water Stewardship Society (NEWSS)
- Youth or other (vacant)



NECHAKO
WATERSHED
ROUNDTABLE

NWR in Action

- Statement of Concern – released October 19, 2018
- Annual Roundtable Meeting in Nautley, BC - November 2018
- Technical Working Group meeting – May 2019
- Letter to Premier and Ministers – May 2019
- Water Week film presentations – May 2019
- 2020 Budget Consultations – June 2019
- Working groups:
 - Education and Youth Engagement Working Group
 - Lakes Monitoring Working Group
- RioTinto Water Engagement Initiative Main Table participant



Key Areas of Concern

- Water Quantity and Quality
- Fish and Wildlife
- Ecosystems
- Resource Development and Use
- Resource Conservation and Stewardship





NECHAKO
WATERSHED
ROUNDTABLE

Opportunities for Improved Collaboration

1. Protection and enhancement of watersheds and water resources
2. Collaboration with First Nations, residents and community groups
3. Enhancing environmental awareness
4. Connection between a healthy environment and economic development



NECHAKO
WATERSHED
ROUNDTABLE

Year 2 – Budget

SECURED FUNDING	
Real Estate Foundation of BC	\$35,000
Fraser Basin Council	\$15,000
Local governments (District of Vanderhoof, Village of Burns Lake, etc.)	\$6,800
TOTAL	\$56,800

PROPOSED SOURCES	
Local Government (\$1700 x 3 remaining communities)	\$5,100
Other (Province, private sector and other grants)	\$32,100
TOTAL	\$37,200



NECHAKO
WATERSHED
ROUNDTABLE

Current Financial Position

Revenues

Fraser Basin Council	\$15,000
Local Governments	\$6,800
	<u>\$21,800</u>

Expenses

Labour (FBC and UNBC staff)	\$43,000
Annual Roundtable meeting (Nakazdli)	\$1,500
Technical Committee Meetings	\$250
Travel expenses	\$1,600
Secretariat Expenses	\$625
Communications	\$2,000
	<u>\$48,975</u>

Net \$(27,175)

Potential REFBC Matching (year 2 of 3 year agreement) \$35,000



Summary

- The Nechako Watershed Roundtable provides a collective voice for communities across a watershed heavily impacted by industry and resource development
- The NWR facilitates collaborative action identified in the Nechako Watershed Health Strategy
- Local government support is vital to move toward implementation, and helps unite those living in the watershed



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: LTO 1.1
BE 1581/25165/12

FROM: Karla Jensen, General Manager of Legislative and Corporate Services

DATE: August 27, 2019

SUBJECT Item: Request to File Notice on Title for Building Bylaw Contravention
SUMMARY: Purpose: Consider Filing Notice on Title
Location: 12805 Ridgecrest Road – Electoral Area 'C'
Owner: Wade Robert Nicholson

PREVIOUS
REPORTS: None

ATTACHMENT(S): 1. Backgrounder
2. Memo from Manager of Inspection Services and Sustainability Practises

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received. (a) comments from Building Inspector (b) comments from registered owner(s)	All 1 Director/1 vote	Majority
2. THAT the residence constructed on Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road be declared to be in contravention of Building Bylaw No. 1561, 1999.	All 1 Director/1 vote	Majority
3. THAT the Corporate Officer file a notice in the Land Title Office relating to Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road, pursuant to Section 57 of the <i>Community Charter</i> .	All 1 Director/1 vote	Majority

ISSUE(S):

Pursuant to the Section 57 of the *Community Charter*, the Regional Board may, on recommendation from the Building Inspector that during the course of carrying out his duties has observed or discovered matters associated with a building or other structure that are in contravention of Provincial building regulations or other enactments or Building Bylaw No. 1561, confirm the recommendations of the Building Inspector and direct the Corporate Officer to file a notice in the land title office stating that a resolution relating to the subject lands has been made under Section 57 and that further information may be inspected at the Regional District main office.

The owner(s) of Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road have constructed a building without a building permit contrary to Building Bylaw No. 1561. The building is being constructed as a residence.

The outstanding issues include:

- Proof that the sewage system is adequate for three dwellings.
- Rezoning property to allow three dwelling units.
- A valid building permit is required if rezoning of the property is approved by the Board.

The Board is being asked to consider confirming the Building Inspector's recommendation that the building located at Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road has been constructed in contravention of Building Bylaw No. 1561 and directing the Corporate Officer to file a notice in the land title office.

I:\REPORT WORKING\2019\09-SEPTEMBER\CORP SERV\BUILDING CONTRAVENTION NOTICE OF TITLE.DOCX

RELEVANT POLICIES:

1. *Community Charter*, Section 57-58:
 - provides for:
 - registration of notice against land title that building regulations have been contravened
 - cancellation of notice once contravention rectified
2. Building Bylaw No. 1561, 1999:
 - requires a building permit for any structure prior to construction;
 - requires approval per the bylaw for any occupancy of a building or part thereof.

SERVICE RELEVANCE:

N/A

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Building Inspection Services have been seeking compliance with the landowner since March 2019. Filing a notice on title of the contravention provides notice to perspective purchasers or lenders of the outstanding issues on the property.

Written notification has been provided to the registered property owner as per the requirements of the *Community Charter*.

The Building Inspector and the registered property owner(s) are entitled to an opportunity to be heard at the time that the Board considers this matter.

DECISION OPTIONS:

1. Approve recommendations.
 - Corporate Officer will file a notice on title at the land title office

Other Options:

- a. receive report and take no further action

COMMENTS:

It is recommended that the Board confirm the Building Inspector's recommendation that the buildings located on Lot 12 District Lot 1581 Cariboo District Plan 25165 - 12805 Ridgecrest Road, is in contravention of Building Bylaw No. 1561 and direct the Corporate Officer to file a notice on title at the land title office.

Regional District Inspection Services will continue to work with the property owner to seek compliance with Building Bylaw No. 1561, 1999.

Respectfully submitted,

"Karla Jensen"

Karla Jensen
General Manager of Legislative and Corporate Services
KJ

BACKGROUND

Owner: Wade Robert Nicholson

Location: 12805 Ridgecrest Road – Electoral Area 'C'

Legal

Description: Lot 12 District Lot 1581 Cariboo District Plan 25165

The property owner has not complied with the requirements of Building Bylaw No. 1561, 1999 in the construction of three dwelling units on the property.

The property is 6.06 acres and is currently zoned Rural Residential 2 (RR2).

Outstanding Issues:

- Proof that the sewage system is adequate for three dwellings.
- Rezoning property to allow three dwelling units.
- A valid building permit is required if rezoning of the property is approved by the Board.



REGIONAL DISTRICT of Fraser-Fort George

Development Services

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 562-8676
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

MEMO

BE 1581/25165/12

TO: Karla Jensen, General Manager of Legislative and Corporate Services

FROM: Blaine Harasimiuk, Manager of Inspection Services and Sustainability Practices

DATE: July 29, 2019

SUBJECT: **Request to file a Notice on Title for Building Bylaw Contravention
DL 1581, PLAN 25165, LOT 12 – 12805 Ridgecrest Rd**

In September 2015, an allegation was raised about three residences being located on the property of Wade Nicholson at 12805 Ridgecrest Road; i.e. single-family dwelling, a second residence constructed in a garage and a third residence (a secondary suite) constructed in the single-family dwelling. This would be contrary to the Zoning Bylaw (because three residences would not be permitted by the property's zoning) and contrary to the Building Bylaw (because no building permit has been issued). The existence of the suite was confirmed by the building inspector in January 2017. The landowner, Mr. Nicholson applied for rezoning of the property to allow for three residences, but this process was put on hold until such time as he provided proof the sewage system was adequate for three dwellings.

As of 2019, this sewage system documentation necessary to continue the rezoning process had not been received and the process remained on hold. Consequently, starting in March 2019, the bylaw enforcement officer issued a series of warnings, both verbally and by registered mail, to remind Mr. Nicholson that his property was still in contravention of the bylaws and he needed to take action to resolve the issues. As of the date this report is written, despite these warnings, Mr. Nicholson has not provided the documentation necessary to continue his rezoning application or made any other arrangements to resolve the outstanding issues. Two deadlines for compliance specified in the registered letters (June 8, 2019 and July 2, 2019) have passed without any communication being received from Mr. Nicholson.

The outstanding issues include:

- Proof that the sewage system is adequate for three dwellings.
- Rezoning property to allow three dwelling units.
- A valid building permit is required if rezoning of the property is approved by the Board.

Please proceed to file a notice on title in the above regard.

Blaine Harasimiuk
Manager of Inspection Services and Sustainability Practices

BH:



REGIONAL DISTRICT of Fraser-Fort George

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Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: AAP 1.5

FROM: K. Jensen, General Manager of Legislative and Corporate Services

DATE: September 6, 2019

SUBJECT
SUMMARY: Item: Electronic Voting and Recording of Votes
Purpose: For Information

PREVIOUS
REPORTS: Item No. 15.2, New Business July 2019 (see Agenda for link to July Minutes)

ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority

ISSUES:

At the July 18, 2019 meeting, the issue of electronic voting and recording and publishing the voting results was raised. The Board resolved that Corporate Services Administration return with a report outlining the process for electronic voting, recording of voting and making public the voting results. This report provides an overview of the current voting process, existing technology and options for consideration.

This report is provided to the Board for information only.

RELEVANT POLICIES:

Board Procedure Bylaw No. 2372

- establishes the general procedures to be followed at meetings of the Regional Board and Board committees

Local Government Act

- provides for general voting rules on resolutions and bylaws as well as special rules pertaining to application of weighted votes

SERVICE RELEVANCE:

N/A

FINANCIAL CONSIDERATIONS:

Costs will be dependent on the direction the Board provides to staff. The following illustrates considerations depending on the direction the Board may wish to provide:

Direction Provided by Board	Cost	Comment
No Direction – stay with process as is	No cost	
Direct staff to prepare a voting summary each month for provision on the next month's Consent Agenda for all Boards and committees	Staff time	Depending on the number of agenda items and whether the Board wishes the voting summary to include all Board and Committee meetings or just the Board meeting, staff time required to prepare the voting summary could be 4 to 8 hours
Direct staff to investigate a technological solution for casting votes, recording votes and publicizing results	Staff time	Would be included in the 2020 workplan for IT and Corporate Services Administration

OTHER CONSIDERATIONS:

In preparing this report the process used by the City of Prince George to record and make public the Council Meeting voting results was reviewed. As well, it was noted at the July 2019 meeting that Metro Vancouver had instituted Board voting technology. The staff report to the Metro Vancouver Finance and Intergovernment Committee and the Vancouver Sun article regarding the matter were also reviewed.

One of the unique characteristics of regional districts is weighted voting. The *Local Government Act* sets out:

- how a vote is be decided
- who is entitled to vote on a matter
- if a director who is entitled to vote does not indicate how he or she votes, the director is deemed to have voted in the affirmative
- a motion is defeated if equal votes
- if only one director would be entitled to vote, each director who is present is entitled to vote and has one vote
- those matters that are non-weighted votes
- those matters that are weighted votes
- special rules on who can vote and when regarding consideration of municipal agreements for Part 14 services (planning and land use management)
- 18 additional special voting rules throughout the *Local Government Act* that apply in specific circumstances that require a 2/3 vote

The tracking of attendance and of quorum during a meeting is especially important for regional districts at times when entitlement to vote and weighted voting applies. Voting at committee meetings may only be done by members appointed to the committee and there is no weighted voting at committees.

There are three suggested options for the Board to consider:

1. Provide no direction

This option would see no changes in the procedures and processes to record of votes and there would be no publication of results.

Currently, the vote is recorded but how each director votes is not recorded. Those who are in opposition to the motion may request their vote be recorded in the minutes.

2. Direct staff to prepare a voting summary each month for provision on the next month's Consent Agenda for all Boards and committees

The City of Prince George prepares a voting summary following each Council meeting which is included in the Consent Agenda for the next Council meeting.

Considerations for a Regional District Voting Summary

The following are the considerations identified for developing a Voting Summary for the Regional District:

1. What Boards and Committees to include:
 - i. Regional Board
 - ii. Regional Hospital District Board
 - iii. Cemetery Board of Trustees
 - iv. Committee of the Whole
 - v. Environment and Parks Standing Committee
 - vi. Agricultural Land Use Standing Committee
 - vii. Public Safety and Emergency Management Standing Committee
2. Multiple resolutions listed for each agenda item that can each have separate voting requirements.
3. Inclusion of whether a vote is weighted or not
4. Inclusion of all Directors and the jurisdiction he/she represents
5. Updates to include Alternate Director if in attendance
6. If a weighted vote, the number of votes noted for each Director
7. If Committees included, noting those Directors are not members
8. Listing decision of the vote as well as the numbers for/against
9. Noting when Directors are absent

It is anticipated that preparation time will be intensive for staff given the different voting requirements on the different motions attached to each report, whether a vote is weighted or not, Director attendance and inclusion of alternates. As a director is deemed to have voted in the affirmative if he or she does not indicate his or her vote, attendance must also be included in order that an affirmative vote is not incorrectly shown.

If the Board were to adopt use of a voting summary:

- a) no changes would be required to the Board Procedure Bylaw and staff would continue to record votes in opposition if the Director wishes his or her vote to be recorded as such
- b) it would be recommended that the voting summary be included in the Consent Agenda of the following month's Board meeting
- c) direction by the Board on meeting types to include in the voting summary would be requested

3. Direct staff to investigate a technological solution for casting votes, recording votes and publicizing results

The current technology in the Board Room allows Directors to press a yes or no button on their mic base and for the General Manager of Legislative and Corporate Services and the Chair to access a screen showing who voted in favour and who voted against. However, this does not display to the Board as a whole nor is it recorded in a database. Its main purpose is to provide certainty on a weighted vote as the votes are tabulated.

Metro Vancouver staff noted in their staff report that given the unique voting requirements, weighted voting and different membership an in-house solution was the preferred approach. If the Board wished to direct staff to investigate a technological solution, it is expected that Regional District staff would come to the same conclusion that an in-house solution would be required. As this would require significant time on behalf of Corporate Services and IT Administration, inclusion in the 2020 workplan and budget could occur if the Board wished. Cost would be difficult to determine at this time as it is unknown whether new equipment or upgrades to equipment would be required.

Considerations would include:

- quorum
- attendance record
- alternate director attendance
- the time that will be needed for each Director to cast their vote
- entitlement to vote
- weighted voting

- non-weighted voting
- calculation of votes (*All/Majority, Participants Only/Majority, All/Weighted, 2/3 vote, Double Majority vote*)
- method of voting by Directors
- how Directors attending electronically participate in an electronic vote (*Procedure Bylaw currently states the Director attending electronically must state their vote verbally*)
- display of the voting results
- publication of the voting results

Board Procedure Bylaw No. 2372 currently includes the following:

"At the discretion of the Chair, a vote may be conducted electronically and directors requested to enter their vote electronically. Any director entitled to vote who does not enter his vote electronically will automatically be calculated as a vote in the affirmative."

Given this is included, it is not anticipated that the Procedure Bylaw will require amendment to conduct electronic voting.

DECISION OPTIONS:

1. Approve recommendation.
 - no action will be taken by staff to change voting processes

Other Options:

- direct Corporate Services Administration to develop a voting summary and process as set out in the report
 - a voting summary would be developed and presented on a future Board Agenda Consent Agenda
- direct Corporate Services Administration to investigate a technological solution for casting votes, recording votes and publicizing results
 - Corporate Services Administration would return a report to the Board outlining the results of the investigation

COMMENTS:

This report provides an overview of the voting process today and options for the Board to consider if there is a desire to move forward with capturing and publicizing how each Director votes.

Respectfully submitted,

"Karla Jensen"

K. Jensen
General Manager of Legislative
and Corporate Services

KJ:

MINUTES OF THE MEETING OF THE REGIONAL BOARD OF THE REGIONAL DISTRICT OF FRASER-FORT GEORGE HELD ON THURSDAY, JULY 18, 2019 IN THE BOARDROOM 155 GEORGE STREET, PRINCE GEORGE, BC

Directors Present:	Director A. Kaehn, Chair Director D. Alan Director J. Atkinson Director L. Beckett Director P. Crook Director K. Dunphy Director B. Empey Director A. Frederick Director L. Hall (out at 1:34 p.m.; in at 1:45 p.m.) Director M. Krause Director T. McConnachie Director K. Sampson Director O. Torgerson Director W. Wilson
Staff Present:	J. Martin, Administrator M. Higgins, General Manager of Community Services K. Jensen, General Manager of Legislative and Corporate Services K. Jonkman, Manager of Development Services P. Wildauer, General Manager of Environmental Services
Minutes Recorded and Produced by:	J. Gloger, Confidential Assistant (Corporate Services)
Media:	No media were in attendance.
CALL TO ORDER	The Chair called the meeting to order at 1:33 p.m. The Chair acknowledged the meeting is being held on the traditional territory of the Lheidli T'enneh First Nation.
ADOPTION OF AGENDA (ADDITIONS/DELETIONS)	<i>RES. NO. 430/19 Atkinson/Krause</i> <i>THAT the agenda be adopted as circulated.</i> <i>RES. NO. 431/19 Atkinson/Krause</i> <i>THAT Items No. 5.2, 7.1, 8.1.4 and 13.2.2 be added to the agenda.</i> <div style="text-align: right;"><i>CARRIED</i></div> <i>A vote was taken on the main motion, as amended, and it was:</i> <div style="text-align: right;"><i>CARRIED</i></div> Director Hall left the Boardroom - 1:34 p.m.

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CONSENT AGENDA

RES. NO. 432/19 McConnachie/Frederick

THAT the Consent Agenda, designated as Items No. 3.1 to 3.5, inclusive, be received.

CARRIED

**ITEM # 4.1.
JUNE 20, 2019
REGIONAL BOARD
MEETING MINUTES**

RES. NO. 433/19 Torgerson/Wilson

THAT the Minutes of the Regional Board meeting held on June 20, 2019 be adopted as circulated.

CARRIED

**ITEM # 5.1
INVITATION TO QUOTE
DS-19-01 ROBSON
VALLEY REGION
ECONOMIC
DEVELOPMENT
MARKETING PROGRAM
REVIEW**

A report was presented regarding Invitation to Quote DS-19-01 Robson Valley Region Economic Development Marketing Program review.

RES. NO. 434/19 Alan/Torgerson

THAT the report be received.

CARRIED

RES. NO. 435/19 Alan/Frederick

THAT Invitation to Quote DS-19-01 Robson Valley Region Economic Development Marketing Program Review be awarded to Illuminata Marketing Inc. in the amount of \$14,500 (excluding taxes).

CARRIED

Chair Kaehn vacated the Chair and assumed his respective seat - 1:35 p.m.

Vice-Chair Beckett assumed the Chair - 1:36 p.m.

**ITEM # 5.2
TEMPORARY USE
PERMIT NO. 229
(ERLEBACH)**

A report was presented regarding Temporary Use Permit No. 229 on McKelvie Road (Erlebach).

A replacement report regarding Temporary Use Permit No. 229 was presented as an additional item.

Director Kaehn provided an overview of the report and a history of land use regulations in the community of Hixon.

In response to a query from a Director, the Manager of Development Services provided an overview of the Hixon Residential Zone.

The Manager of Development Services responded to a query from a Director regarding the proposed limit on the number of employees allowed on the subject property.

RES. NO. 436/19 Kaehn/Crook

THAT the replacement report be received.

CARRIED

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Director Kaehn declared the minutes of the Public Consultation Meeting opened on June 6, 2019 and reconvened on June 27, 2019 regarding Temporary Use Permit No. 229 to be accurate and fair, the originals of which are attached hereto and form part of these minutes.

RES. NO. 437/19 Kaehn/Empey

THAT the minutes of the Public Consultation Meeting opened on June 6, 2019 and reconvened on June 27, 2019 regarding Temporary Use Permit No. 229 be received.

CARRIED

RES. NO. 438/19 Kaehn/Atkinson

THAT Temporary Use Permit No. 229 be issued to Donald Erlebach to permit Agriculture use on Lot 1 District Lot 8543 Cariboo District Plan 22040 for a three-year period.

RES. NO. 439/19 Kaehn/Alan

THAT Temporary Use Permit No. 229 be amended as per Schedule B attached to the replacement including amendment to Section 7 to require expiry of the Permit on October 31, 2021.

CARRIED

A vote was taken on the main motion, as amended, and it was:

CARRIED

Director Hall entered the Boardroom and resumed his respective seat - 1:45 p.m.

Director Kaehn resumed the Chair and Vice-Chair Beckett resumed her respective seat - 1:46 p.m.

**ITEM # 5.3
FACILITIES CONDITION
ASSESSMENT AND LIFE
CYCLE REPORT NO. 2 –
FIRE HALLS**

A report was presented regarding Facilities Condition Assessment and Life Cycle Report No. 2 for Regional District Fire Halls.

RES. NO. 440/19 Hall/Torgerson

THAT the report be received.

CARRIED

RES. NO. 441/19 McConnachie/Alan

THAT a competitive bid process be entered for completion of Facility Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls.

CARRIED

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ITEM # 5.4
ZONING BYLAW NO.
2892, AMENDMENT
BYLAW NO. 3135, 2019
(MATTHEWS)

A report was presented regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3135, 2019 on Hopper Road (Matthews).

RES. NO. 442/19 Beckett/Krause

THAT the report be received.

CARRIED

RES. NO. 443/19 Beckett/Crook

THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3135, 2019 be now introduced and read for the first time.

CARRIED

RES. NO. 444/19 Beckett/Sampson

THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3135, 2019 be given second reading.

CARRIED

RES. NO. 445/19 Beckett/Krause

THAT a public hearing on Zoning Bylaw No. 2892, Amendment Bylaw No. 3135, 2019 be held with the chairing of the hearing delegated to Director Beckett, or her Alternate, or any other Director as a delegate of the Board.

CARRIED

RES. NO. 446/19 Beckett/Empey

THAT the applicant be requested to provide to the satisfaction of Administration, a report from an authorized person pursuant to Sewerage System Regulations that the proposed second Residential-Single Family uses can be serviced by an adequate onsite sewage disposal system.

CARRIED

ITEM # 5.5
ZONING BYLAW NO.
2892, AMENDMENT
BYLAW NO. 3137, 2019
(BENDER AND CURTIS)

A report was presented regarding Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 on Bellos Road (Bender and Curtis).

RES. NO. 447/19 Empey/Dunphy

THAT the report be received.

CARRIED

RES. NO. 448/19 Empey/Dunphy

THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be now introduced and read for the first time.

CARRIED

RES. NO. 449/19 Empey/Dunphy

THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be given second reading.

CARRIED

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RES. NO. 450/19 Empey/Dunphy

THAT a public hearing on Zoning Bylaw No. 2892, Amendment Bylaw No. 3137, 2019 be held with the chairing of the hearing delegated to Director Empey, or his Alternate, or any other Director as a delegate of the Board.

CARRIED

CHAIRPERSON'S REPORT

ITEM # 6.1 APPOINTMENT TO PRINCE GEORGE AIRPORT AUTHORITY

A report from the Chairperson was presented regarding an appointment to the Prince George Airport Authority (PGAA).

In response to a query from a Director, the Administrator provided an overview of the process for Regional District nominees to the PGAA Board.

Discussion ensued regarding:

- City of Prince George process for the appointment of nominees;
- the importance to capture the skill set required by the PGAA; and
- the Chair and Vice-Chair meeting with the PGAA Board to discuss the nomination process.

In response to a query from a Director, the Administrator advised that the bylaws of the PGAA stipulate that the nominee cannot be a government staff member nor an elected official.

Further discussion ensued regarding:

- the determination by the City of Prince George Council that greater communication was needed resulting in the successful candidate now being part of the conversation;
- the nominee should understand the Regional District and be able to present Regional District issues during debate for consideration by the PGAA Board;
- moving the conversation forward; and
- inviting the successful candidate to provide the Board with quarterly or semi-annual updates.

RES. NO. 451/19 Alan/Torgerson

THAT the report from the Chair and Vice-Chair and letter dated June 7, 2019 from the Prince George Airport Authority be received.

CARRIED

RES. NO. 452/19 McConnachie/Frederick

THAT Mr. Derek Dougherty be endorsed as the Regional District of Fraser-Fort George nominee to the Prince George Airport Authority Board for the term January 1, 2020 to December 31, 2022.

CARRIED

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RES. NO. 453/19 Sampson/Hall

THAT the Chair, Vice-Chair and Administrator meet with the Chair and Chief Executive Officer of the Prince George Airport Authority to discuss the nomination process.

CARRIED

**ITEM # 6.2
FOREST INDUSTRY
CHALLENGES
PRESENTATION TO
INTERIOR MAYORS ON
JUNE 27, 2019**

The presentation to Interior Mayors on June 27, 2019 regarding forest industry challenges was presented for information.

The Chair provided an overview of the presentation and advised that any questions could be directed to Director Hall.

RES. NO. 454/19 Hall/Krause

THAT the presentation to Interior Mayors on June 27, 2019 regarding forest industry challenges be received.

CARRIED

DIRECTORS' REPORTS

**ITEM # 7.1
GRANT SUPPORT FOR
COMMUNITY ENERGY
ASSOCIATION**

A report from the Vice-Chair regarding grant support for the Community Energy Association (CEA) was presented as an additional item.

The Vice-Chair provided an overview of the report and thanked the General Manager of Legislative and Corporate Services and the Manager of External Relations for compiling the information received on July 16, 2019 into a comprehensive report in time for Board's consideration.

The Vice-Chair further advised that she received an email from the CEA advising that the application to the Northern Development Initiative Trust's Strategic Initiatives Fund will be in the amount of \$255,000 and not \$300,000 as originally communicated.

RES. NO. 455/19 Beckett/Alan

THAT the report and letter dated July 16, 2019 from the Community Energy Association be received.

CARRIED

RES. NO. 456/19 Beckett/McConnachie

THAT the Regional District of Fraser-Fort George provide a letter of support to the Community Energy Association for their application on behalf of the Charge North Project for a grant of \$500,000 from the BC Rural Dividend Fund.

CARRIED

RES. NO. 457/19 Beckett/Frederick

THAT the Regional District of Fraser-Fort George be the lead applicant on the Charge North electric vehicle charging station proposal to the Northern Development Initiative Trust under the Strategic Initiatives Fund for a grant of \$300,000.

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RES. NO. 458/19 Beckett/Torgerson

THAT the amount of the grant application to Northern Development Initiative Trust's Strategic Initiatives Fund be amended from \$300,000 to \$255,000.

CARRIED

A vote was taken on the main motion, as amended, and it was:

CARRIED

**ITEM # 8.1.1
REQUEST FROM THE
CITY OF PRINCE
GEORGE ON
ASSISTANCE TO HAVE
AN INVASIVE PLANT
ADDED TO THE
PROVINCIAL WEED
CONTROL LIST**

A report was presented regarding a request from the City of Prince George on assistance to have an invasive plant added to the Provincial Weed Control List.

RES. NO. 459/19 Hall/McConnachie

THAT the report and letter from the City of Prince George dated July 4, 2019 be received.

CARRIED

RES. NO. 460/19 Sampson/Krause

THAT the Regional District request that the Minister of Forests, Lands, and Natural Resource Operations, and Rural Development add Common Tansy to Part II of Schedule A of Weed Control Regulation 66/85 for the area within the boundaries of the Regional District of Fraser-Fort George.

CARRIED

**ITEM # 8.1.2
FOOTHILLS
BOULEVARD LANDFILL
BIOGAS PURCHASE
AGREEMENT
AUTHORIZATION
BYLAW NO. 3132, 2019**

A report was presented regarding Foothills Boulevard Landfill Biogas Purchase Agreement Authorization Bylaw No. 3132, 2019.

Discussion ensued regarding no responses being received.

RES. NO. 461/19 Alan/Wilson

THAT the report and Determination of Results of Alternate Approval Process be received.

CARRIED

RES. NO. 462/19 Krause/Alan

THAT Foothills Boulevard Landfill Biogas Purchase Agreement Authorization Bylaw No. 3132, 2019 be adopted.

CARRIED

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**ITEM # 8.1.3
LETTER OF SUPPORT
FOR CALEDONIA
NORDIC SKI CLUB**

A report was presented regarding a letter of support for the Caledonia Nordic Ski Club.

RES. NO. 463/19 Beckett/Sampson

THAT the report and letter from the Caledonia Nordic Ski Club dated June 28, 2019 be received.

CARRIED

RES. NO. 464/19 Beckett/Krause

THAT the Regional District of Fraser-Fort George provide a letter of support for the application by the Caledonia Nordic Ski Club for a BC Gaming Capital Grant for phase 2 of the snow making system.

CARRIED

**ITEM # 8.1.4
LETTER OF SUPPORT
FOR BACK COUNTRY
HORSEMEN OF BC -
ROBSON VALLEY
CHAPTER**

A report regarding a letter of support for the Back Country Horsemen of BC - Robson Valley Chapter was presented as an additional item.

Director Alan thanked the Manager of External Relations for compiling the report as a late item and congratulated the Back Country Horsemen of BC - Robson Valley Chapter for all the work they have done.

RES. NO. 465/19 Alan/Frederick

THAT the report and letter from the Back Country Horsemen of BC – Robson Valley dated July 14, 2019 be received.

CARRIED

RES. NO. 466/19 Alan/Frederick

THAT the Regional District of Fraser-Fort George provide a letter of support for the application by the Back Country Horsemen of BC – Robson Valley Chapter for their application to the Rural Dividend Fund for the Bell Mountain multi-use trail network and Rustic Equine Campground Phase 3 project.

CARRIED

**ITEM # 8.2.1
SECURITY ISSUING
BYLAW NO. 3136, 2019**

A report was presented regarding Security Issuing Bylaw No. 3136, 2019.

The Chair advised that he and Director Hall had the opportunity to meet with Municipal Finance Authority (MFA) representatives at the recent UBCM Executive meetings.

Discussion ensued regarding extending an invitation for a MFA representative to attend and provide an information session with the Board, Councils and Chief Administrative Officers of member municipalities.

RES. NO. 467/19 Hall/McConnachie

THAT the report be received.

CARRIED

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RES. NO. 468/19 Sampson/Krause

THAT the City of Prince George Security Issuing Resolutions, passed at the March 25, 2019 and June 10, 2019 Council Meetings, authorizing borrowing of \$630,000 to fund the Nechako Riverside Park Project and \$1,584,026 to fund the Killarney-Sussex-Wildwood Sanitary Sewer Extension Project be received.

CARRIED

RES. NO. 469/19 McConnachie/Torgerson

THAT Security Issuing Bylaw No. 3136, 2019, be now introduced and read a first time.

CARRIED

RES. NO. 470/19 Hall/Alan

THAT the rules be suspended and Bylaw No. 3136 be given second and third readings.

CARRIED

RES. NO. 471/19 Krause/Beckett

THAT Security Issuing Bylaw No. 3136, 2019, be adopted.

CARRIED

RES. NO. 472/19 Hall/Sampson

THAT a representative of the Municipal Finance Authority be invited to attend an information session regarding borrowing opportunities and processes with the Regional District Board and that an invitation be extended to member municipality councils and Chief Administrative Officers.

CARRIED

**ITEM # 8.3.1
FIRE HALL ROOF
REPLACEMENT –
BUCKHORN FIRE HALL**

A report was presented regarding the roof replacement at the Buckhorn Fire Hall.

RES. NO. 473/19 Empey/Dunphy

THAT the report be received.

CARRIED

RES. NO. 474/19 Empey/Dunphy

THAT the capital budget for the Buckhorn Fire Protection Service (Budget 2402) for the roof replacement for the Buckhorn Fire Hall be amended from \$35,000 to \$65,000.

CARRIED

**ITEM # 9.1
ES-16-18 CARETAKER
SERVICES – WEST LAKE
REGIONAL TRANSFER
STATION**

A report was presented regarding extension of Contract ES-16-18 Caretaker Services for the West Lake Regional Transfer Station.

RES. NO. 475/19 Beckett/Atkinson

THAT the report and letter dated July 3, 2019 from Shelton Rafferty be received.

CARRIED

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RES. NO. 476/19 Beckett/Crook

THAT Contract ES-16-18 Caretaker Services for West Lake Regional Transfer Station be approved for a one-year contract extension for the term of September 1, 2019 to August 31, 2020.

CARRIED

**ITEM # 11.1
GRANTS: ELECTORAL
AREA A**

A report was presented regarding grants for Electoral Area A.

RES. NO. 477/19 Wilson/Dunphy

THAT the report, Grant Schedule and grant application form for Electoral Area A be received.

CARRIED

RES. NO. 478/19 Wilson/Frederick

THAT the Grant for Electoral Area A, as listed in the July Grant Schedule, be approved.

CARRIED

**ITEM # 11.2
GRANTS: ELECTORAL
AREA C**

A report was presented grants for Electoral Area C.

RES. NO. 479/19 Beckett/Sampson

THAT the report, Grant Schedule and grant application form for Electoral Area C be received.

CARRIED

RES. NO. 480/19 Beckett/Krause

THAT the Grant for Electoral Area C, as listed in the July Grant Schedule, be approved.

CARRIED

**ITEM # 11.3
GRANTS: ELECTORAL
AREA D**

A report was presented regarding grants for Electoral Area D.

RES. NO. 481/19 Empey/Dunphy

THAT the report, Grant Schedule and grant application forms for Electoral Area D be received.

CARRIED

RES. NO. 482/19 Empey/Dunphy

THAT the Grants for Electoral Area D as listed in the July Grant Schedule be approved.

CARRIED

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ITEM # 11.4
GRANTS: ELECTORAL
AREA F

A report was presented regarding grants for Electoral Area F.

RES. NO. 483/19 Dunphy/Wilson

THAT the report, Grant Schedule and associated grant application form for Electoral Area F be received.

CARRIED

RES. NO. 484/19 Dunphy/Empey

THAT the Grant for Electoral Area F as listed in the July Grant Schedule be approved.

CARRIED

RES. NO. 485/19 Dunphy/Wilson

THAT Paragraph No. 4 of Policy C-7, 'Recreation Grants' be waived for the issuance of the Recreation Grant as listed in the July Grant Schedule for Electoral Area F.

CARRIED

ITEM # 11.5
GRANTS: ELECTORAL
AREA G

A report was presented regarding grants for Electoral Area G.

In response to a query from the Chair, Director Crook advised that the McLeod Lake Indian Band's Annual General Assembly is scheduled for August 8 - 9, 2019 and he will share the invitation.

RES. NO. 486/19 Crook/Atkinson

THAT the report, Grant Schedule and associated grant application form for Electoral Area G be received.

CARRIED

RES. NO. 487/19 Crook/Atkinson

THAT the Grant for Electoral Area G, as listed in the July Grant Schedule, be approved.

CARRIED

RES. NO. 488/19 Crook/Atkinson

THAT Paragraph No. 3 of Policy C-2 "Community Grants-In-Aid" be waived for the issuance of the grant to McLeod Lake Indian Band as listed in the July Grant Schedule for Electoral Area G.

CARRIED

ITEM # 11.6
GRANTS: ELECTORAL
AREA H

A report was presented regarding grants for Electoral Area H.

RES. NO. 489/19 Alan/Frederick

THAT the report, Grant Schedule and grant application forms for Electoral Area H be received.

CARRIED

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RES. NO. 490/19 Alan/Torgerson

THAT the Grants for Electoral Area H, as listed in the July Grant Schedule, be approved with a condition that the grant recipient be required to publicly acknowledge the receipt of grant funds from the Regional District as part of their normal publication process.

CARRIED

CORRESPONDENCE

RES. NO. 491/19 McConnachie/Frederick

THAT the Correspondence Sections, designated as Items No. 13.1.1 to 13.2.2, inclusive, and the Information Section, designated as Item No. 14.1 to 14.3, inclusive, be received.

CARRIED

**ITEM # 13.1.2
LETTER DATED JUNE
27, 2019 FROM THE
MAYOR OF THE TOWN
OF LADYSMITH TO THE
MINISTER OF
EDUCATION
REGARDING
PROVINCIAL SUPPORT
FOR LIBRARIES**

A letter dated June 27, 2019 from the Mayor of the Town of Ladysmith to the Minister of Education regarding Provincial support for libraries was presented.

In response to a query from a Director, the Chair advised that the Regional District has sent a letter in support of the City of Victoria's request for Provincial support for libraries. The Administrator advised that a meeting request has also been submitted to meet with the Minister of Education at the upcoming Union of BC Municipalities Convention.

**ITEM # 13.1.4
LETTER DATED JULY 9,
2019 FROM THE
CARIBOO REGIONAL
DISTRICT REGARDING
SUPPORT FOR UBCM
RESOLUTION FOR
ACCESS TO
PROVINCIAL
EMERGENCY
PREPAREDNESS
FUNDING FOR
INDEPENDENT FIRE
SERVICES**

A letter dated July 9, 2019 from the Chair of the Cariboo Regional District regarding support for UBCM Resolution for access to Provincial Emergency Preparedness funding for independent fire services was presented.

Discussion ensued regarding the number of unincorporated communities within the Regional District with no fire services.

In response to a query from a Director regarding information on potential pitfalls, the General Manager of Community Services advised that there is not enough information at this point but he could obtain additional information and report back to the Board.

NEW BUSINESS

**ITEM # 15.1
ELECTORAL AREA G
UPDATE**

Director Crook advised that the residents of Mackenzie are taking things in stride considering that the curtailment/shut down announcements have been numerous.

**ITEM # 15.2
ELECTRONIC VOTING
AT BOARD MEETINGS**

Director Sampson provided an overview of a news article regarding the recording of electronic votes at the Metro Vancouver Regional District and advised that the City of Prince George also records how Council votes.

In response to a query from a Director, the General Manager of Legislative and Corporate Services advised that:

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- there is currently an ability to carry out electronic voting;
- the process for electronic voting is set out in the Regional Board Procedure Bylaw; and
- the Board has yet to express their wish to implement electronic voting.

Discussion ensued regarding the reporting of voting results providing for additional transparency.

RES. NO. 492/19 Sampson/Hall

THAT Corporate Services Administration provide a report to the Board outlining the process for electronic voting, recording of voting and making public the voting results.

CARRIED

**ITEM # 15.3
BEAUTY AND THE
BEAST**

Director Sampson encouraged everyone to buy tickets for a performance of Beauty and the Beast theatre production at the Prince George Playhouse until July 27, 2019.

**ITEM # 15.4
DISTRICT OF
MACKENZIE UPDATE**

Director Atkinson provided an update on the District of Mackenzie, advising that:

- Mackenzie will be hosting a Northern Interior Forest Region meeting with representatives from government, big industry, contractors, stakeholders and any other interested parties on July 23rd;
- there is a need to draw the attention of Victoria and Ottawa to the forestry crisis; and
- the community of Fort St. James recently declared a state of financial emergency.

**ITEM # 15.5
VISIT TO MACKENZIE**

Director Frederick advised that he visited Mackenzie recently and was very impressed.

**ITEM # 15.6
REGIONAL DISTRICT
PRESENTATION TO
VILLAGE OF MCBRIDE
COUNCIL**

Director Frederick thanked the Chair and Administrator for their presentation to the Village of McBride Council at their July 16, 2019 meeting.

**ITEM # 15.7
MCBRIDE COMMUNITY
BARBEQUE**

Director Frederick encouraged anyone who will be in the area to attend the Community Barbeque in McBride on July 19, 2019 from 4:00 - 6:00 p.m. and meet MLAs, Member of Parliament along with local elected officials.

**ITEM # 15.8
VILLAGE OF
VALEMOUNT
COMMUNITY BARBECUE**

Director Torgerson extended an invitation to attend Valemount's Community Barbecue on July 19, 2019 and noted it is also an opportunity to meet with the Columbia Basin Trust Board as they will be in attendance.

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**ITEM # 15.9
WHISTLE CESSATION
PROCESS**

Director Alan advised that she received a letter from residents in Dome Creek requesting whistle cessation for four railway crossings in their community, noting that the crossings are approximately every 1/2 kilometre and the train whistle blows four times at each crossing.

RES. NO. 493/19 Alan/Beckett

THAT Administration investigate and report back to the Board regarding the federal process for whistle cessation, including the experience of other regional districts.

CARRIED

**ITEM # 15.10
MEETING WITH
CARRIER LUMBER AND
COMMUNITIES**

The Chair commended Director Alan on her participation in a meeting with Carrier Lumber and communities on herbicide spraying.

Discussion ensued regarding:

- the need to look at alternative methods; and
- looking forward to future meetings.

**ITEM # 15.11
FOREST INDUSTRY
CONCERNS**

Director Hall thanked Director Atkinson for advising of the upcoming Northern Interior Forest Region meeting and advised that:

- he has attended recent meetings with the Council of Forest Industries, opposition MLAs and municipal councils to discuss the forest industry;
- this is a regional issue that affects all within the North Central Local Government Association boundaries;
- there was some good news for Fort Nelson as their allowable cut was increased; and
- his office is working on a letter to the federal government and will be reaching out to the Regional District for feedback.

Discussion ensued regarding the letter to the federal government and timeline for it to be sent.

ADJOURNMENT

RES. NO. 494/19 Sampson/Crook

THAT the meeting be adjourned - 3:37 p.m.

CARRIED

"Art Kaehn"

Chair

"Karla Jensen"

General Manager of Legislative and
Corporate Services

GM: _____



REGIONAL DISTRICT of Fraser-Fort George

REPORT FOR CONSIDERATION

Main Office: 155 George Street, Prince George, BC V2L 1P8
 Telephone: (250) 960-4400 / Fax: (250) 563-7520
 Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

TO: Chair and Directors File No.: GRA 1.0

FROM: Renee McCloskey, Manager of External Relations

DATE: September 11, 2019

SUBJECT
 SUMMARY: Item: Regional Grant-in-Aid Application
 Purpose: Consider approving Regional Grant in Aid request

PREVIOUS REPORTS: None

ATTACHMENT(S): 1. Grant Applications – Spinal Cord Injury BC
 2. Policy A-5 – Regional Grants-in-Aid

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report and Regional Grant-in-Aid application from Spinal Cord Injury BC be received.		
2. THAT a Regional Grant-in-Aid of \$3000 be provided to Spinal Cord Injury BC.	All Weighted	Majority

ISSUE(S):

The Regional District of Fraser-Fort George has received one eligible application for Regional Grants-in-Aid during the March 2- September 1 intake.

The eligible application meets the criteria under Policy A-5, and therefore the Board is being asked to consider approving the eligible application.

RELEVANT POLICIES:

- Regional Grants-In-Aid Policy A-5:
 - provides grants for cultural, charitable, sporting, recreational, or service activities benefitting the entire Regional District.

SERVICE RELEVANCE:

N/A

FINANCIAL CONSIDERATION(S):

There is sufficient budget available within the Regional Grants-in-Aid budget to cover these requests.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations.
 - a Regional Grant-in-Aid of \$3000 will be provided to Spinal Cord Injury BC.

Other Options:

- a. Do not approve the Regional Grant-in-Aid application(s)
 - The organization does not receive funding. The organization may not be able to complete its projects, or will have to find other funds to complete their project.

COMMENTS:

Spinal Cord Injury BC is applying for federal funding to advocate, educate and promote sustainable accessibility and universal design practices for communities and tourism organizations. They are applying for a Regional Grant-in-Aid to further their project and leverage potential federal funding dollars.

Further details on this project can be found in the attached application.

Respectfully submitted,



Renee McCloskey
Manager of External Relations

RM:


**REGIONAL DISTRICT
of Fraser-Fort George**
GRANT APPLICATION FORM

NAME OF ORGANIZATION Spinal Cord Injury BC – Access BC		AMOUNT REQUESTED \$3000.00
MAILING ADDRESS 777 Kinsmen Place		
POSTAL CODE V2K 5P1	CONTACT PERSON Nancy Harris	
EMAIL ADDRESS nharris@sci.bc.ca	TELEPHONE NUMBER [REDACTED]	

INFORMATION REGARDING THE APPLICANT ORGANIZATION:

IS YOUR ORGANIZATION REGISTERED AS A NON-PROFIT SOCIETY IN BC?	YES <u> X </u>	NO <u> </u>
--	----------------	----------------

PROVIDE INFORMATION ABOUT YOUR ORGANIZATION, AND THE EVENT OR INITIATIVE YOU ARE PLANNING

Spinal Cord Injury BC (SCI BC) is working and collaborates with communities and tourism associations across Northern BC and all other areas of the province to advocate, educate and promote sustainable accessibility and universal design practices. Education works shops is for sure a first step. If accessibility and why universal design is not understood, it is very hard to embrace what is needed to move forward. There are so many simple low cost things that can be done that will make a huge difference for anyone that has accessibility requirements. (eg: changing door knobs, proper placement of signage or grab bars to list a few)

Spinal Cord Injury BC is putting in a letter of intent for a federal funding opportunity, (letter of intent submission mid September) that if successful will match all contributing funds. To this end we are hoping that the Regional District Fraser Ft George in the North Central Local Government area can support their communities and this application by contributing to the overall total:

PROVIDE DETAILS ABOUT HOW YOUR EVENT OR INITIATIVE WILL BENEFIT RESIDENTS IN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE

- by being able to help us further our work for access and inclusion in the RDFFG and set an example for the other Regional Districts in the province to follow. We are asking for a MINIMUM of financial and/or in-kind support of \$3,000.00, to be used over a three year period in the RDFFG and area to establish and deliver:

- . Universal Design and accessibility education and training for stakeholders
- . Best practice models and evaluation for accessible community and tourism-related practices
- . Regional access and inclusion specialists throughout the NCLGA area
- . Accessible employment and customer service resources
- . Create more partnerships and leverage other funding opportunities to move towards our goal of a fully accessible province, with the related physical psychosocial, health and economic benefits that it would bring.
- . Accessible tourism products/experiences and promotional materials

PROVIDE INFORMATION ABOUT YOUR REVENUE SOURCES
--

Confirmed Project Partners

- | |
|--|
| <ul style="list-style-type: none"> - TVI - KRTA - TOTA - NBCTA - CCTA - NCLGA - Tourism Prince George - Simon Sees - Views for Business - Diversified Travel Penticton - Infinus Technology - Jody Wall - RD EAST KOOTENAY - Go2hr - Columbia Valley CED - TransCanada Corp. |
|--|

To date we have:

Cash	In Kind	Total
------	---------	-------

\$171,500.00	\$250,000.00	Total: \$421,500.00
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COPY OF YOUR ORGANIZATION'S REGISTRATION OR INCOPORATION ATTACHED

<u>YES</u>

NO

COPY OF EVENT OR INITIATIVE BUDGET ATTACHED

<u>YES</u>

NO

COPY OF ORGANIZATION'S LATEST FINANCIAL STATEMENT ATTACHED
--

<u>YES</u>

NO

DETAILS OF YOUR ORGANIZATION'S STRUCTURE (INCLUDING DIRECTORS AND VOLUNTEERS) ATTACHED
--

<u>YES</u>

NO

MOST RECENT ANNUAL REPORT ATTACHED

<u>YES</u>

NO

HOW WILL FUNDING BE UTILIZED?

PROVIDE DETAILS REGARDING HOW THE GRANT WILL BE USED BY YOUR ORGANIZATION

<p>Regional Universal Access Tourism Specialist positions: We are working with our regional tourism association partners to create accessibility specialist positions within each regional association area. These roles will be filled by qualified individuals with disabilities.</p>
--

<p>Leveraging additional opportunities and funding through partnerships: With our tourism association, government, non-profit and private sector partners to develop and deliver (these items have been included in a federal multi-sectoral partnership grant that is currently being developed):</p>

- | |
|---|
| <ul style="list-style-type: none"> ○ Accessible tourism products/experiences and promotional materials ○ Universal Design and accessibility education and training for all stakeholders ○ Best practice models and evaluation for accessible tourism-related practices (eg, with Hotel Association) ○ Accessible employment and customer service resources (eg, with go2HR) |
|---|

<p>Access BC days and related events: Annual events in each region will highlight and celebrate accessible outdoor recreation opportunities, accessible tourism, and accessible communities.</p>

<p>Online information services and resources development for accessible outdoor recreation and tourism: Planning holidays and trips to the outdoors requires detailed accessibility information for people with disabilities and their families. Furthermore, trusted sources of valid information are essential to providing confidence in the information provided. We will work with our partners to increase the amount of accessibility-related information provided through our AccessibleBC.ca website, and provide more topic-specific resources such as those on handcycling, mountain biking, accessible fishing and more. These information resources will complement our toll-free InfoLine (also available via email) and online information services.</p>

BUDGET INFORMATION – ON A SEPARATE ATTACHMENT, PLEASE PROVIDE THE FOLLOWING INFORMATION PERTAINING TO YOUR REQUEST:

- A DETAILED PROJECT BUDGET, INCLUDING COSTS, REVENUES AND FEES CHARGED. WHERE POSSIBLE PLEASE PROVIDE COPIES OF COST ESTIMATES OBTAINED FOR THE ITEM OR ACTIVITY
- We believe a base investment of \$300,000 per year over the next five years will enable us, with our partners, to significantly move accessibility and inclusion of outdoor recreation and tourism opportunities forward in the province, bringing with it a broad spectrum of psychosocial, health and tourism benefits (accessible tourism contributes \$81.7 billion to the global economy).
- DETAILS REGARDING OTHER SOURCES OF FUNDING INCLUDING FINANCIAL CONTRIBUTIONS
 - A LIST OF ALL GRANTS RECEIVED AND/OR APPLIED FOR FROM OTHER GOVERNMENTS OR SERVICE ORGANIZATIONS FOR THIS PROJECT.

SIGNATURE	DATE
<i>Submitted via email</i>	August 29, 2019

Please ensure that you have answered all sections on this form, and have provided all requested information with your application.

SUBMIT TO:

Regional District of Fraser-Fort George
 155 George Street
 Prince George, BC V2L 1P8
 Email district@rdffg.bc.ca
 Attention: Manager of External Relations

Application deadlines are March 1 and September 1.

BUDGET INFORMATION – ON A SEPARATE ATTACHMENT, PLEASE PROVIDE THE FOLLOWING INFORMATION PERTAINING TO YOUR REQUEST:

- A DETAILED PROJECT BUDGET, INCLUDING COSTS, REVENUES AND FEES CHARGED. WHERE POSSIBLE PLEASE PROVIDE COPIES OF COST ESTIMATES OBTAINED FOR THE ITEM OR ACTIVITY

We believe a base investment of \$300,000 per year over the next five years will enable us, with our partners, to significantly move accessibility and inclusion of outdoor recreation and tourism opportunities forward in the province, bringing with it a broad spectrum of psychosocial, health and tourism benefits (accessible tourism contributes \$81.7 billion to the global economy).

- DETAILS REGARDING OTHER SOURCES OF FUNDING INCLUDING FINANCIAL CONTRIBUTIONS
- A LIST OF ALL GRANTS RECEIVED AND/OR APPLIED FOR FROM OTHER GOVERNMENTS OR SERVICE ORGANIZATIONS FOR THIS PROJECT.

Confirmed Project Partners

- TVI	
- KRTA	
- TOTA	
- NBCTA	
- CCTA	

<ul style="list-style-type: none"> - NCLGA - Tourism Prince George - Simon Sees - Views for Business - Diversified - Travel Penticton - Infinus Technology - Jody Wall - RD EAST KOOTENAY - Go2hr - Columbia Valley CED - TransCanada Corp. 	
To date confirmed we have:	
Cash	In Kind Total
\$171,500.00	\$250,000.00 Total: \$421,500.00

We know British Columbia is beautiful.
Together, we are making it accessible.

Spinal Cord Injury BC's Access BC Program Highlights



A summary of how Access BC (a program of Spinal Cord Injury BC) is helping to improve accessible outdoor recreation and tourism opportunities for people with disabilities and their families in BC.



About Spinal Cord Injury BC

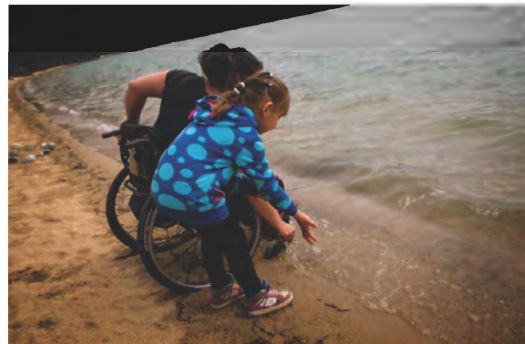
The Spinal Cord Injury Organization of British Columbia (Spinal Cord Injury BC) helps people with spinal cord injuries (and related disabilities) and their families adjust, adapt, and thrive as they deal with a new injury or struggle with the ongoing challenges of living and aging with a physical disability.

Since 1957, [Spinal Cord Injury BC](#) (SCI BC) has been helping to break down barriers to access and inclusion for British Columbians with disabilities and their families. From removing driving speed restrictions for drivers with physical disabilities to making Vancouver's buses accessible, from informing the development of accessible building standards to improving the accessibility of our province's outdoor recreation spaces, Spinal Cord Injury BC has and continues to be a constructive partner in making BC more accessible to and inclusive of all.

Access BC: A Spinal Cord Injury BC program focused on making BC accessible for all

We believe in the principles of Universal Design and the benefits it brings to all citizens. In 2007, SCI BC was a driving force behind the Measuring Up the North project that engaged 41 local governments, disability and seniors' organizations, businesses and citizens in Northern BC in active dialogue, assessment and planning for their communities to develop universally designed and inclusive communities for all residents and visitors. This three-year initiative gave us valuable experience in working with communities and organizations in the region.

In order to maintain the momentum of the Measuring Up the North initiative and share information on progressive accessibility projects, we launched a new Access North program. The success of this program in Northern BC provided the impetus for us to broaden the scope of the program to cover the rest of the province and to rename the program Access BC.



Recognizing that accessible tourism and accessible communities go hand in hand, we have developed key partnerships with regional tourism associations, governments and other public and private sector stakeholders to further our objectives. Going forward, we will look to leverage these partnerships in order to advance opportunities of mutual interest that will build stronger, more inclusive communities that support accessible tourism and sustainable economic development. Working together, we can help make BC the best place for people with disabilities and their families to live, work and be active.

What follows is a list of Access BC program highlights over the past three years.



Access BC Program Highlights: 2016–2019

Improving the accessibility of BC's outdoor recreation spaces

TRAINING | UNIVERSAL DESIGN | ACCESSIBILITY AUDITS

Northern BC outdoor recreation accessibility audits and Universal Design training:

In 2016, through a partnership with the Province of BC's Job Creation Partnership program, we audited the accessibility over 450 parks and other outdoor recreation spaces, and provided recommendations for priority accessibility improvements. We shared this information through a publicly-accessible website so that everyone can see which parks have the amenities they need to make use of our outdoor spaces. We were pleased to work with BC Parks and other stakeholders to create the tablet-based accessibility audit toolkit we used for the audits, and to provide our partners and stakeholders access to the database we created to house the audit data. Further, we have provided Universal Design training for staff from various levels of government across BC to help them better understand why Universal Design is so important and how to implement it in their facilities.



Accessible roadside rest stops:

Working with the Ministry of Transportation and Infrastructure, Access BC performed accessibility audits of all roadside rest stops along 3,200 km of the Great Northern Circle Route.

Universal Design training for Rec Sites and Trails BC:

Building on a longstanding relationship with Rec Sites and Trails BC, our Access BC team provided Universal Design and accessibility training for staff in workshops held in Prince George, Penticton, and Kamloops.

BC Parks unveils its first universally accessible playground:

Working with BC Parks, SCI BC's Access BC team provided input and guidance in the construction of an accessible playground at Purden Lake Provincial Park. Access BC continues to work with BC Parks to help with further accessibility-related improvements to the playground. [Read the media release.](#)

City of Prince George:

SCI BC's Access BC team conducted audits of civic facilities and parks spaces in Prince George, and prioritized recommendations for accessibility improvements to City staff. Consultation with City staff on new projects is ongoing.



Accessibility training and resources for the Okanagan:

In summer 2018, the Access BC team provided training and resources to and with the Thompson Okanagan Tourism Association (TOTA), including product and content development for The Quaaoutlodge Lodge, Tourist Information Centres and wineries in the Okanagan Region.

Bringing accessibility to the Okanagan's Kettle Valley Rail (KVR) Trail:

In May 2018, SCI BC's Access BC team initiated accessibility audits of the KVR Rail Trail. Our work focused on a 40 km section between Little Tunnel and Penticton, including the Kettle River Heritage Museum and Midway Area Trail systems. In addition to cataloguing the accessible opportunities for the trail section, the Access BC team is providing recommendations for short and long-term accessibility improvements. We also supported a TOTA-led federal Enabling Accessibility Grant bid that, if successful, will help fund accessibility improvements for the region.

Championing access and inclusion at the 2019 Para Nordic World Championships:

SCI BC's Access BC team led Universal Design and accessibility education and recommendations for the 2019 Para Nordic World Championship staff, volunteers and hospitality industry in Prince George. This work ensured this world-class event was accessible and inclusive of all.

Supporting new accessibility legislation for Canada and BC:

In partnership with SCI Canada, SCI BC (Chris McBride is the Chair of SCI Canada's Executive Directors Council) has been a lead partner on the Canadian Access and Inclusion Project and member of the SCI Canada-led Federal Accessibility Legislation Alliance, a national alliance of 90 disability sector non-profit organizations that is informing the federal government on the development of Canada's historic new accessibility legislation. Now introduced as Bill C-81, the Federal Accessibility Legislation Alliance is working with government to help strengthen the Bill and move it through to Royal Assent. In BC, SCI BC has recently been invited to participate in the Ministry of Social Development and Poverty Reduction's Roundtable on accessibility legislation for the province.

**Making information resources about accessible outdoor recreation and tourism in BC available to all****AccessibleBC.ca website:**

Locals and tourists with disabilities and their families alike need access to information about accessible outdoor recreation, travel and accommodation options. Questions relating to these topics are consistently amongst the most frequently posed to our toll-free and online InfoLine services. This is why we recently launched [AccessibleBC.ca](https://accessiblebc.ca), a new website that allows people with disabilities and their families to explore and plan



outdoor recreation and other tourism-related adventures in BC. Presently focused on Northern BC, the AccessibleBC.ca website features:

- In-depth accessibility specifications for municipal, provincial and federal parks, recreation sites, and visitors' centres in Northern and North Central BC
- [3-D virtual reality tours](#) of 11 parks allow people to plan and experience an immersive outdoor experience
- Videos highlighting accessible outdoor tourism opportunities in BC for people with disabilities
- Suggested driving routes and maps, accessible tourism tips, and more.

Accessible travel guide, videos, and experiences:

In partnership with YVR Airport, we have recently updated [Your Accessible Travel Guide](#), an invaluable resource designed to help travelers with disabilities get the most out of their travel experience, regardless of their level of mobility.

- The guide is available online and in print.
- The guide is accompanied by a series of [instructional videos](#) that demystify the process of air travel, as well as travel stories told by people with physical disabilities.
- With YVR Airport, we host an annual YVR Peer Experience Day, through which people with disabilities and their families are led through the process of navigating the airport and boarding an airplane.



Tourism video with rec sites and trails:

A short video describing how Spinal Cord Injury BC's Access North initiative is cataloguing and showcasing accessible parks and outdoor recreation opportunities in Northern BC. [Watch here.](#)

Access North (Access BC) promotional video:

Imagine a world where the beauty of nature is accessible for everyone to experience and enjoy. See some of SCI BC's favourite accessible northern locations and begin planning your next outdoor adventure. [Watch here.](#)

Access BC Days:

To celebrate and raise awareness about accessible recreation and tourism opportunities in communities throughout BC, we are working with our regional tourism association partners and other stakeholders to host Access BC Days. The first Access BC Day was held in February 2018 in Prince George. Over one hundred community members, school kids, and representatives of local, provincial, and federal governments came out to celebrate advances in access and inclusion in communities throughout the North.

Partnering with University of Northern BC researchers:

SCI BC is the community partner on a Social Sciences and Humanities Research Council Partnership Engage Grant held by the University of Northern BC's Dr. Mark Groulx. The



objectives of the project, entitled *Advancing accessible and inclusive nature access in British Columbia through interdisciplinary partnerships*, are to (i) evolve and expand SCI BC's current accessibility evaluation protocol through a review of global best practice and (ii) support greater evidence-based decision-making by mobilizing results from accessibility research within relevant policy, planning and management communities in BC. We recently presented and facilitated a workshop of this work at the 2018 BC Protected Area Research Forum. This project is of direct relevance to the current BC Parks Accessibility Audits project, our partners and community stakeholders with learning's being applied to our work. In addition, students working on this project will be given the opportunity to partner with our Peer staff or trained volunteers for the ongoing accessibility audits.

Accessible communities make for accessible tourism opportunities, and accessible tourism makes for stronger communities: Partnering with BC's tourism and hospitality sector

SCI BC has established MOUs with BC's five regional tourism associations, the Tourism Industry Association of BC, the North Central Local Government Association, and other local government and associations:

- Through these MOUs, SCI BC's Access BC team is working with tourism and community partners and stakeholders to establish a coordinated approach to the development of accessible travel and tourism products and services in the associations' regions of BC.
- This work helps to promote the adoption and development of accessible tourism industry practices to stakeholders through audits and assessments of relevant regional sites, products and services. Including, Universal Design and accessibility education and awareness and resource development processes implemented through our partnership. Our Regional Development Liaison is a member of planning and working groups in several areas for the Destination Development Strategy, providing a constant lens for accessibility for this provincial strategy.
- The first MOU was established with the Thompson Okanagan Tourism Association (TOTA) in 2018. Through this relationship, SCI BC supported TOTA's successful bid for the region's Biosphere designation, which includes accessibility as a component of sustainability, and their nomination for the World Travel and Tourism Council's 2018 Tourism for Tomorrow Awards, for which they received the Destination Award.
- This work directly supports the Minister of Tourism, Arts and Culture's *Strategic Framework for Tourism in British Columbia 2019-2021*.

Creation of a Regional Universal Access Tourism Specialist for the Okanagan:

In the summer of 2018, TOTA and SCI BC have extended their MOU to include a new, jointly funded Regional Universal Access Tourism Specialist position, the first of its kind. The role, filled by SCI BC Peer Support Specialist and three-time Paralympic Wheelchair Curling Champion, Sonja Gaudet of Vernon, BC, is centered out of the TOTA office and serves as a dedicated resource for the Thompson Okanagan region that will be responsible for advancing the following:

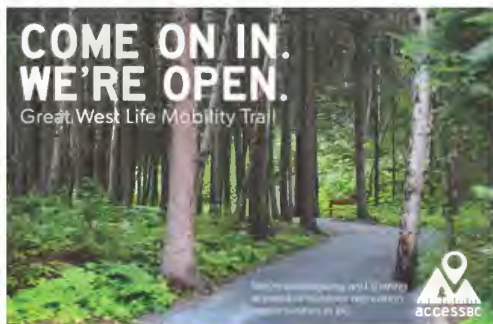


- Building a comprehensive Thompson Okanagan Universal Access Strategy that is in alignment with national, provincial and regional strategic plans and engages the regional Communities, Indigenous Communities, special interest groups and stakeholders
- Planning and activating Universal Access awareness at key events in the Thompson Okanagan Region
- Assisting TOTA and Spinal Cord Injury BC in the acquisition of accessibility content for marketing and social media activities
- Supporting Thompson Okanagan stakeholders in becoming aware of and implementing their own accessibility programs and training in their businesses
- Identifying best practices to bring forward to regional stakeholders for implementation
- Regional coordination focusing on implementation of universal accessibility under the sustainability focus outlined in the Thompson Okanagan Regional Strategy, *"Embracing Our Potential"* and Spinal Cord Injury BC's Access BC program.



Access and inclusion training for BC's tourism and hospitality industry:

SCI BC's Access BC team has established a collaboration with go2HR, through which we provide recommendations, resources and expertise to their SuperHost "Service for All" customer service training program. The training is essential for developing an inclusive environment for customers and employees with disabilities. The course is now available on the go2HR website. Our Regional Development Liaison was also an active mentor of the teams participating in the 2018-19 "Winning Pitch" Competition, a post-secondary case competition where student teams had to develop a new product or service that supports the development of accessible tourism opportunities in their respective regions.



What's next and what's needed to get there

As a provincial, non-profit community service organization that has worked tirelessly over the past six decades to improve access and inclusion for British Columbians with disabilities and their families, Spinal Cord Injury BC is genuinely excited by the province's commitment to increase accessibility and inclusion for all British Columbians. In this context, we are excited and motivated to continue expanding our Access BC initiatives to all regions of the province as we help make BC the best place for people with disabilities and their families to live, work and be active.

To date, we have achieved our impact with minimal support, but further advances will require additional, dedicated funding that will allow us to expand the scope of our impact and leverage the invaluable partnerships we have developed.

We believe a base investment of \$300,000 per year over the next five years will enable us, with our partners, to significantly move accessibility and inclusion of outdoor recreation and tourism opportunities forward in the province, bringing with it a broad spectrum of psychosocial, health and tourism benefits (accessible tourism contributes \$81.7 billion to the global economy). Priority initiatives to be undertaken with this funding include:

Regional Universal Access Tourism Specialist positions: Following the lead of the Thompson Okanagan Tourism Association, we are working with our regional tourism association partners to create accessibility specialist positions within each regional association. These roles will be filled by qualified individuals with disabilities.

Leveraging additional opportunities and funding through partnerships: With our tourism association, government, non-profit and private sector partners to develop and deliver (these items have been included in a federal multi-sectoral partnership grant that is currently being developed):

- Accessible tourism products/experiences and promotional materials
- Universal Design and accessibility education and training for all stakeholders
- Best practice models and evaluation for accessible tourism-related practices (eg, with Hotel Association)
- Accessible employment and customer service resources (eg, with go2HR)
- Will position BC as a global leader in accessible tourism

Access BC days and related events: Annual events in each region will highlight and celebrate accessible outdoor recreation opportunities, accessible tourism, and accessible communities.

Online information services and resources development for accessible outdoor recreation and tourism: Planning holidays and trips to the outdoors requires detailed accessibility information for people with disabilities and their families. Furthermore, trusted sources of valid information are essential to providing confidence in the information provided. We will work with our partners to increase the amount of accessibility-related information provided through our AccessibleBC.ca website, and provide more topic-specific resources such as those on handcycling, adapted mountain biking, accessible fishing and more. These information resources will complement our toll-free InfoLine (also available via email) and online information services.



What some of our partners are saying about our collaborative impact

Thompson Okanagan Tourism Association

In 2010 the Thompson Okanagan Tourism Association (TOTA) completed a 10-year tourism strategy – *Embracing Our Potential*, which outlined key regional development goals. The strategy recognized a local sentiment for a more responsible approach to tourism development and a consumer demand for more universal and sustainable tourism products. With these recommendations in mind TOTA signed a Memorandum of Understanding with Spinal Cord Injury BC (SCIBC) to work jointly on the Access BC initiative supporting universal accessibility products throughout the region and to expand partnerships for further support.

Through this partnership TOTA and SCIBC have jointly funded the position of Accessibility Specialist to help implement Access BC objectives throughout the region and provide support to local businesses. TOTA and Access BC continue to develop opportunities to view and evaluate accessibility through the tourism lens, focussing primarily on:

- Accessibility education and promotional material
- Accessibility training for industry and visitors
- Accessibility reviews for tourism products
- Investments in accessibility infrastructure

This partnership has been fundamentally important for our organization to better understand our role in developing these initiatives and will continue to support regional accessibility education and infrastructure adjustments. To date Access BC has provided professional and in-kind support to move our regional priorities forward. The positive impacts universal accessibility will have on our industry have yet to be fully realized, however through the efforts of Access BC we are continuing to see the positive changes through education and collaboration.

Sincerely
THOMPSON OKANAGAN TOURISM ASSOCIATION

Glen Mandziuk, BA, MEdes, MCIP
President and Chief Executive Officer

Tourism Industry Association of British Columbia

The Tourism Industry Association of British Columbia (TIABC) represents the interests of some 19,000+ tourism businesses with more than 133,000 employees around the province. Our role is to work with government to address issues and pursue opportunities on behalf of businesses, destination marketing organizations, and partners such as Spinal Cord Injury British Columbia (SCIBC).

Last fall, TIABC entered into a partnership with SCIBC, which among other things, establishes a coordinated approach to the development of accessible travel and tourism products and services in BC. Our mutual objectives and actions include the adoption, development and promotion of accessible tourism industry practices to various stakeholders through audits and



assessments of relevant regional sites, products and services, universal design, accessibility education and awareness, as well as resource development processes.

TIABC enthusiastically supports the work that SCIBC does to educate our members and broader stakeholders about accessibility, ultimately with the goal of realizing more inclusive communities for locals to live in, along with benefits to visitors, particularly those with disabilities.

We are excited about the opportunities associated with our partnership and look forward to seeing the results of our collective efforts in the months and years ahead.

Sincerely,

Walt Judas
CEO, TIABC

Tourism Vancouver Island

Tourism is a powerful force for good. It expands world views, positively impacts our lives and connects people together. For these reasons alone, we know that we need to increase our inclusive travel opportunities so that everyone can experience the natural and cultural beauty of Vancouver Island. Our partnership with Spinal Cord Injury BC (SCI BC) is based on a shared commitment to transform the Vancouver Island Region into an accessible and inclusive destination in partnership with our communities, businesses and many other organizations. Together we will support opportunities for industry learning, we will foster the development of inclusive travel experiences and we will promote these experiences to our Region's guests. Accessibility and inclusive travel are key themes in Tourism Vancouver Island's strategic business plan for FY20 and in Tourism Vancouver Island's Destination Development Strategy. We Look forward to advancing these shared priorities with tourism businesses, community tourism organizations, Spinal Cord Injury BC and our partners at the Ministry of Tourism, Arts and Culture.

Anthony Everett
President & CEO
Tourism Vancouver Island

Kootenay Rockies Tourism

Recognizing the importance of offering accessible tourism experiences and opportunities for all, Kootenay Rockies Tourism entered into an MOU with Spinal Cord Injury BC in 2018 with a goal of working together to identify the business opportunities and create the climate and investment opportunity to attract new 'all ages, all abilities' attractions. We would first focus efforts on experiences and attractions that are easily accessible and provide information and create a method to connect opportunities with potential investors.

Within the Destination Development four planning areas in the Kootenay Rockies region 'accessibility for all' was identified as a strategic priority. Physical limitations of people with



mobility challenges and the aging population may require businesses and organizations to address accessibility concerns. It is important to offer a range of product offerings to meet the broad interests, skill level, and physical limitations of all travellers.

The planning areas identified that core visitor attractions should be well maintained and accessible. And that communities and businesses should consider accessibility requirements, and family needs in all infrastructure planning. In tandem, the strategic plans also highlight the opportunity to identify experiences with mobility barriers and develop a plan to address these barriers.

Kathy Cooper
CEO
Kootenay Rockies Tourism

Northern BC Tourism

Northern BC Tourism Impact Statement – Spinal Cord Injury BC April 23, 2019

Northern BC Tourism Association values the ongoing efforts of the Spinal Cord Injury BC program - Access BC (a program of Spinal Cord Injury BC) and the work undertaken to improve and develop accessible outdoor recreation and tourism projects for people with disabilities and their families who visit or live within the Northern BC Tourism Region.

The ongoing community outreach and relationship building by Spinal Cord Injury BC's Measuring Up the North project and Access North Program has contributed to generating awareness about the importance of age-friendly, universally designed and inclusive communities during the Destination BC Destination Development Planning process. As a result, key actions are included in both the 10-year Destination Development Plans for Northwestern BC and Northeastern BC.

The progressive accessibility projects that have been undertaken over the past three years have enhanced opportunities for accessible communities which, ultimately, broadens tourism experiences for all. Projects of note include the accessibility audit of the Northern BC Parks system and other outdoor recreation spaces, development of the tablet-based accessible website, and design training for various levels of BC government staff. Additional work to review roadside rest stops on the Great Northern Circle Route will help with future investments in upgrades and benefit residents and visitors. Additionally, the tourism video created in partnership with BC Rec Sites and Trails sends a strong message about the importance of accessible outdoor recreation. A model for future sports events, is the work undertaken to develop access and inclusion of the Para Nordic World Championships including the legacy component of Prince George training staff, volunteers and the hospitality industry.

We would also like to acknowledge volunteer Nancy Harris's and tireless commitment to build awareness, develop and leverage partnerships, conduct audits, and provide advice to inspire others to support the ongoing work to build more inclusive communities that support accessible tourism and sustainable economic development.



Northern BC Tourism looks forward to continuing our relationship with Spinal Cord Injury BC by supporting the important initiatives that are identified in our Memorandum of Understanding with the organization.

Respectfully submitted
Clint Fraser
CEO
Northern BC Tourism Association



Spinal Cord Injury BC's Access BC Program Highlights 13



Nancy Harris
Spinal Cord Injury BC
777 Kinsmen Place
Prince George BC
V2M 6Y7

Re: Letter of Support
Ministry of Transportation and Infrastructure
Northern Region

We all know British Columbia is beautiful and the provincial highway network is an important piece in linking communities together. The Ministry of Transportation and Infrastructure has 170 rest areas across the province. They are the perfect spot to refresh and recharge before heading out on the highway. The ministry is continually improving on the service rest areas provide, so they are well-designed for everyone to use.

In 2017 Spinal Cord Injury BC partnered with the ministry and performed accessibility audits of all roadside rest stops along 3,200 km of the Great Northern Circle Route that included portions of Highway 16, Highway 37 and Highway 97. A total of 43 sites were reviewed. A summary report with findings and recommendations was created and shared with local ministry staff. The report summarised examples of accessible infrastructure with recommendations on how to improve accessibility at all sites. Spinal Cord Injury BC evaluated items such as: washrooms, stairs, trails, trash and recycling, picnic tables, viewing areas and water supply. Spinal Cord Injury BC also provided training and professional development with some of our operational staff.

While the ministry has been steadily working towards accessibility improvements at our rest areas, the report was a good reminder of how best practises could be incorporated at the various sites and into future designs. The findings and recommendations will be used by ministry staff going forward when we evaluate our rest areas during planning exercises; many have already been implemented. In remote locations across the province, rest areas may be the only accessible washroom available for long distances between communities. Efforts to enhance accessibility and inclusion through positive rest area experiences is essential to enable residents and visitors alike to fully participate in all of the amazing experiences that British Columbia has to offer.

While improving ministry infrastructure is an important step moving forward, training and education are also a big piece of getting better. The ministry is currently examining additional training opportunities for staff relating to Universal Design and Accessibility Education.

Ministry of Transportation
and Infrastructure

Northern Region

Mailing Address
Prince George, BC V2L 3H9
#213-1011 4th Avenue
Telephone: (250) 565-6185
Fax: (250) 565-6165

www.gov.bc.ca/tra



Spinal Cord Injury BC's Access BC Program Highlights 14

- 2 -

The ministry looks forward to continuing our positive relationship with Spinal Cord Injury BC and Access BC by supporting important initiatives, improving accessibility to our infrastructure and educating our organization.



Carl B. Lutz
District Manager, Transportation
Ministry of Transportation and Infrastructure
Northern Region





Recreation Sites
and Trails BC

June 19, 2019

Nancy Harris
Spinal Cord Injury BC
777 Kinsmen Place
Prince George BC
V2M 6Y7

Re: Letter of Support

Dear Nancy Harris;

I am pleased to provide this letter of support for the Spinal Cord Injury BC and your vision of increasing accessibility at Recreation Sites and Trails throughout the Cariboo Chilcotin Natural Resource Region.

Recreation sites and trails provide the public with opportunities to connect with nature and enjoy the outdoors, providing both physical and mental health benefits. At Recreation Sites and Trails BC, we recognize that many of the recreation sites and trails are not easily accessible to those with mobility issues, and we support the efforts that your organization is undertaking to increase awareness, education and opportunities to make these public recreation facilities universally accessible and enjoyable for all members of society.

Several members of our staff have benefited greatly from the training and expertise that you have shared with us over the past couple of years, and this information has been invaluable to guiding the planning and development work that we've undertaken at several recreation sites in the Cariboo region, including the Howard Lake, Greeny Lake, and Dugan Lake recreation sites.

While Recreation Sites and Trails BC have been steadily working towards improving accessibility at our recreation sites and trails throughout the province, it is clear that there is still so much more work that could be done, and I believe that a strong partnership with Spinal Cord Injury BC will help us to fulfil our mutual goals of improving accessibility and getting more people out into nature to enjoy all of the physical, mental, social, spiritual, and cultural benefits that recreation sites and trails can provide.

Page 1 of 2

Ministry of Forests,
Lands, Natural
Resource Operations and
Rural Development

Recreation Sites and Trails BC
100 Mile House and Chilcotin Districts

Address:
200 – 640 Borland St
Williams Lake BC V2G 4T1

Phone: 250-398-4345
Fax: 250-398-4836
Toll Free: 1-877-855-3222
Website: www.sitesandtrailsbc.ca



Spinal Cord Injury BC's Access BC Program Highlights 16

Recreation Sites and Trails BC appreciates the important work that is being done by Spinal Cord Injury BC, including the hands-on training, and education opportunities that have been provided to several of our staff and contractors, and we look forward to continuing our positive relationship with your organization in the future.

Sincerely,



Curtis Ofstie, RFT
District Recreation Officer
100 Mile House & Chilcotin Recreation Districts

Page 2 of 2

Ministry of Forests,
Lands, Natural
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Rural Development

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Toll Free: 1-877-855-3222
Website: www.sitesandtrailsbc.ca





Suite 450 - 505 Burrard Street
P.O. Box 59, Vancouver BC V7X 1M3

go2HR.ca
T: 604 633 9787

June 18, 2019

To Whom It May Concern

RE: Spinal Cord Injury BC

In British Columbia, the tourism industry ranks as one of the largest sectors of the economy, as measured by revenue generation and employment. Annual revenues in 2017 exceeded \$18 billion, with 6.1 million international overnight visitors and in 2018 there were 302,700 tourism-related jobs. Development and expansion of world-class product offerings and sustained, focused marketing efforts are projected to stimulate annual revenue growth levels of 4-6% through to 2028 with employment growing to over 350,000 in the next ten years.

go2HR has developed British Columbia's Tourism Human Resources Strategy to meet industry's vision of "a thriving and skilled workforce that delivers exceptional experiences to our guests". From this perspective, everyone should have the opportunity to enjoy tourism and recreation products and services, and go2HR is pleased to support the Access BC program as a way to improve accessible outdoor recreation and tourism opportunities for people with disabilities and their families in BC.

Spinal Cord Injury BC has been a great partner in helping go2HR develop the content for its SuperHost *Service For All* course, which helps employers and front line employees develop skills to meet the specific needs of a wide range of customers, including those with disabilities. By creating awareness and training staff on the best practices of providing an accessible tourism experience, we can deliver exceptional experiences for ALL guests.



Arlene Keis, CEO
go2HR

The resource for people in Tourism

Spinal Cord Injury BC's Access BC Team Bios

Chris McBride, PhD

Executive Director, Spinal Cord Injury BC

Since 2010, Chris has served as the executive director of Spinal Cord Injury BC, where he brings a passion for making a difference for people with disabilities and their families. He also brings 25 years experience as a researcher and research-community network builder. Chris's past roles include managing director of UBC's ICORD spinal cord injury research centre, managing director of the Rick Hansen Institute, and co-leader of the Michael Smith Foundation for Health Research-funded Disabilities Health Research Network. Presently, he is on the executive of the SSHRC-funded Canadian Disability Participation Project and chairs Spinal Cord Injury Canada's Executive Director's Council.

Pat Harris

Access North Project Manager (Volunteer)

Pat has 35+ years of professional experience working with people with spinal cord injury and other physical disabilities. A Diamond Jubilee Medal recipient, Pat is a recognized leader in wheelchair sports in BC and has traveled extensively to visit outdoor spaces in our province. Pat has done hundreds of presentations to community groups and government on disability and universal design, and a key leader with Measuring Up The North initiative. Pat was also responsible for the development and implementation of Spinal Cord Injury BC's Information Services Program, which includes a toll-free InfoLine service and free, online information database with over 900 resources relating services, programs, and all aspects of living well with a disability in BC. He also led the development of Spinal Cord Injury BC's Access North project, which has subsequently evolved into the Access BC program. The fact that Pat himself has a spinal cord injury provides immediate and impactful context to the work Access BC undertakes. Pat and Nancy Harris were named Prince George's 2018 Citizens of the Year for their tireless efforts toward improving accessibility and inclusion.

Heather Lamb

Information Resources Specialist

Heather is a Registered Social Worker with SCI BC and our Information Resource Specialist. She is highly knowledgeable about services for people with disabilities, including: recreation and leisure activities, transportation, tourism, and universal design. Heather has teaching experience in a variety of settings and a good understanding of the diversity of issues that affect people with disabilities and seniors. Heather has been instrumental working along side G02hr's content development of their inclusive services course. In 2016 Heather was recognized as one of Prince George's Top 40 Under 40 and received the Bridget Moran award for impact in social work. In 2019, she was appointed to the CSA Standards Committee on Accessibility.

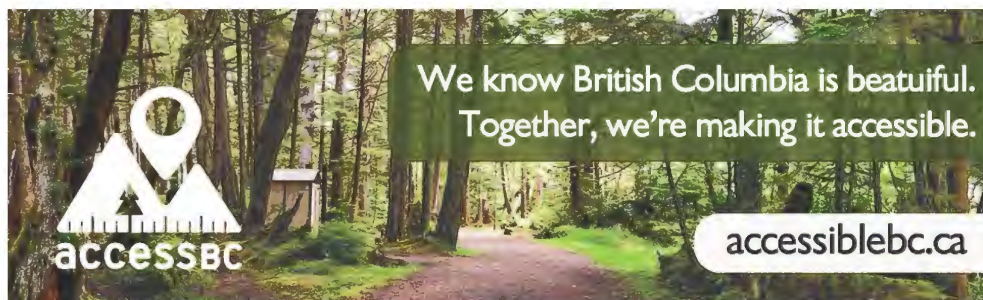
Nancy Harris

Regional Development Liaison

Nancy has 30+ years of experience advocating for increased accessibility for people with disabilities in BC. She sits on a number of provincial and regional committees that work to implement universal design in recreation and leisure, tourism, the built environment and community planning. Nancy has extensive experience consulting on and conducting accessibility audits and universal design concepts, especially for outdoor spaces throughout BC. The work Nancy does to increase awareness of accessibility in outdoor spaces throughout BC is at the heart of our Access BC initiative. Nancy was recently acknowledged by the province through "Putting People First" communications initiative.



Spinal Cord Injury BC's Access BC Program Highlights 19





REGIONAL DISTRICT
of Fraser-Fort George

CORPORATE POLICY

No.: A-5

Date Approved: December 15, 2011

Name: Regional Grants-in-Aid to Organizations

Purpose:	To provide grants for cultural, charitable, sporting, recreational or service activities benefiting the entire Regional District
Authority:	Local Government Act, Section 176 Regional Grants-in-Aid Establishment Bylaw No. 2120, 2003.
Scope:	This policy shall apply to organizations who are seeking financial assistance from the Regional District for special events or initiatives.

Definitions:	"application form"	means	application form attached as Appendix "A" and forming part of this policy
	"member municipalities"	means	the City of Prince George, District of Mackenzie, Village of McBride and Village of Valemount
	"organization"	means	a registered non-profit organization
	"Regional District"	means	Regional District of Fraser-Fort George
	"Strategic Priorities"	means	document that outlines the vision and priorities of the Regional District in a three-year cycle.
	"website"	means	the registered website domain of the Regional District of Fraser-Fort George

Policy: This policy shall apply to all grant requests from organizations serving the Regional District as a whole. Grants to organization which benefit only a portion of the Regional District are considered under Policy C-2, Community Grants-in-Aid.

Applications for grants to organizations for activities benefiting member municipalities only, conducted within municipal boundaries, fall within the jurisdiction of the appropriate municipality and are not considered for grants-in-aid from the Regional District.

Expiry Date:

Review Date:

No.: A-5**Page 2 of 2****Name: Regional Grants-in-Aid****General:**

- The maximum grant amount is set at \$2000 per grant. Requests that exceed that cap, but meet all other requirements may, at the Board's discretion be eligible for higher grants, subject to funding availability.
- Applicant must be an organization as defined by this policy. Preference is given to those events or initiatives that have not received other assistance from member municipalities.
- To be considered for a grant under this policy, applicants must demonstrate:
 - Geographic relevance (activity/event takes place within Regional District boundaries)
 - Benefits of event are significant in at least 2 Electoral Areas and/or member municipalities within the Regional District. Benefits may include volunteer, participant or attendee involvement, accessible activities for community residents, economic development or tourism promotion.
 - Activity or event fills a need in the community
 - Support from other sources other than local, provincial or federal governments
 - Financial need
 - Alignment with at least one of the Regional District's current Strategic Priorities
- Grant funding is not permitted to be applied against the following expenses:
 - Annual operating expenses
 - Remuneration including wages and consulting fees
 - Capital improvements to rented or leased premises
 - Private enterprise
 - Operating or capital deficits
 - Tax payments
- All successful grant recipients must acknowledge the Regional District as a funding partner in any promotional materials about the event or initiative.
- Grant applications will only be considered with a completed application form. Application forms are available on the Regional District website or by contacting the Regional District.
- There are two intakes for grant requests per year. Completed application forms must be submitted to the Manager of External Relations by March 1 or September 1.
- The Manager of External Relations will review all applications to determine eligibility based on the criteria outlined in this policy. Eligible applications will be presented to the Board for their review and consideration each April and October.
- The Manager of External Relations may amend the application form as required.

Expiry Date:**Review Date:**

G:\ADMSTN\RENEE\POLICIES\RGIA Policy revised Dec 2011.doc



REGIONAL DISTRICT
of Fraser-Fort George

Appendix A

GRANT APPLICATION FORM

NAME OF ORGANIZATION		AMOUNT REQUESTED
MAILING ADDRESS		
POSTAL CODE	CONTACT PERSON	
EMAIL ADDRESS	TELEPHONE NUMBER	

INFORMATION REGARDING THE APPLICANT ORGANIZATION:

IS YOUR ORGANIZATION REGISTERED AS A NON-PROFIT SOCIETY IN BC?	YES ____	NO ____
--	----------	---------

PROVIDE INFORMATION ABOUT YOUR ORGANIZATION, AND THE EVENT OR INITIATIVE YOU ARE PLANNING

PROVIDE DETAILS ABOUT HOW YOUR EVENT OR INITIATIVE WILL BENEFIT RESIDENTS IN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE

PROVIDE INFORMATION ABOUT YOUR REVENUE SOURCES

COPY OF YOUR ORGANIZATION'S REGISTRATION OR INCORPORATION ATTACHED	YES	NO
--	-----	----

COPY OF EVENT OR INITIATIVE BUDGET ATTACHED	YES	NO
---	-----	----

COPY OF ORGANIZATION'S LATEST FINANCIAL STATEMENT ATTACHED	YES	NO
--	-----	----

DETAILS OF YOUR ORGANIZATION'S STRUCTURE (INCLUDING DIRECTORS AND VOLUNTEERS) ATTACHED	YES	NO
--	-----	----

MOST RECENT ANNUAL REPORT ATTACHED	YES	NO
------------------------------------	-----	----

HOW WILL FUNDING BE UTILIZED?

PROVIDE DETAILS REGARDING HOW THE GRANT WILL BE USED BY YOUR ORGANIZATION

BUDGET INFORMATION – ON A SEPARATE ATTACHMENT, PLEASE PROVIDE THE FOLLOWING INFORMATION PERTAINING TO YOUR REQUEST:

- A DETAILED PROJECT BUDGET, INCLUDING COSTS, REVENUES AND FEES CHARGED. WHERE POSSIBLE PLEASE PROVIDE COPIES OF COST ESTIMATES OBTAINED FOR THE ITEM OR ACTIVITY
- DETAILS REGARDING OTHER SOURCES OF FUNDING INCLUDING FINANCIAL CONTRIBUTIONS
- A LIST OF ALL GRANTS RECEIVED AND/OR APPLIED FOR FROM OTHER GOVERNMENTS OR SERVICE ORGANIZATIONS FOR THIS PROJECT.

SIGNATURE	DATE
-----------	------

Please ensure that you have answered all sections on this form, and have provided all requested information with your application.

SUBMIT TO:

Regional District of Fraser-Fort George
 155 George Street
 Prince George, BC V2L 1P8
 Email district@rdffg.bc.ca
 Attention: Manager of External Relations

Application deadlines are March 1 and September 1.



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: Asset Management

FROM: Blaine Harasimiuk, Manager of Building Inspection and Sustainability Practices

DATE: September 10, 2019

SUBJECT SUMMARY: Item: Facilities Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls

Purpose: Consider Award of Contract

PREVIOUS REPORTS: Item 5.3, July 2019 (see Agenda for link)

ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received.		
2. THAT the contract for the Request for Proposal DS-19-02 Facilities Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls be awarded to Facility Condition Assessment Portfolio Experts Canada Ltd.	All Weighted	Majority

ISSUE(S):

At the July 18, 2019 regular meeting, Board authorized a competitive bid process for undertaking a Facility Condition Assessments and Asset Life Cycle analyses for the Regional District Fire Halls facility assets.

The Facility Condition Assessment and Life Report No. 2 will provide professional guidance for maintenance and replacement of our assets and to assist staff in preparing annual budgets and fund reserves for protection of Regional District assets.

The Board is being asked to consider award of the contract DS-19-02 Facilities Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls to Facility Condition Assessment Portfolio Experts Canada Ltd.

RELEVANT POLICIES:

1. Strategic Priorities 2016-2019
 - this initiative is consistent with the Operating Principle of excellence and innovation in the delivery of cost effective, equitable, responsive, relevant and sustainable services
2. Procurement of Goods and Services Policy RD-03-09
 - to establish a consistent approach for the procurement of goods and services which ensures best value is obtained when spending public funds
3. Delegation Bylaw No. 3082, 2018
 - the estimated value of the work exceeds the delegated authority provisions, so award requires approval of the Board
 - provides for the delegation of authority to the Chair and Corporate Officer to execute contract as per bylaw.

SERVICE RELEVANCE:

The Regional District of Fraser-Fort George owns, manages and maintains an inventory of facilities which include heritage, public safety, administration, solid waste, community and recreational buildings as well as public water and sewer systems. Maintenance and repair of the existing facilities is important to the Regional District to protect, preserve and extend the life of the asset. This is a corporate wide initiative and is supported in the 2019 Corporate Services Work Plan.

FINANCIAL CONSIDERATION(S):

This project is eligible for full funding under the Gas Tax Community Works fund. A separate Community Works Fund request report is also on the agenda for consideration at the September 2019 Board meeting.

The best value proposal is priced at \$41,525.00 (taxes extra).

OTHER CONSIDERATION(S):

The Federal Gas Tax Agreement includes requirements for local governments to demonstrate strengthened asset management capacity and to report in the future on progress made in improving local government asset management to be eligible for continued funding.

Other activities under way by Regional District Administration includes evaluating the Asset Management Plans and policies of other local governments in BC, reviewing asset management software being implemented by others and attending training and information sessions regarding asset management program development and implementation.

In 2018 the Regional District completed condition assessments on the Canoe Valley Recreation Centre, Robson Valley Recreation Centre, Robson Valley Community Hall and the Exploration Place Museum.

DECISION OPTIONS:

1. Approve recommendations.
 - A contract will be awarded to the recommended proponent.

Other Options:

- a. Do not approve the award to DS-19-02.
 - condition assessments will not be conducted therefore making it difficult to proceed with asset management planning and plan for future major capital repairs

COMMENTS:

In response to the competitive bid call the Regional District received 11 qualified responses. Proposals were evaluated on a number of criteria including qualifications and experience, work plan, quality of proposal, and project budget.

Based on the evaluation, it is recommended that Request for Proposal DS-19-02 Facilities Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls be awarded to Facility Condition Assessment Portfolio Experts Canada Ltd.

Respectfully submitted,

Blaine Harasimiuk

Blaine Harasimiuk
Manager of Building Inspection and Sustainability Practices

BH:lh

BACKGROUNDER

The Regional District issued a Request for Proposals to retain a qualified professional to complete Facility Condition Assessment and Life Cycle Reports for the following facilities:

FACILITY	LOCATION
Bear Lake Volunteer Fire Department / Commission Office	353 Grizzly Ave, Bear Lake
Beaverly Fire Rescue	12615 Highway 16 W, Prince George
Buckhorn Volunteer Fire Department	5645 Buckhorn Lake Rd, Prince George
Ferndale/Tabor Volunteer Fire Department	16315 Giscome Rd, Prince George
McBride District Volunteer Fire Department	875 SW Frontage, McBride
Ness Lake Volunteer Fire Department	9770 Lakeside Dr, Prince George
Pilot Mountain Volunteer Fire Department	9070 Syms Rd, Prince George
Pineview Volunteer Fire Department	8535 Pooley Rd, Prince George
Red Rock/Stoner Volunteer Fire Department	4030 Red Rock E, Prince George
Salmon Valley Volunteer Fire Department	5155 Salmon Valley Rd, Prince George
Shell-Glen Volunteer Fire/Rescue Department	3985 Shelley Rd, Prince George
Valemount and District Volunteer Fire Department	1380 5th Ave, Valemount

These reports will be used to develop future financial and operational plans for the maintenance, upgrade, repair and replacement of building components and to extend the life expectancy of building assets and will also form the foundation for future asset condition assessments.

The RFP was made available on the Regional District's website and the Provincial BCBid® website on July 24, 2019. The deadline to submit proposals was August 21, 2019. Eleven qualified submissions have been received in response to the proposal call. One proposal was received late and was returned to the submitter.

Proposals were evaluated using a predetermined weighting factor. The evaluation criteria for the proposals included consideration for:

- i. Qualifications and Experience in doing similar work
- ii. Proposed work plan
- iii. Solutions presented to achieve project outcomes
- iv. Schedule
- v. Quality of Proposal including format
- vi. Price

Proponents' scoring was as follows:

Proponent	Proposal Price (excluding GST)	Score (maximum 100)
Facility Condition Assessment Portfolio Experts Canada Ltd.	41,525	92
Stantech	70,000	88
AECOM	94,845	82
Morrison Hershfield	77,000	82
Stephenson Engineering	98,580	81
McElhanney	85,000	72
Williams Engineering	93,651	70
Nadine International	48,200	70
Specialized Property Evaluation Control Services (SPECS)	23,220	65
JRS Engineering	53,340	59
RJC Engineers	100,000	51

The best value proposal was submitted by Facility Condition Assessment Portfolio Experts Canada Ltd. The proponent clearly demonstrates the ability to meet the proposal call requirements.



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: Asset Management

FROM: Blaine Harasimiuk, Manager of Building Inspection and Sustainability Practices

DATE: July 9, 2019

SUBJECT: Item: Facilities Condition Assessment and Life Cycle Report No. 2 – Fire Halls
SUMMARY: Purpose: Consider Competitive Bid Process

PREVIOUS REPORTS: None

ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All	Majority
1. THAT the report be received.	1 Director/1 vote	Majority
2. THAT a competitive bid process be entered for completion of Facility Condition Assessment and Life Cycle Report No. 2 – Regional District Fire Halls.	All Weighted	Majority

ISSUE(S):

The Regional District is in the preliminary stages of developing an Asset Management Plan to:

1. Develop and maintain asset inventories of all its infrastructure.
2. Maintain and manage infrastructure assets at defined levels.
3. Establish infrastructure replacement strategies using full life cycle costing principles.
4. Plan financially for the appropriate level of maintenance of assets to deliver service levels and extend the useful life of assets.
5. Plan for and provide stable long term funding to replace and/or renew and/or decommission infrastructure assets.

Currently, Administration is evaluating several Assessment Management Plan strategies to determine what type of strategy may be a best fit for the Regional District. The initial work for developing an Asset Management Plan involves performing Facility Condition Assessments and Asset Life Cycle analyses. The objective of this competitive bid process is to enter an agreement with a qualified professional for a Facility Condition Assessment and Life Cycle Report No. 2 of the 12 Regional District owned Fire Department buildings.

The Board is being asked to consider a competitive bid process for completion of Facility Condition Assessment and Life Cycle Report No. 2 – Fire Halls.

In 2017, the Board approved Facility Condition Assessment and Life Cycle Report No. 1 which included:

1. Exploration Place Museum – Prince George
2. Robson Valley Recreation Centre – McBride
3. Robson Valley Community Centre – McBride
4. Canoe Valley Community Centre – Valemount

RELEVANT POLICIES:

1. Strategic Priorities 2016-2019
 - this initiative is consistent with the Operating Principle of excellence and innovation in the delivery of cost effective, equitable, responsive, relevant and sustainable services
2. Procurement of Goods and Services Policy RD-03-09
 - to establish a consistent approach for the procurement of goods and services which ensures best value is obtained when spending public funds
3. Delegation Bylaw No. 3082, 2018
 - the estimated value of the work exceeds the delegated authority provisions so competitive bid authorization requires approval of the Board

SERVICE RELEVANCE:

The Regional District of Fraser-Fort George owns, manages and maintains an inventory of facilities which include heritage, public safety, administration, solid waste, community and recreational buildings as well as public water and sewer systems. Maintenance and repair of the existing facilities is important to the Regional District to protect, preserve and extend the life of the asset. This is a corporate wide initiative and is supported in the 2019 Corporate Services Work Plan.

FINANCIAL CONSIDERATION(S):

This project is eligible for full funding under the Gas Tax Community Works fund. At this time, a budget estimate for this project for the 12 Regional District Fire Department buildings is \$100,000.

OTHER CONSIDERATION(S):

The Federal Gas Tax Agreement includes requirements for local governments to demonstrate strengthened asset management capacity and to report in the future on progress made in improving local government asset management to be eligible for continued funding.

Other activities under way by Regional District Administration include evaluating the Asset Management Plans and Policies of other local governments in BC, reviewing asset management software being implemented by others and attending training and information sessions regarding asset management program development and implementation.

In 2018 the Regional District completed condition assessments on the Canoe Valley Recreation Centre, Robson Valley Recreation Centre, Robson Valley Community Hall and the Exploration Place Museum.

DECISION OPTIONS:

1. Approve recommendations.
 - commence competitive bid process for implementation of Facilities Condition Assessment and Life Cycle Report No. 2 – Fire Halls

Other Options:

- a. Do not approve competitive bid process.
 - condition assessments will not be conducted therefore making it difficult to proceed with asset management plan and plan for future major capital repairs

COMMENTS:

Costs of maintaining assets over the lifespan requires planning. Should a facility have a complex issue arise, there may not be budgeted funds set aside to deal with the issue. The Facility Condition Assessment and Life Report No. 2 – Fire

Halls will provide professional guidance for maintenance and replacement of our assets and to assist staff in preparing annual budgets and fund reserves for protection of Regional District assets.

The Facility Condition Assessment and Life Cycle Report No. 2 – Fire Halls will provide:

1. Estimated value of all infrastructure and equipment.
2. Current condition of each facility and equipment component.
3. Estimated useful life of the facility & equipment (i.e. year of replacement) and approximate recommended replacement cycle.
4. Estimated annual costs of required servicing, certification, inspection, etc.
5. Estimated major servicing/repair costs and associated timing of each piece of the infrastructure's and equipment's life cycle.

Additional assessments of other facilities will be needed in the future to complete an Asset Management Plan. In taking this step, we are meeting the Gas Tax Funding obligations in advancing towards an Asset Management Plan.

Respectfully submitted,

Blaine Harasimiuk

Blaine Harasimiuk
Manager of Building Inspection and Sustainability Practices

BH:lh



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: CWF 2.0

FROM: Chris Calder, General Manager of Financial Services

DATE: September 9, 2019

SUBJECT Item: Community Works Fund – Facility Condition Assessment and Life Cycle Report No. 2

SUMMARY: Purpose: Consider Approval of Funding

PREVIOUS REPORTS: None

ATTACHMENT(S):

1. Backgrounder
2. Internal Application Community Works Fund
3. Community Works Fund Expenditures Policy RD-08-14

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received.		
2. THAT funding from the Community Works Fund, of up to \$70,000, to complete the Facility Condition Assessment and Life Cycle Report No. 2, be approved.	All Weighted	Majority

ISSUE(S):

In order to move towards the Regional District's plan for a fully integrated Asset Management System, we are performing site assessments of the following sites:

1. Bear Lake Fire Hall / Commission Office
2. Beaverly Fire Hall
3. Buckhorn Fire Hall
4. Ferndale/Tabor Fire Hall
5. McBride District Fire Hall
6. Ness Lake Fire Hall
7. Pilot Mountain Fire Hall
8. Pineview Fire Hall
9. Red Rock/Stoner Fire Hall
10. Salmon Valley Fire Hall
11. Shell-Glen Fire Hall; and
12. Valemount and District Fire Hall.

The information contained in the Facility Condition Assessment and Life Cycle report will assist the Regional District in formulating a plan for current condition, capital replacement, major servicing and repair costs, along with the estimated annual costs of servicing, certification and inspection.

Board is being asked to consider approving funding from the Community Works Fund for up to \$70,000 to be used for the completion of the Facility Condition Assessment and Life Cycle Report No. 2.

RELEVANT POLICIES:

1. Community Works Fund Expenditures Policy RD-08-14
 - defines the process to allocate funding from the Community Works Fund

I:\Report Working\2019\09-September\Finance\CWF Facility Condition Assessment and Life Cycle Report 2.docx

SERVICE RELEVANCE:

Providing funds for asset management assessments, aligns with the Regional District's goal of ensuring planned and funded replacement of aging infrastructure.

FINANCIAL CONSIDERATION(S):

The current uncommitted balance in the Community Works Fund is \$4,139,994.42.

The 2019 operating budget for Sustainability Practices (1403) included a budgeted transfer from the Community Works Fund of up to \$125,000 to fund Facility Condition Assessments.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations:
 - funding will be provided from the Community Works Fund.

Other Options:

- a. defer the request if additional information is required
 - delay in completing the project
- b. deny the request
 - alternate funding would have to be obtained

COMMENTS:

An internal application to request funding for the Facility Condition Assessment and Life Cycle Report No. 2 is attached. From my review of the application, the project appears to meet the eligibility requirements in the Community Works Fund Agreement. This project fits into the category of Asset Management.

Respectfully submitted,

“Chris Calder”

Chris Calder
General Manager of Financial Services

CC:shm

BACKGROUNDER

The original Community Works Fund Agreement was signed in December 2005 and provided for the transfer of federal gas tax funding to local governments in British Columbia. This agreement stipulated that the funds could only be used for capital projects that are owned by the local government and support the outcomes of cleaner air, cleaner water, or reduced greenhouse gas emissions.

In April 2014, the Regional District and the Union of BC Municipalities entered into a new Community Works Agreement. All funds from the 2005 agreement were carried forward to be utilized on the eligible projects as defined in Schedule B of the April 2014 agreement. Eligible projects are capital projects that are owned by the local government and meet one of the eighteen categories which include: public transit, highways, airports, rail, shipping, local roads, broadband connectivity, brownfield redevelopment, drinking water, waste water, solid waste, community energy systems, sport infrastructure, recreational infrastructure, cultural infrastructure, tourism infrastructure, disaster mitigation, and capacity building.

The Regional District has Policy RD-08-14, "Community Works Fund Expenditure", in place that outlines the process for approving the use of Community Works Fund (CWF) funding.

Up to August 30, 2019, the Regional District has received a total of \$8,794,460.06 in CWF funding and approved a total of \$5,662,411.53 to fund fifty-six projects, including:

- sewer system construction and upgrades
- water system upgrades
- Village of McBride Water System upgrade
- the Corporate Climate Change Action Plan
- landfill gas main header extension
- energy efficient upgrades to the Tete Jaune, Robson Valley and Canoe Valley Recreation Centres and the Beaverly, Ness Lake, Red Rock, McBride, Buckhorn, Valemount and Shell-Glen fire halls
- landfill gas well field expansion and hydrogeological survey
- Village of McBride's Phase 2 of its wastewater upgrade project
- Canoe Valley Recreation Centre enhanced condenser
- Canoe Valley Recreation Centre Universal Access Doors
- Robson Valley Exploration & Learning Centre Retrofit
- Mackenzie Community Hall Improvements
- Beaverly Fire Hall Roof Replacement
- 155 George Street Energy Efficiency Upgrades
- Pilot Mountain Volunteer Fire Department Energy Efficient Upgrades
- Sinclair Mills Energy Efficient Upgrade Project
- Bear Lake Volunteer Fire Department and Community Commission Building Energy Efficient Upgrades
- Facility Condition Assessment and Life Cycle Report No. 1
- Bear Lake Drinking Water System Upgrade
- Summit Lake Repairs to Lagoon System to Improve Long-Term Wastewater Structure Reliability and Operation
- City of Prince George Four Seasons Leisure Pool replacement project
- Ferndale/Tabor Volunteer Fire Department Hall Energy Efficient Upgrades
- Robson Valley Exploration and Learning Centre Registered Professional Renovation Requirements
- Mackenzie Regional Transfer Station Scale, Foundation and Accessory Installation; and
- Robson Valley Recreation Centre Energy Efficient Upgrade

The current balance in the CWF reserve fund, including interest earned on the investment of funds, is \$5,393,597.09. Based on this balance and outstanding funding commitments of \$1,253,602.67, the current uncommitted balance of the CWF is \$4,139,994.42.

The Regional District has received \$708,722.42 as a bonus payment, along with a semi-annual allocation of \$346,459.51 in July 2019. The Regional District will receive a further semi-annual allocation of \$346,459.53 in 2019 under the current Gas Tax Agreement and has until December 31, 2024 to spend the funding received on eligible projects.



**REGIONAL DISTRICT
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INTERNAL APPLICATION COMMUNITY WORKS FUND

Project Name: Facility Condition Assessment and Life Cycle Report No. 2 Regional District Fire Halls

Location:

1. Bear Lake Volunteer Fire Department / Commission Office
2. Beaverly Fire Rescue
3. Buckhorn Volunteer Fire Department
4. Ferndale/Tabor Volunteer Fire Department
5. McBride District Volunteer Fire Department
6. Ness Lake Volunteer Fire Department
7. Pilot Mountain Volunteer Fire Department
8. Pineview Volunteer Fire Department
9. Red Rock/Stoner Volunteer Fire Department
10. Salmon Valley Volunteer Fire Department
11. Shell-Glen Volunteer Fire/Rescue Department
12. Valemount and District Volunteer Fire Department

Investment Category: Asset Management

Investment Subcategory: Asset Management Planning

Project Description:

Introduction:

The Regional District is in the preliminary stages of developing an Asset Management Plan to:

1. Develop and maintain asset inventories of all its infrastructure.
2. Maintain and manage infrastructure assets at defined levels.
3. Establish infrastructure replacement strategies using full life cycle costing principles.
4. Plan financially for the appropriate level of maintenance of assets to deliver service levels and extend the useful life of assets.
5. Plan for and provide stable long term funding to replace and/or renew and/or decommission infrastructure assets.

Description:

Currently, Administration is evaluating several Asset Management Plan strategies to determine what type of strategy may be a best fit for the Regional District. The initial work for developing an Asset Management Plan involves performing Facility Condition Assessments and Asset Life Cycle analyses. The objective of this competitive bid process is to enter into an agreement with a qualified professional for a Facility Condition Assessment and Life Cycle Report No. 2 of the 12 Regional District owned Fire Department buildings.

The Regional District of Fraser-Fort George Board is being asked, in a separate Board Report, to consider the approval of contract DS-19-02 Facility Condition Assessment and Life Cycle Report No. 2 Regional District Fire Halls at the September 2019 meeting to assess the infrastructure assets as listed above.

Should the approval of Contract DS-19-02 be denied or deferred, the request for funding from the Community Works Fund will be amended and brought to a future Board meeting for consideration.

Anticipated Outcomes:

Increase the Regional Districts capacity to undertake asset management planning practices.

The Facility Condition Assessment and Life Cycle Report No. 2 Regional District Fire Halls will provide:

1. Estimated value of all infrastructure and equipment.
2. Current condition of each facility and equipment component.
3. Estimated useful life of the facility & equipment (i.e. year of replacement) and approximate recommended replacement cycle.
4. Estimated annual costs of required servicing, certification, inspection, etc.
5. Estimated major servicing/repair costs and associated timing of each piece of the infrastructure's and equipment's life cycle.

Work plan:

The contractor will perform the site assessments in October 2019. The information will be compiled into individual reports for each facility and delivered to the Regional District by January 22, 2020.

Budget:

Staff are recommending that provisions for additional funds be allocated to this project for unknown/unforeseen items as well as any value added services that the Regional District can benefit from.

Staff is Requesting that up to \$70,000 from the Community Works Fund be transferred to the Sustainability Practices operating budget (1403) upon completion of the project.



**REGIONAL DISTRICT
of Fraser-Fort George**

CORPORATE POLICY

No.: RD-08-14

Date Approved: September 18, 2014

Name: Community Works Fund Expenditure Policy

Purpose:	To define a process to allocate the funding received from the Community Works fund, consistent with the terms and conditions of the Community Works Fund Agreement signed with the Union of BC Municipalities.
Authority:	The current Community Works Fund Agreement
Scope:	This policy shall apply to all Community Works Funds.

Definitions: Community Works Fund **means** the funds provided from the Federal gas tax revenues dispersed to local governments in accordance with the terms and conditions set out in the Community Works Fund Agreement

Community Works Fund Agreement **means** the Community Works Fund Agreement in effect at the time this policy is applied.

Policy: To ensure compliance with the Community Works Fund Agreement all projects must be evaluated, approved, and accounted for.

General:

1. Projects or activities must result in tangible capital assets primarily for public use and support outcomes that contribute to the reduction of greenhouse gas emissions, clean air, or clean water.
2. Expenditures proposed for funding from the Community Works Fund may come from staff, Directors, or members of the public to the appropriate General Manager or Manager.
3. Projects that appear eligible will require a detailed project plan and budget with eligible project categories. Community Works Funds can be applied to all of a project or only the portion that meets the requirements.
4. Project eligibility will be determined by the General Manager of Financial Services and the General Manager responsible for the project area.
5. Projects that are deemed to be eligible shall be approved by Board resolution approving the expenditure of monies from the Regional District's Community Works Fund.

**Expiry
Date:**

Review Date:



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REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: 300.2

FROM: Chair, Public Safety and Emergency Management Standing Committee

DATE: September 19, 2019

SUBJECT

Item: Report from the Chair of the Public Safety and Emergency Management Standing Committee

Purpose: Consider Standing Committee Recommendations

ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	ALL 1 Director/1 vote	Majority
THAT the report from the Chair of the Public Safety and Emergency Management Standing Committee be received.		

The Public Safety and Emergency Management Standing Committee has one item of business from the Committee's meeting held on September 19, 2019 that require Board's consideration.

RECOMMENDATIONS FROM COMMITTEE:

1. 9-1-1 Emergency Response – Contract Extension Agreement for Centralized Call-Answer Services

The 9-1-1 Emergency Response Service provides three key public safety functions:

- 9-1-1 Public Safety Answering Point (PSAP) – provided under contract with EComm
- Fire Dispatch – Fire Operations and Communication Centre – under contract with City of Prince George, and
- Fire Department Radio Communication – provided by Regional District Public Safety Operations

Over the past 4 years the Regional District has been reviewing each of these functional elements to improve on the efficiency in the delivery of these services, preparing for the integration of new technology and modernizing equipment.

The current 9-1-1 Call-Answer services contract with EComm will expire in October of 2019. The 9-1-1 Emergency Response Service provides for emergency 9-1-1 call taking services, transfer of emergency calls to the appropriate downstream agency, and coordinated fire dispatch and communications services.

Committee Report Reference: Item No. 5.1	(ALL / WEIGHTED / MAJORITY)
THAT the Contract Extension Agreement negotiated with EComm for the provision of 9-1-1 Call-Answer services for a term of October 7, 2019 to December 31, 2020 be approved.	

Respectfully submitted,

Chair
Public Safety & Emergency Management Standing Committee

MH:ed



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REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Public Safety & Emergency Management Standing Committee File No.: 300.2

FROM: Michael Higgins, General Manager of Community Services

DATE: September 1, 2019

SUBJECT Item: 9-1-1 Emergency Response – Centralized Call-Answer Contract Services
SUMMARY: Purpose: Consider Contract Extension Agreement with EComm

PREVIOUS REPORTS: Item #5.1, May 2019 (see Agenda for link)

ATTACHMENT(S): 1. Proposed Contract Extension Agreement
2. RD-03-09 Purchasing Policy

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
THAT the Committee recommend to Board:		
2. THAT the Contract Extension Agreement negotiated with EComm for the provision of 9-1-1 Call-Answer services for a term of October 7, 2019 to December 31, 2020 be approved.	All 1 Director/1 vote	Majority

ISSUE(S):

The current 9-1-1 Call-Answer services contract with EComm will expire in October of 2019. The 9-1-1 Emergency Response Service provides for emergency 9-1-1 call taking services, transfer of emergency calls to the appropriate downstream agency, and coordinated fire dispatch and communications services.

At the May 2019 the Board, upon the recommendation of the Committee, authorized:

- waiving the requirement for a competitive bid process for provision of 9-1-1 Call-Answer services; and
- negotiation by Community Services Administration of a contract with EComm in Vancouver to continue to provide this 9-1-1 Call-Answer service.

Community Services Administration has concluded negotiations with EComm.

The Committee is being asked to recommend to the Board that the negotiated contract extension with EComm for 9-1-1 Call -Answer service for a term of October 7, 2019 to December 31, 2020 be approved.

RELEVANT POLICIES:

1. Policy RD-03-09: Procurement of Goods and Services
 - to establish a consistent approach for the procurement of goods and services which ensures best value is obtained when spending public funds
2. Delegation Bylaw No. 3082, 2018
 - requires contracts over \$100,000 in value to be considered for approval by the Board

I:\REPORT WORKING\2019\09-SEPTEMBER\COMM SERV\MH-ECOMM CALL ANSWER CONTRACT EXTENSION PSEM COMMITTEE REPORT.DOCX

SERVICE RELEVANCE:

The 9-1-1 Emergency Response Service provides for emergency 9-1-1 call taking services, transfer of emergency calls to the appropriate downstream agency, and coordinated fire dispatch and communication services for eighty fire/rescue agencies. 9-1-1 services support and enhance community and public safety. This service further supports the administration, operation, maintenance, and development of a fire/rescue radio dispatch and communications system for agencies in the Regional District of Fraser-Fort George (RDFFG) and a centralized fire dispatch facility, the Fire Operations Communications Centre (FOCC). The FOCC dispatches and coordinates 80 fire/rescue agencies, one of the largest fire dispatch areas in BC.

FINANCIAL CONSIDERATION(S):

Community Services Administration estimated the 2019 annual cost for Call-Answer services provided by EComm to be \$415,430 in the 2019 9-1-1 Emergency Response Budget, as approved by the Board.

The proposed Contract Extension Agreement will cost:

911 PSAP Levy by Calendar Year				
Time Period	% Increase	Annual Levy by Calendar Yr	Pro-rata # of Months	Levy by Calendar Year
1st Extension Term:				
Oct 7, 2019 - Dec 31, 2019		\$ 414,550	2.80	\$ 96,730
Jan 1, 2020 - Dec 31, 2020	3.0%	\$ 426,990	12.00	\$ 426,990
			Total	\$ 523,720

Sufficient funds have been allocated in the approved budget for the current fiscal period. The 2020 portion of the proposed Contract Extension Agreement will be included in the proposed 9-1-1 Service Budget (2503) for consideration during 2020 budget discussions.

OTHER CONSIDERATION(S):

The 9-1-1 Emergency Response Service enabled 73,201 calls to be made to 9-1-1 and 15,909 calls to be transferred to the FOCC for fire dispatch services across the service area in 2017. This is an increase over 2016 call volumes, which continuously increase year over year. The service has also experienced an increase in extraordinary weather events over the last several years that cause a significant call volume influx for the duration of these events.

DECISION OPTIONS:

1. Approve recommendations.

- recommendation will be made requesting the Board to consider:
 - approval of the Contract Extension Agreement negotiated with EComm for the provision of 9-1-1 Call-Answer services

Other Options:

- a. Do not recommend to the Board that the Contract Extension Agreement for 9-1-1 Call-Answer services be entered into:
 - a competitive bid process will be considered
 - other service delivery options will be investigated for the provision of critical 9-1-1 call answer functions within the FOCC
 - scheduled mission-critical equipment replacements will be delayed

COMMENTS:

Community Services Administration recommends proceeding with recommendation to the Board to enter into the Contract Extension Agreement with EComm for 9-1-1 Call-Answer services, for the term of October 7, 2019 to December 31, 2020.

Respectfully submitted,

Michael A. Higgins

Michael Higgins
General Manager of Community Services

MH:ed

9-1-1 CALL ANSWER CENTRE SERVICE CONTRACT EXTENSION AGREEMENT

THIS AGREEMENT (the “**Extension Agreement**”) is made as of the ____ day of September, 2019

BETWEEN:

REGIONAL DISTRICT OF FRASER-FORT GEORGE

(the “**District**”)

AND:

**E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA
INCORPORATED**

(“**E-Comm**”)

WHEREAS:

- A. The District and E-Comm entered into a 9-1-1 Call Answer Centre Service Contract dated January 20, 2014 as amended by a First Amendment to the 9-1-1 Call answer Centre Service Contract dated October 16, 2014 (the “**Contract**”);
- B. Pursuant to the Contract, the District was granted a right of extension of the Contract upon the same terms and conditions save with respect to the 9-1-1 Call Taking Fee; and
- C. Subsequent to the District’s exercise of its right of extension for a further term of five (5) years in accordance with the original terms and conditions of the Contract, the parties have reached mutual agreement to extend the Contract for a shorter term, as further provided for in this Extension Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises and of the sum of \$1 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

- 1.1 The Contract is extended for the term commencing October 1, 2019 and ending December 31, 2020 (the “**Extension Term**”).
- 1.2 During the Extension Term, the parties will negotiate in good faith the terms of a new 9-1-1 call answer centre service contract (the “**New Contract**”).
- 1.3 If a New Contract is not entered into by the parties prior to the end of the Extension Term, provided the District is not in default of the Contract, the District shall have the option to extend the Extension Term for an additional one (1) year, on the same terms and conditions of the Contract with the exception of the 9-1-1 Call Taking Fee, which shall be negotiated at the time of extension. Does notice need to be given?
- 1.4 The 9-1-1 Call Taking Fee for the Extension Term shall be \$523,720 as set out below:

911 PSAP Levy by Calendar Year				
Time Period	% Increase	Annual Levy by Calendar Yr	Pro-rata # of Months	Levy by Calendar Year
1st Extension Term:				
Oct 7, 2019 - Dec 31, 2019		\$ 414,550	2.80	\$ 96,730
Jan 1, 2020 - Dec 31, 2020	3.0%	\$ 426,990	12.00	\$ 426,990
			Total	\$ 523,720

- 1.5 Section 10.4 Contact Information:

Notices. Any notice required pursuant to this Agreement will be in writing and delivered personally, by courier or sent by registered mail (with proper postage) to the addresses listed hereafter. In the event of a strike or other disruption of postal service, delivery personally or by courier only will be effective,

A. The District

General Manager Community Services
Regional District of Fraser-Fort George
155 George Street
Prince George, B.C. V2L 1P8
Phone: (250) 960-4446
Fax: (250) 562-8676

B. E-Comm

VP of Operations
E-Comm Emergency Communications for
British Columbia Inc.
3301 East Pender Street Vancouver, BC V5K 513
Phone: (604) 215-5006
Fax: (604) 215-4933

or to such other address or contact person as either party may indicate in writing to the other.

- 1.6** The terms of this Extension Agreement are expressly made part of the Contract to the same extent as if incorporated therein, and both E-Comm and the District agree that all agreements, covenants, conditions, and provisos contained in the Contract, except as amended or altered by this Extension Agreement, shall be and remain unaltered and in full force and effect during the Extension Term. E-Comm and the District both acknowledge and agree to perform and observe, respectively, the obligations of E-Comm and the District under the Contract as extended and modified hereby. E-Comm and the District hereby confirm and ratify the Contract as hereby extended and amended.
- 1.7** All terms capitalized herein and not otherwise defined in this Extension Agreement shall have the same meaning as the Contract.
- 1.8** The provisions of this Extension Agreement shall enure to the benefit of and be binding upon the parties' respective successors and permitted assigns.

IN WITNESS WHEREOF this Extension Agreement has been executed and delivered by the parties as of the day and year first above written.

**REGIONAL DISTRICT OF FRASER-FORT
GEORGE**

**E-COMM EMERGENCY COMMUNICATIONS
FOR BRITISH COLUMBIA INCORPORATED**

Per: _____
Name: _____
Title: _____

Per: _____
Name: _____
Title: _____

Per: _____
Name: _____
Title: _____

Per: _____
Name: _____
Title: _____



REGIONAL DISTRICT
of Fraser-Fort George

CORPORATE POLICY

No.: RD-03-09

Date Approved: May 21, 2009

Date Amended: August 16, 2018

Name: Procurement of Goods and Services

Purpose:	To establish a consistent approach for the procurement of goods, services and works which ensures best value is obtained when spending public funds.
Authority:	Section 263 <i>Local Government Act</i>
Scope:	This policy applies to the solicitation and purchase of goods, services and works authorized by the Regional Board, or by an authorized delegate.

Definitions:	“best value”	means	an evaluation of goods, services, and works based on considerations of cost, quality, suitability, warranties, availability, environmental sustainability, social sustainability, vendor performance, and other factors which may be relevant for a specific acquisition.
	“direct relative”	means	a spouse, parent, grandparent, grandchild, brother, sister, son, or daughter.
	“emergency event”	means	an event or situation where a Regional District asset is at imminent risk of failure or has failed resulting in critical service disruption; or an event or situation where the Regional District is exercising its authority and responsibilities under the Provincial <i>Emergency Program Act</i> .
	“pre-qualified vendor”	means	a vendor who has participated in a procurement process that evaluates their suitability to provide goods, services or works for futures activities at established rates.
	“procurement”	means	the process of acquiring goods, services or works from an external source.
	“procurement process”	means	informal and formal procurement practices that include identifying needs, developing specifications and supporting documents, evaluation of submissions, recommendations for award, and supervision of the supply of goods, services or works.
	“public tender”	means	a formal procurement process wherein competitive pricing is obtained from vendors at large through solicitation of sealed bids.

Review Date: As Required

No.: RD-03-09**Page 2 of 8****Name: Procurement of Goods and Services**

“quotation”	means	an informal procurement process whereby a verbal or written commitment by a vendor to provide goods or services for a specified price is obtained.
“request for proposals” or “RFP”	means	a formal procurement process wherein vendors may determine the specific products, services and related commodities to be provided for meeting the Regional District's stated needs, objectives and required deliverables.
“sole sourcing”	means	procurement of goods, services or works from a pre-qualified vendor or from a vendor without a formal competitive bidding, pricing or procurement process.
“vendor”	means	an individual, society or corporation offering to supply goods, services and/or the undertaking of the completion of works.

Policy: The Regional District will employ fair, transparent, equitable and objective methods for procuring goods and services based on best value principles as defined in this Policy.

- General:**
1. Any procurement made on behalf of the Regional District will be in accordance with this Policy and any other Board Policy, Bylaw or Corporate Procedures that pertains to procurement activities.
 2. Procurement Procedures will be consistent with this Policy and applicable Trade Agreements.
 3. No procurement activities shall be authorized or incurred unless Board has provided a funding source in the financial plan or by a Board resolution.
 4. No procurement activities shall be subdivided in a manner designed to avoid this Policy.
 5. Procurement methods and limits shall be in accordance with the following:

Procurement Method	Procurement Value Limit			
	Up to \$5,000	\$5,001 to \$10,000	10,001 to \$25,000	Over \$25,000
Sole Sourcing	√	n/a	n/a	n/a
Verbal Quotations	√	√	n/a	n/a
Written Quotations	√	√	√	n/a
Public Tender	n/a	√	√	√
RFP	n/a	√	√	√

n/a = not allowed

Review Date: August 16, 2018

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No.: RD-03-09**Page 3 of 8****Name: Procurement of Goods and Services**

6. The procurement methods and limits under Paragraph 5 of this Policy may, with the pre-approval of the General Manager of Financial Services, be adjusted or modified to reflect the intent of this Policy for procurement up to \$25,000 in value.
7. Notwithstanding Paragraphs 3 and 6, the procurement methods and limits under Paragraph 5 may be modified, without limit, when responding to an emergency event under the following conditions:
 - a. sufficient funds are available to cover the expenditures either by offsetting operating expenditures or using reserves; or
 - b. the Province has provided a task number and expenses are considered eligible under the *Emergency Program Act*.
8. Notwithstanding Paragraph 6, sole sourcing may be used, in lieu of a process under Paragraph 5, where:
 - a. pre-qualified vendors are supplying goods and services; or
 - b. where there is only one vendor for the goods or services being supplied.
9. Procurement activities shall incorporate Sustainability Principles in the procurement specifications based on environmental, social and financial elements.
 - a. Building construction projects shall include an option for maximizing the use of wood and wood products.
10. The Regional District may deem a vendor ineligible to participate in procurement activities where a vendor:
 - a. has failed to perform under a previous or current contract;
 - b. is involved in legal action with the Regional District; or
 - c. is bankrupt or has commercial integrity issues that, in the opinion of the Regional District, may impact the ability to fulfill procurement obligations.
11. Regional District staff or consultants acting on behalf of the Regional District must not use their role in procurement to incur personal benefits, payment, reward or any other type of inducement from vendors supplying goods, services or works to the Regional District.
12. Regional District staff or consultants involved in a procurement process will ensure, to the best of their abilities, they are free of any Conflict of Interest that could be perceived to improperly influence the outcome of a procurement process.
 - a. Regional District staff or consultants in a conflict situation will not participate in procurement decisions where the procurement involves a direct relative, a person married to a direct relative, or a person sharing the same household as the employee.
 - b. Where Regional District staff or consultants are exposed to an actual, perceived or potential conflict of interest in relation to an actual or proposed procurement process, they must disclose the matter to the General Manager overseeing the service. The General

**Conflict of
Interest:**

Review Date: August 16, 2018

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No.: RD-03-09**Page 4 of 8****Name: Procurement of Goods and Services**

Manager will advise the Chief Administrative Officer and General Manager of Financial Services and if, after review, it is determined that there is a conflict, the individual in conflict must be removed from the procurement process.

- c. Staff and consultants participating in a procurement process will sign a Disclosure Statement in the appropriate form set out in Appendix "A" to this Policy, that they are knowingly free from conflict.
 - d. The Disclosure Statements attached as Appendix "A" may be amended from time to time by the General Manager of Financial Services.
13. Vendors supplying goods or services to the Regional District will ensure, to the best of their abilities, they are free of any Conflicts of Interest.
- a. Vendors that are exposed to an actual, perceived or potential conflict of interest in relation to a procurement process must disclose the matter to the General Manager overseeing the procurement process. The General Manager will advise the Chief Administrative Officer and General Manager of Financial Services and if, after review, it is determined that there is a conflict, the vendor will be excluded from participating in the procurement process.
 - b. Vendors will be required to provide a Disclosure Statement in the form set out in Appendix "B" to this Policy, that they are free from Conflict.
 - c. The Disclosure Statement attached as Appendix "B" may be amended from time to time by the General Manager of Financial Services.
14. Vendors supplying goods and services to the Regional District will not participate in any improper procurement practices that can provide the Vendor with an unfair competitive advantage including obtaining and using insider type information to prepare a solicitation offer or participating in bid rigging.
- a. Vendors that are found to be participating in improper procurement practices after review by the Chief Administrative Officer and General Manager of Financial Services will be excluded from participating in the procurement process.
15. Regional District staff who are aware of unfair procurement practices or situations of Conflict of Interest may disclose such information to the Chief Administrative Officer without fear of retribution.
- a. Where such a situation may include the Chief Administrative Officer being in a conflict the staff member may disclose such information to the Regional District Board Chair and/or Vice-Chair without fear of retribution.
16. Vendors that are dissatisfied with the outcome of a procurement process shall be afforded the ability to meet in person with the Regional District General Manager overseeing the procurement process to discuss their procurement submission and receive information on how their submission was evaluated.

Review Date: August 16, 2018

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17. Any request for documentation pertaining to a procurement process will be responded to in accordance with the *Freedom of Information and Protection of Privacy Act* Chap. 165 RSBC 1996.
18. The Board will be provided with a quarterly report regarding goods, services and works contracts entered into by the Regional District through procurement activities.
19. The Regional Board may exempt any purchase from adherence to this Policy by resolution passed by 2/3 of the votes cast.

Review Date: August 16, 2018

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Name: Procurement of Goods and Services



REGIONAL DISTRICT
of Fraser-Fort George

APPENDIX "A"

PROCUREMENT PROCESS

<enter the proposal name and number>

DISCLOSURE STATEMENT

I, _____, to the best of my ability and knowledge confirm that:
Print Full Name of Staff

- ☐ I am free of any conflict of interest that could be perceived to improperly influence the outcome of this procurement process.
- ☐ No direct relative, person married to a direct relative or a person sharing the same household as me is involved in this procurement process.
- ☐ I have an actual, perceived or potential conflict of interest regarding this procurement process as a result of:

State reason(s) for Conflict:

Signature of Person Making Disclosure

Date Signed

Review Date: August 16, 2018

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Name: Procurement of Goods and Services



REGIONAL DISTRICT
of Fraser-Fort George

APPENDIX "A"

PROCUREMENT PROCESS

<enter the proposal name and number>

DISCLOSURE STATEMENT

Consultant Name: _____

The Consultant, including its officers, employees, and any person or other entity working on behalf of or in conjunction with, the Consultant on this Procurement Process:

- ☐ is free of any conflict of interest that could be perceived to improperly influence the outcome of this procurement process.
- ☐ has no direct relative, person married to a direct relative or a person sharing the same household as me is involved in this procurement process.
- ☐ has an actual, perceived or potential conflict of interest regarding this procurement process as a result of:

State reason(s) for Conflict:

By signing below I certify that all statements made on this form are true and correct to the best of my knowledge.

Print Name of Person Signing Disclosure

Signature of Person Making Disclosure

Date Signed

Review Date: August 16, 2018

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Name: Procurement of Goods and Services

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REGIONAL DISTRICT
of Fraser-Fort George

APPENDIX "B"

PROCUREMENT PROCESS

<enter the proposal name and number>

DISCLOSURE STATEMENT

Vendor Name: _____

The Vendor, including its officers, employees, and any person or other entity working on behalf of or in conjunction with, the Vendor on this Procurement Process:

- ☐ is free of any conflict of interest that could be perceived to improperly influence the outcome of this procurement process.
- ☐ has not, and will not, participate in any improper procurement practices that can provide the Vendor with an unfair competitive advantage including obtaining and using insider type information to prepare a solicitation offer or participating in bid rigging.
- ☐ has an actual, perceived or potential conflict of interest regarding this procurement process as a result of:

State reason(s) for Conflict of Interest:

By signing below I certify that all statements made on this form are true and correct to the best of my knowledge.

Print Name of Person Signing Disclosure

Signature of Person Making Disclosure

Date Signed

Review Date: August 16, 2018

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REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

GM: MAH

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: 111.1

FROM: Melanie Perrin, Manager of Public Safety Operations

DATE: September 3, 2019

SUBJECT Item: Request for Proposal CS-19-07 Consulting Services – Detailed Design for Public Safety
SUMMARY: Operations Building
Purpose: Consider Award of Contract

PREVIOUS REPORTS: Item #8.2.1, January 2019 (see Agenda for link)

ATTACHMENT(S): Backgrounder

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received.		
2. THAT Request for Proposal CS-19-07 Consulting Services – Detailed Design for Public Safety Operations Building for Community Services Administration be awarded to KMBR Architects Planners Inc. in the amount of \$199,970.00 (excluding taxes).	All Weighted	Majority

ISSUE(S):

At its January 2019 meeting, Board approved the FOCC Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy (IUI). Consulting services for the detailed design of the Public Safety Operations Building is a required component of the Alternate Site development plan. The Public Safety Operations Building will house the back-up fire dispatch facility, which is required to enable reliable and robust communications for Prince George Fire Rescue and the Regional District fire rescue agencies.

The competitive bid process is now complete. Five bids were received in response to the call for proposals. Following a thorough review of the bids, Community Services Administration recommends proceeding with awarding the contract for consulting services for the detailed design of the Public Safety Operations Building to KMBR Architects Planners Inc. in the amount of \$199,970.00 (excluding taxes).

The Board is being asked to consider authorizing the award of Contract CS-19-07 Consulting Services – Detailed Design for Public Safety Operations Building for Community Services Administration to KMBR Architects Planners Inc. in the amount of \$199,970.00 (excluding taxes).

RELEVANT POLICIES:

1. Policy RD-03-09: Procurement of Goods and Services
 - to establish a consistent approach for the procurement of goods and services which ensures best value is obtained when spending public funds
2. Community Sustainability
 - safeguard our communities through the provision of emergency management and preparedness
3. Delegation Bylaw No. 3082, 2018
 - requires contracts over \$100,000 in value to be considered for approval by the Board
 - provides for the delegation of authority to the Chair and Corporate Officer to execute contract as per Bylaw

I:\REPORT WORKING\2019\09-SEPTEMBER\COMM SERV\IMP-CS-19-07 OPIE DETAILED DESIGN CONTRACT AWD.DOCX

SERVICE RELEVANCE:

The 9-1-1 Emergency Response Service provides for emergency 9-1-1 call taking services, transfer of emergency calls to the appropriate downstream agency, and coordinated fire dispatch and communication services for eighty fire/rescue agencies. 9-1-1 services support and enhance community and public safety.

FINANCIAL CONSIDERATION(S):

Funds have been included for this project in the Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy.

The Board approved the 2019 9-1-1 Emergency Response Service Budget and 5-Year Plan which supports development of the FOCC Alternate Site.

The competitive bid process has resulted in the cost for consulting services for detailed design of the Public Safety Operations Building to be \$199,970.00 (excluding taxes).

OTHER CONSIDERATION(S):

The FOCC Alternate Site, located at 3790 Opie Crescent, Prince George, has a requirement for a building on site to house the back-up fire dispatch facility to enable reliable and robust communications for Prince George Fire Rescue and the Regional District fire rescue agencies.

Community Service Administration will provide ongoing progress and procurement reporting updates to the Board.

DECISION OPTIONS:

1. Approve recommendations:

- Contract CS-19-07 Consulting Services – Detailed Design for Public Safety Operations Building for Community Services Administration will be awarded to KMBR Architects Planners Inc. in the amount of \$199,970.00 (excluding taxes); and
- Contract CS-19-07 will be finalized and executed.

Other Options:

- a. do not approve the award of CS-19-07
 - the development of the FOCC Alternate Site will be delayed until such time consulting services for detailed design of the Public Safety Operations Building can be secured
 - the ability to provide emergency services communications from the FOCC Alternate Site in a timely manner will be jeopardized

COMMENTS:

The bid received from KMBR Architects Planners Inc. meets the criteria set out in the Request for Proposal. Community Services Administration supports the selection of KMBR Architects Planners Inc. to supply the consulting services for the detailed design of the new Public Safety Operations Building.

It is recommended that Request for Proposal CS-19-07 Consulting Services – Detailed Design for Public Safety Operations Building be awarded to KMBR Architects Planners Inc. in the amount of \$199,970.00 (excluding taxes).

Respectfully submitted,

Melanie Perrin

Melanie Perrin
Manager of Public Safety Operations

MP:ed

BACKGROUNDER

The Regional District issued a Request for Proposal (RFP) for the supply of consulting services for detailed design of the Public Safety Operations Building. The RFP was available on the Regional District and BCBid® websites as of July 5, 2019. Five qualified proposals were received in response to the proposal call. Community Services Administration reviewed and evaluated the proposal submissions. The evaluation criteria for the RFP was as follows:

- | | |
|---|-------------------------|
| a. Relevant Project Experience and References | 25 points |
| b. Project Team | 20 points |
| c. Workplan/Methodology | 25 points |
| d. Price | <u>30 points</u> |
| TOTAL | 100 points |

Results of the evaluation were as follows:

Proponent	Bid Price	Score (Maximum 100)
KMBR Architects Planners Inc.	\$199,970.00	78.9
Chernoff Thompson Architects North	\$169,500.00	76.0
Boni Maddison Architects	\$266,810.00	70.1
Boldwing Continuum Architects Inc.	\$225,410.00	66.6
Architecture 49 Inc.	\$226,920.00	63.4



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
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Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Public Safety & Emergency Management Standing Committee File No.: 111

FROM: Michael A. Higgins, General Manager of Community Services

DATE: January 8, 2019

SUBJECT Item: Fire Operations Coordination Center (FOCC)
SUMMARY: Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy
Purpose: Consider Approval of Infrastructure Upgrade Implementation Strategy

PREVIOUS REPORTS: None

ATTACHMENT(S): Fire Operations Coordination Center (FOCC)
Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received. THAT the Committee recommend to Board:		
2. THAT the Fire Operations Coordination Center (FOCC) Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy be approved.	All 1 Director/1 vote	Majority
3. THAT the Regional District supports the City of Prince George taking the lead on procuring goods and services for the Communication Tower Project at Firehall #1 on behalf of the Regional District in an amount not to exceed \$300,000.	All 1 Director/1 vote	Majority
4. THAT a series of competitive bid processes be entered into, in accordance with Policy RD-03-09 and Delegation Bylaw No. 3032, 2018, that support the FOCC Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy.	All 1 Director/1 vote	Majority

ISSUE(S):

The 9-1-1 Emergency Response Service provides three key public safety functions:

- 9-1-1 Public Safety Answering Point (PSAP) – provided under contract with EComm;
- Fire Dispatch – Fire Operations and Communication Center – under contract with City of Prince George;
- and
- Fire Department Radio Communication – provided by Regional District Public Safety Operations.

Over the past 4 years the Regional District has been reviewing each of these functional elements to improve on the efficiency in the delivery of these services, preparing for the integration of new technology and modernizing equipment. Outcomes to date include improved delivery of 9-1-1 Public Safety Answering Point (PSAP) services and increased robustness of the fire department radio communications system. The final component of work was a review of Fire Dispatch Services in respect of NFPA Standards. That review is now complete and resulted in the development of the FOCC Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy (IUI Strategy).

The strategy identifies opportunities for improvements to the fire dispatch service that will increase operational resiliency and business continuity and position the dispatch service for additional growth. The IUI Strategy provided for the development of the new FOCC Operations sites – primary to be located in the new City of Prince George Fire Hall and development of the back-up at the Regional District Public Safety Operations facility located at 3790 Opie Crescent, Prince George.

Administration will be in attendance to make a presentation regarding the Implementation Strategy.

The Committee is being asked to recommend to the Board that:

- the Fire Operations Coordination Center (FOCC) Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy be approved;
- the Regional District supports the City of Prince George taking the lead on procuring goods and services for the Communication Tower Project at Firehall #1 on behalf of the Regional District in an amount not to exceed \$300,000; and
- a series of competitive bid processes be entered into, in accordance with Policy RD-03-09 and Delegation Bylaw No. 3032, 2018, that support the FOCC Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy.

RELEVANT POLICIES:

1. Strategic Priorities 2016 -2019
 - this initiative is consistent with the Strategic Objective of Community Sustainability with an objective to safeguard our communities through emergency preparedness efforts
 - this initiative is consistent with the Operating Principle of excellence and innovation in the delivery of cost effective, equitable, responsive, relevant, and sustainable services.
2. Procurement of Goods and Services Policy No. RD-03-09:
 - provides for procurement levels and limits
3. Delegation Bylaw No. 3082, 2018
 - sets out the authority delegated to staff by the Board, including authority for contracts.

SERVICE RELEVANCE:

The 9-1-1 Emergency Response Service provides for emergency 9-1-1 call taking services, transfer of emergency calls to the appropriate downstream agency, and coordinated fire dispatch and communication services for eighty fire/rescue agencies. 9-1-1 services support and enhance community and public safety.

The Board's commitment to community sustainability in the Regional District will safeguard communities through the provision of emergency management and preparedness while being a catalyst to opportunities that enhance the economic prosperity of the region. The Board furthers that commitment by preparing for climate change impacts.

Key actions related to these commitments are:

- Understanding how climate change impacts emergency events; and
- Consideration for adaptation and mitigation techniques in facility design.

FINANCIAL CONSIDERATION(S):

There are sufficient funds in the 9-1-1 Emergency Response Service - Operating and Equipment Reserves for planned expenditures in Phases 1 and 4 of the IUI Strategy. Phases 2 and 3 will require a combination of capital borrowing and inclusion of anticipated expenses in the 2019 and 2020 annual operating 9-1-1 Emergency Response Service budgets. Additional operating funds have been considered in the development of the 5-year financial plan for the 9-1-1 Emergency Response Service.

Capital Project	Investment Value
Primary FOCC Equipment	\$1,346,000
Back-Up FOCC Equipment	\$1,436,000
Back-Up FOCC Building and Utilities	\$525,000
Back-Up FOCC – 3790 Opie Crescent	Land owned by RD and zoned for this development
Total Project Investment over 5-Year period	\$3,307,000

Currently, the 9-1-1 Emergency Response Service has operating and equipment reserves totaling \$2,715,000. To ensure the service retains sufficient reserves for operational issues and emergencies, minimum reserves totaling \$950,000 will be maintained. Borrowing of up to \$2,038,000 of the project costs from the MFA will be required to maintain that minimum reserve.

The annual estimate of interest and principal repayments for this level of debt has been included in the 9-1-1 Emergency Response Service budget starting in 2020 (first year of debt repayment).

OTHER CONSIDERATION(S):

Based on the projected amount of borrowing, a term greater than 5 years will likely be necessary to facilitate a manageable repayment structure.

The current fire dispatch infrastructure at the existing Fire Hall #1 is nearing the end of its design life and ready for replacement.

Administration is in discussions with City of Prince George Administration regarding the integration of the new fire dispatch system into the new fire hall. Once space allocation and design confirmation has been received and agreed upon, procurement of assets, telecom and information technologies could begin.

DECISION OPTIONS:

1. Approve recommendations.
 - the Fire Operations Coordination Center (FOCC) Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy will be approved;
 - the Regional District will work with the City of Prince George taking the lead on procuring goods and services for the Communication Tower Project at Firehall #1 on behalf of the Regional District in an amount not to exceed \$300,000; and
 - a series of competitive bid processes will be entered into, in accordance with Policy RD-03-09 and Delegation Bylaw No. 3032, 2018, that support the FOCC Primary and Alternate Site – Infrastructure Upgrade Implementation Strategy.

Other Options:

- a. do not approve Infrastructure Upgrade Implementation Strategy for FOCC, for the acquisition and outfitting of the FOCC at Firehall #1 and Opie Crescent Public Safety Back-Up Facility.
 - the integration of FOCC into the new Firehall #1 will cause significant delays and potential additional costs to the City of Prince George Firehall #1 replacement project
 - scheduled critical equipment lifecycle replacements will be delayed
 - fire dispatch services will deteriorate as it is dependent on specifically designed technology

COMMENTS:

Administration wishes to undertake simultaneous development and procurement requirements for both the new Prince George Firehall #1 and Public Safety Operations Backup Site locations. The concurrent development of the new Prince George Firehall #1 and the Real-Time Backup site have interdependencies and procurement opportunities that will reduce overall cost, create opportunities for resilience and ensure both sites are appropriately designed and resourced to meet current and future public safety requirements.

Community Services Administration recommends approval of the FOCC Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy.

Respectfully submitted,

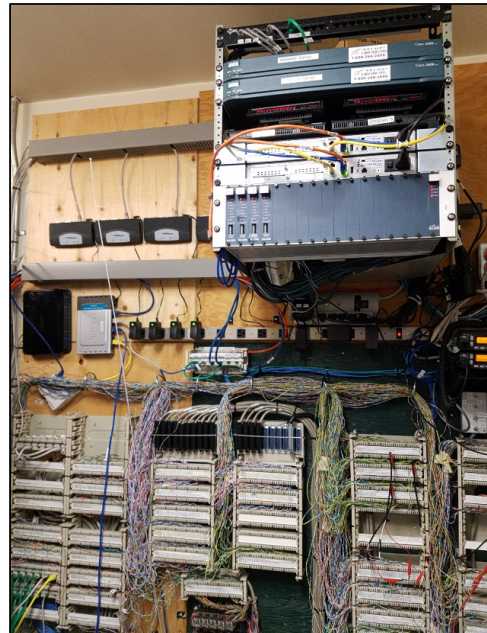
Michael A. Higgins

Michael A. Higgins
General Manager of Community Services
MH:ef



**REGIONAL DISTRICT
of Fraser-Fort George**

**9-1-1 EMERGENCY RESPONSE SERVICE – FIRE OPERATIONS COORDINATION CENTER
PRIMARY AND ALTERNATE SITES – INFRASTRUCTURE UPGRADE IMPLEMENTAION STRATEGY**



Regional District of Fraser-Fort George
155 George Street, Prince George BC V2L 1P8
Telephone 250-960-4400 / Toll Free 1-800-667-1959 / Fax 250-562-8676
<http://www.rdffg.bc.ca>



9-1-1 Emergency Response Service
Fire Operations Coordination Center

Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy

1.0 Introduction

The *9-1-1 Emergency Response Service* provides for emergency 9-1-1 call taking services, transfer of emergency calls to the appropriate downstream agency, and coordinated fire dispatch and communications services. It further supports the administration, operation, maintenance, and development of a fire/rescue radio dispatch and communications system for agencies in the Regional District of Fraser-Fort George (RDFFG) and a centralized fire dispatch facility, the Fire Operations Communications Centre (FOCC), currently located in Prince George Fire Hall #1.

These services are fulfilled by the following three key public safety functions:

- 9-1-1 Call/Answer – provided under contract with EComm in Vancouver;
- Fire Dispatch via FOCC – provided under contract with the City of Prince George; and
- Fire Department Radio Communication – provided by RDFFG's Public Safety Operations.

9-1-1 services are provided to over 210,000 residents within the:

- Regional District of Fraser-Fort George (RDFFG);
- Cariboo Regional District (CRD);
- Regional District of Kitimat-Stikine (RDKS); and
- Regional District of Bulkley-Nechako (RDBN).

The FOCC dispatches and coordinates 80 fire/rescue agencies, one of the largest fire dispatch areas in BC.

As of May 1, 2018, the RDFFG expanded fire dispatch service delivery to four departments within the Regional District of Central Kootenay (RDCK) (Figure 1).

In mid-2019 expansion of 9-1-1 service and fire dispatch service are anticipated to 'go-live' in Regional District of Kitimat-Stikine's Electoral Area A including the Nisga'a Lisims Government.

The 9-1-1 Emergency Response Service enabled 73,201 calls to be made to 9-1-1 and 15,909 calls to be transferred to the FOCC for fire dispatch services across the service area in 2017. This is an increase over 2016 call volumes, which continuously increase year over year. The service has also experienced an increase in extraordinary weather events over the last several years that cause a significant call volume influx for the duration of the event.

In the past four years the RDFFG has enhanced the 9-1-1 Emergency Response Service through improvements to the 9-1-1 Call Answer service and Fire Department Radio Communication system. Most recently an operational review of Fire Dispatch services with respect to National Fire Protection Association (NFPA) Standards was performed to identify areas for improvement and an infrastructure upgrade implementation strategy has been prepared to align with the relocation of the FOCC operations to the new City of Prince George Firehall #1.



9-1-1 Emergency Response Service
Fire Operations Coordination Center
Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy



Figure 1 – Current 9-1-1 and fire dispatch service delivery area.



1.1 Issue

A report by the Canadian NG9-1-1 Coalition ¹ in March 2018 states that Canadian 9-1-1 services have not kept pace with rapid developments in technology and wireless communications. Public Safety Answering Points (PSAPs), such as the FOCC, will need to aggressively update infrastructure and operational procedures to capitalize on new capabilities and meet the evolving expectations of citizens and responders.

Next Generation 9-1-1 (NG9-1-1) is the next step in the modernization of 9-1-1. It is an IP-based network that will increase the resiliency of the 9-1-1 system and allow for the transmission of modern data types to 9-1-1, in addition to traditional voice calls, starting with Real-Time Text (RTT) with the future potential to send photos, video, and additional data types.

NG9-1-1 is not an endpoint, but a continual program of enhancements. A PSAP's transition to NG9-1-1 will involve changes and upgrades to technology infrastructure, software, staff training and management processes to allow connection to the new Emergency Services Internet Protocol (IP) Network (ESInet) that is expected to be available to PSAPs at the end of 2020. The Canadian Radio-television and Telecommunications Commission (CRTC) has set an aggressive timeline, expecting all PSAPs will be transitioned and connected to the ESInet by 2023.

The Fire Dispatch services review identified the need for operational changes to meet public safety industry standards and implement forthcoming critical changes to 9-1-1. The current FOCC configuration has insufficient operational resiliency for additional growth and lacks business continuity measures proportionate to its mission critical public safety functions.

As the FOCC is a tenant of PG Hall #1, the decision to replace Hall #1 will see the relocation of the FOCC to the new worksite which presents an opportunity to address shortcomings in the 9-1-1 system and enhance service.

1.2 Intent

This Implementation Strategy will address the primary areas of assessment requiring support:

- FOCC worksite relocation to City of Prince George new Fire Hall #1;
- Develop FOCC Real Time Backup Facility at RDFFG Public Safety Operations site (Opie Crescent);
- Enhanced emergency operations contingency planning; and
- Improved business quality assurance and improvement requirements based on NFPA Standards and accepted industry best-practices.

1.3 Strategic Orientation

The "2016-2019 Strategic Priorities" report sets out the vision and priorities of the RDFFG Board of Directors. It provides the overall direction for the RDFFG and shapes the organization's approach to planning, projects and service provision.

A key component we value is the operating principal of excellence and innovation in the delivery of cost effective, equitable, responsive, relevant, and sustainable services. A cornerstone for the RDFFG is to be the steward of the current and future economic, social and environmental well-being of our communities.

¹ NG9-1-1 Transition Roadmap for Canadian PSAPs March 2018



9-1-1 Emergency Response Service
Fire Operations Coordination Center

Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy

The Board's commitment to community sustainability in the RDFFG will safeguard communities through the provision of emergency management and preparedness while being a catalyst to opportunities that enhance the economic prosperity of the region.

Key actions related to this commitment are:

- Understanding how climate change impacts emergency events; and
- Consideration for adaptation and mitigation techniques in facility design.

1.4 Scope

9-1-1 services are an integral part of the public safety lifeline network in BC. These interdependent telecommunications systems provide the connections between people and emergency help - when they need it most.

Call answer, first responder dispatch and incident communications are time-sensitive and often life-critical. A failure or delay at any point in the 9-1-1 public safety lifeline network can potentially impact:

- Responder safety;
- Saving lives;
- Reducing suffering; and
- Attempts to reduce damage to property.

Our citizens expect that 9-1-1 services are operated in a predictable manner, to ensure that a call placed for help, is a call answered and responded to efficiently.

The 9-1-1 system must be:

- Built and operated to recognized standards;
- Adequately housed and backed-up;
- Staffed with properly trained telecommunicators;
- Able to handle high call volumes during potential and extraordinary events;
- Supported by technological and information systems; and
- Provided with processes to enhance quality assurance/quality improvement and business continuity.

2.0 Implementation Strategy - Lines of Effort

The recommended approach is to undertake simultaneous development and procurement requirements for both the new PG Fire Hall #1 and FOCC Real Time Backup Facility. The concurrent development of these two new facilities have interdependencies and procurement opportunities that will:

- Reduce overall cost;
- Create opportunities for resilience; and
- Ensure both sites are interoperable in design and resourced to meet current and future public safety requirements.

Development of the new Hall #1 and Backup Facility will continue to support current and future 9-1-1 service delivery of critical life-safety response. These new sites will provide seamless 9-1-1 Call/Answer and Fire Dispatch services into the future, leveraging the opportunity that has been created by the City of Prince George's development project to build a new Hall #1. Making these changes now rather than replicating current issues is practical, cost effective, and operationally possible.



9-1-1 Emergency Response Service
Fire Operations Coordination Center

Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy

As part of strategic planning, recommendations will be sought from a business continuity qualified professional on:

- The enhancement of operational contingency plans;
- Improving capacity to deal with potential climate change issues resulting in high call volume events;
- Current information technology requirements for Next Generation 9-1-1;
- The implementation of the Public Safety Broadband Network; and
- Corporate Information Technology systems resiliency.

The Implementation Strategy, identifies the FOCC relocation (new Hall #1), systems redesign, and replacement of the existing back-up facilities as operational constraints to service delivery and future growth until upgrades have been completed.

The table below summarizes planned projects and timelines over the next 5 years:

	Target Completion	Item	Actions
PHASE 1: PLANNING	2018-2019	Project management and technical consulting support	Procurement of project management and technical consulting support for: <ul style="list-style-type: none"> • Design • Engineering • Development • Construction • Connectivity • Business Continuity
PHASE 2: PROCUREMENT & CONSTRUCTION	2019-2020	Development of FOCC primary worksite in new PG Hall #1	Development of an integrated FOCC primary worksite as part of the City of PG construction project for the new Fire Hall #1 build. <ul style="list-style-type: none"> • Worksite setup • Testing and retesting of equipment and software
		Development of Real-Time Backup dispatch facility	Development and construction of a purpose-built real time FOCC backup facility at Opie site.
		Next Generation 9-1-1	FOCC to meet NENA i3' standards for Next Generation 9-1-1
PHASE 3: TRANSITION	2021	Computer Aided Dispatch (CAD) Software Replacement	Replacement of CAD Software to meet FOCC needs and become NG9-1-1 compliant.
		Relocation of FOCC primary worksite to new PG Hall #1	FOCC final transition from current location to new primary PG Hall #1 worksite
PHASE 4: STRATEGIC PLANNING & SERVICE MAINTENANCE	2022	Strategic Planning and Staffing	Strategic planning to include: <ul style="list-style-type: none"> • Asset management life-cycle replacement forecasting • Sustainable operational/equipment reserves • Continuous improvement in service delivery options
		Quality Assurance/Quality Improvement Program	Implementation of a quality assurance/quality improvement program to monitor and maintain service level and inform telecommunicator training needs.

*Nena i3 – National Emergency Number Association



9-1-1 Emergency Response Service
Fire Operations Coordination Center

Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy

3.0 Financial Implications

The following table provides initial cost and schedule estimates for the FOCC relocation to new Hall #1 and new Backup Facility requirements to continue meeting or updating to NFPA 1221 standards for emergency services communication systems:

Project	Investment Required
Primary FOCC Facility – New City of Prince George Hall #1	\$1,346,000
Backup FOCC Facility – Opie Crescent – Public Safety Site	\$1,436,000
Backup FOCC Facility – Opie Crescent – Building and Utilities	\$525,000
Backup FOCC Facility – Opie Crescent – Land	Currently owned by RD and zoned for this development
Total Project Investment over 5-Year Period	\$3,307,000

The Contract Administration Committee, a committee of Administrative staff from the City of Prince George and the Regional District, identified in the 2018-2022 *Centralized Fire Dispatch Service Agreement* with the City of Prince George, will be consulted on items that require changes to the current contract or future negotiations.

City of Prince George Administration is working with their architect to confirm the concept and design of the new Hall #1. The space allocation identifies the current and future needs associated with the long-term operation of the FOCC. Once space allocation and design confirmation have been received and agreed upon, procurement of assets, telecom and information technologies will begin.

RDFFG Administration will be seeking Board approval for expenditures associated with this plan to address development of the primary site and backup facility, as part of the 2019 9-1-1 Emergency Response Service budget approval process.



3.1 Financial Recommendation

There are sufficient funds in the 9-1-1 Emergency Response Service - Operating and Equipment Reserves for planned expenditures in Phases 1 and 4. Phases 2 and 3 will require a combination of capital borrowing and inclusion of anticipated expenses in the 2019 and 2020 annual operating 9-1-1 Emergency Response Service budgets. Additional operating funds have been considered in the development of the 5-year financial plan for the 9-1-1 Emergency Response Service.

	<u>Target Completion</u>	<u>Item</u>
PHASE 1: PLANNING	2018-2019	Project management and technical consulting support
PHASE 2: PROCUREMENT & CONSTRUCTION	2019-2020	Development of FOCC primary worksite in new PG Hall #1
		Development of Real-Time Backup dispatch facility
		Next Generation 9-1-1
PHASE 3: TRANSITION	2021	Computer Aided Dispatch (CAD) Software Replacement
		Relocation of FOCC primary worksite to new PG Hall #1
PHASE 4: STRATEGIC PLANNING & SERVICE MAINTENANCE	2022	Strategic Planning and Staffing
		Quality Assurance/Quality Improvement Program

The option of Municipal Finance Authority (MFA) borrowing versus funding of capital investments from reserves, is being considered to avoid the depletion of operating and equipment reserves. Several borrowing term options for MFA debt are available; however, a borrowing term extending beyond 5 years requires elector assent.

Currently, the 9-1-1 Emergency Response Service has operating and equipment reserves totaling \$2,715,000. To ensure the service retains sufficient reserves for operational issues and emergencies, minimum reserves totaling \$950,000 will be maintained. Borrowing of up to \$2,038,000 of the project costs from the MFA will be required to maintain that minimum reserve.



9-1-1 Emergency Response Service
Fire Operations Coordination Center

Primary and Alternate Sites – Infrastructure Upgrade Implementation Strategy

Since the project is at an early stage and due to the nature of the current project cost estimates, a contingency amount has been included to reflect the potential increases in construction and equipment costs that could be incurred on this project.

As a result, the proposed funding of the project costs identified above is as follows:

Funding Source	Investment Value
Total Project Investment over 5-year period	\$3,307,000
Less: Total Operating and Equipment Reserve funds available	(\$2,715,000)
Add: Minimum reserve level to be maintained	\$950,000
Add: Contingency for project costs (15% of total project costs)	\$496,000
Amount of Project Costs to be funded by MFA debt	\$2,038,000

With the maintenance of the minimum operating and equipment reserves, \$2,038,000 of the project costs will be required to be borrowed from MFA. The annual estimate of interest and principal repayments for this level of debt has been included in the 9-1-1 Emergency Response Service budget starting in 2020 (first year of debt repayment).

There are many options regarding the term of the MFA debt; however, if the borrowing term is to be extended beyond 5 years, elector approval would be required prior to borrowing. Based on the projected amount of borrowing, a term greater than 5 years will likely be necessary to facilitate a manageable repayment structure. The recommended method of seeking elector approval is the alternative approval process based on the costs and resources required to undertake an elector assent (referendum) process.

Reserve Fund Contingency Planning	Balance	Less: Min Reserve	Reserve Funds Available to Project
9-1-1 Operating Reserve	\$175,000	(\$175,000)	0
FOCC Equipment Reserve	\$740,000	(\$300,000)	\$440,000
9-1-1 Equipment Reserve	\$1,800,000	(\$475,000)	\$1,325,000
Total	\$2,715,000	(\$950,000)	\$1,765,000

The following table provides a forecast of requisition change over the next five years with the implementation of the strategy:

	2018	2019	2020	2021	2022	2023
Increase over 2018		-\$0.21	\$0.38	\$0.88	\$1.26	\$1.53
Total Requisition Rate (per \$100,000 on residential rate)	\$11.98	\$11.77	\$12.36	\$12.86	\$13.24	\$13.51



4.0 Conclusion

The RDFFG's 9-1-1 Emergency Response Service supports the operation, maintenance and development of the 9-1-1 Call/Answer service, Fire Dispatch service, and Fire Department Radio Communication system. The Regional District is committed to the continued delivery of these services and this Infrastructure Upgrade Implementation Strategy sets out the major projects and investments required in these areas over the next 5 years to keep up with evolutions in the 9-1-1 industry. These upgrades will ensure long term resiliency and reliability of these critical public safety functions, continue to meet citizen's expectations, and strategically position the Regional District as a desirable agency for the delivery of 9-1-1 emergency response services.

Capital estimates will be refined as part of a detailed financial plan development process, once project management, technical, design and engineering support are assembled as part of a project management team. RDFFG Administration will provide ongoing progress and procurement updates to the Public Safety and emergency Management Standing Committee.

5.0 Recommendations

The following recommendations are provided to support the Implementation Strategy:

1. The Regional District will continue to provide 9-1-1 emergency communication services using National Fire Protection Association (NFPA) Standard 1221 to that meet or exceed industry standards.
2. The 9-1-1 Emergency Response Service will maintain a minimum reserve fund of \$950,000 to allow for funding of unforeseen operating costs and allow for system emergency repairs.
3. Borrowing through the Municipal Finance Authority will be used as a source of funding for capital expenditures.
4. Where borrowing is required beyond a 5-year period, the alternative approval process will be considered to seek elector assent.
5. The Regional District supports the City of Prince George taking the lead on procuring goods and services on behalf of the Regional District for projects specific to the Firehall #1 FOCC project where procurement efficiencies can be realized.
6. The Regional District commits to ensuring the 9-1-1 Emergency Response Service allows for growth potential and operational resiliency of call-answer, dispatch and radio communication public safety services.



REGIONAL DISTRICT of Fraser-Fort George

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GM: MAH

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: VAL 1.2

FROM: Melanie Perrin, Manager of Public Safety Operations

DATE: September 4, 2019

SUBJECT SUMMARY: Item: Valemount and District Fire Department Establishment Bylaw No. 1233, Amendment
Bylaw No. 3139, 2019
Purpose: Consider Increase of Fire Chief and Assistant Fire Chief Honorariums

PREVIOUS REPORTS: None

ATTACHMENT(S): 1. Consolidated Bylaw No. 1233
2. Draft Bylaw No. 3139

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
2. THAT Valemount Fire Department Establishment Bylaw No. 1233, Amendment Bylaw No. 3139, 2019 be now introduced and read a first time.	All 1 Director/1 vote	Majority
3. THAT the rules be suspended, and Bylaw No. 3139 be given second and third readings.	All 1 Director/1 vote	Majority
4. THAT Valemount and District Fire Department Establishment Bylaw No. 1233 Amendment Bylaw No. 3139, 2019 be adopted.	All 1 Director/1 vote	2/3 Majority

ISSUE(S):

The Valemount and District Volunteer Fire Department is requesting an amendment to the Valemount and District Fire Department Establishment Bylaw No. 1233 for the purpose of increasing honorariums for the Fire Chief and Assistant Fire Chief positions. The Valemount and District Fire and Rescue Community Consultation Committee supported these increases as part of the 2019 budget considerations.

The Board is being asked to consider:

- first three readings of an amendment to the establishment bylaw
- adoption of the amendment to the establishment bylaw

RELEVANT POLICIES:

Valemount and District Fire Department Establishment Bylaw No. 1233, 1990

- a bylaw to establish, regulate and define the responsibilities of the Valemount and District Volunteer Fire Department

SERVICE RELEVANCE:

The Valemount and District Fire Protection Service was established in 1983 and provides fire protection to the residents in the Village of Valemount and a portion of Electoral Area H.

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FINANCIAL CONSIDERATION(S):

During the 2019 budget preparation process, the Valemount and District Fire and Rescue Community Consultation Committee considered and supported the fire department's request to amend the honorariums as follows:

- increase the current honorarium positions of:
 - Fire Chief from \$500 per month to \$700 per month
 - Assistant Fire Chief from \$400 per month to \$600 per month

These changes were included in the Valemount and District Fire Protection Service's 2019 operating budget which was adopted by the Board in March as part of the 2019-2023 Financial Plan.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations:
 - increases to the Fire Chief and Assistant Fire Chief honorarium positions will proceed

Other Options:

- a. do not approve recommendations:
 - increases to the Fire Chief and Assistant Fire Chief honorarium positions will not proceed
- b. postpone decision if additional information is required.

COMMENTS:

If Board supports the recommendation, the increase to the Fire Chief and Assistant Fire Chief honorariums will proceed becoming effective upon adoption of Bylaw No. 3139.

Respectfully submitted,

Melanie Perrin

Melanie Perrin
Manager of Public Safety Operations

MP:ed



REGIONAL DISTRICT
of Fraser-Fort George

**VALEMOUNT AND
DISTRICT FIRE
DEPARTMENT
ESTABLISHMENT
BYLAW NO. 1233**

**CONSOLIDATED
VERSION**

as authorized by Bylaw Consolidation
Authorization Bylaw No. 2579, 2009

This bylaw has been consolidated to include the text and appendices of:

Amending Bylaw	Effective Date
Bylaw No. 1328	April 16, 1992
Bylaw No. 1466	March 17, 1994
Bylaw No. 1688	February 20, 1997
Bylaw No. 2277	March 16, 2006
Bylaw No. 2427	December 20, 2007
Bylaw No. 2548	June 18, 2009
Bylaw No. 2882	February 13, 2014
Bylaw No. 2983	February 18, 2016
Bylaw No. 3088	April 19, 2018

For reference to original bylaws, please contact:

General Manager of Legislative and Corporate Services
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8
Telephone: 250.960.4444

Email: kjensen@rdffg.bc.ca



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 1233

A BYLAW TO ESTABLISH, REGULATE AND DEFINE THE RESPONSIBILITIES OF THE VALEMOUNT AND DISTRICT VOLUNTEER FIRE DEPARTMENT

WHEREAS the Regional District has, by Bylaw No. 1163 dated December 13, 1990, established the Valemount and District Fire Protection Local Service Area.

AND WHEREAS the Regional Board may, pursuant to Section 786 of the *Municipal Act*, establish, regulate and define the responsibilities of a fire department and members thereof.

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. There is hereby established a fire department to be known as the Valemount and District Volunteer Fire Department.

2. In this bylaw unless the context otherwise requires:

"fire chief" means the Valemount and District fire chief appointed by the Regional Board in accordance with this bylaw.

"fire department" means the Valemount and District Volunteer Fire Department.

"fire protection area" means the area of land included within the Valemount and District Fire Protection Local Service Area.

"management committee" means the committee established under Valemount and District Fire Protection Management Committee Bylaw No. 812, 1986.

3. The Regional Board may appoint a fire chief who shall be the head of the fire department and who shall be responsible to the Regional Board or the management committee, as the case may be for:

- (1) putting into effect and carrying out a fire protection service including, without limiting the generality of the foregoing:

Bylaw No. 1233**Page / 3**

- (a) appointing such deputies, assistants and other officers as he considers necessary for the efficient operation of the fire department and prescribing their duties and responsibilities;
 - (b) making policies and procedures regarding the care of property under the fire department's control, the qualifications and conduct of members and the fire department's operations in general; and
 - (c) purchasing such equipment, supplies and services as may be required under the limits of the fire department's budget.
- (2) taking all proper measures for the prevention, control and extinguishment of fires and the protection of life and property threatened by fire; and
 - (3) enforcing all bylaws which may be adopted under Section 700 of the *Municipal Act*.
- 4. The members of the fire department shall be entitled to such reimbursement for expenses incurred in connection with their duties a may be approved by the fire chief.

AMENDED BY
SEC 1 BL 1688
SEC 1 BL 2277
SEC 1 BL 2427
SEC 1 BL 2882
SEC 1 BL 2983

- 5. The Fire Chief and other officers of the fire department, in addition to any benefit provided under Section 4, shall be entitled to receive an honorarium as set out below for each month or part thereof that they serve in such capacity:

<u>Positions</u>	<u>Monthly Honorarium</u>
Fire Chief	\$500
Assistant Chief	\$400
Captain	\$200
Lieutenant	\$100

AMENDED BY
SEC 1 BL 1328
SEC 1 BL 1466
SEC 1 BL 3088

- 6. The Valemount and District Volunteer Firefighters Association shall be entitled to grants calculated on the following basis:
 - 1) for each member's attendance at a practice or training session, the amount of \$10 (Ten Dollars);
 - 2) for each member's attendance at a call-out, the amount of \$20 (Twenty Dollars) per hour;
 - 3) for each member's attendance for "stand-by" duty crew, the amount of \$15 (Fifteen Dollars); and
 - 4) for each member's participation in a weekend duty crew, the amount of \$20 (Twenty Dollars) per day.
- 7. Except as otherwise provided herein the fire department shall maintain a fire protection service within, and only within, the fire protection area.

Bylaw No. 1233**Page / 4**

AMENDED BY
SEC 1 BL 2548

8. The fire department is authorized to provide fire protection service within the McBride District Volunteer Fire Department fire protection area in accordance with Appendix 'A', attached to and forming part of this bylaw.
9. Provided that a minimum response team, in accordance with the requirements of the Fire Underwriters Survey for the dwelling protection grading currently in effect, is at all times maintained within the fire protection area, the fire department may respond to a fire or emergency immediately outside of the fire protection area that in the opinion of the fire chief:
 - (1) threatens life or property within the said fire protection area; or
 - (2) threatens life in an area not covered by a fire protection service.
10. Valemount and District Fire Department Establishment Bylaw No. 813, 1986 is hereby repealed.
11. This bylaw may be cited for all purposes as Valemount and District Fire Department Establishment Bylaw No. 1233, 1991.

THIS BYLAW is a copy of Bylaw No.1233, consolidated pursuant to Section 139 of the *Community Charter* and is printed on the authority of the General Manager of Legislative and Corporate Services of the Regional District of Fraser-Fort George.

"K. Jensen"

Karla Jensen
General Manager of Legislative and Corporate Services
Date: May 3, 2018



AMENDED BY
SEC 2 BL 2548

APPENDIX 'A'**Mutual Aid Agreement**

BETWEEN:

THE VALEMOUNT AND DISTRICT VOLUNTEER FIRE DEPARTMENT

a fire department duly established under
Section 176 of the *Local Government Act*
and having its mailing address as
1380 Fifth Avenue
PO Box 727
Valemount, BC V0E 2Z0

OF THE FIRST PART

AND:

MCBRIDE DISTRICT VOLUNTEER FIRE DEPARTMENT

a fire department duly established under
Section 176 of the *Local Government Act*
and having its mailing address as
875 South West Frontage Road
PO Box 428
McBride, BC V0J 2E0

OF THE SECOND PART

WHEREAS the Regional District has, by Bylaw No. 1233 dated March 21, 1991, established the Valemount and District Volunteer Fire Department for the purpose of providing fire protection within the Valemount and District fire protection local service area;

AND WHEREAS the Regional District has, by Bylaw No. 1255 dated June 20, 1991, established the McBride District Volunteer Fire Department for the purpose of providing fire protection within the McBride District fire protection local service area;

AND WHEREAS the Regional District is empowered, under Section 176 of the *Local Government Act* to make agreements for the furnishing of fire protection within other fire protection areas, upon such terms as may be agreed;

AND WHEREAS an emergency could occur of such magnitude as to be beyond the resources and capabilities of either of the fire departments herein mentioned;

AND WHEREAS the parties desire, for their mutual benefit, to assist each other in providing fire protection services within the areas hereinafter described;

NOW THEREFORE this Agreement witnesseth in consideration of the mutual covenants and undertakings herein contained, the parties agree as follows:

Bylaw No. 1233**Page / 6**

1. In this Agreement:

"emergency" means an event requiring the control or suppression of fire, and responding to fire, or rescuing and providing assistance to victims of fire, accidents, disasters and other unforeseen occurrences.

"fire chief" means the fire chief appointed by the Regional District and includes, in the fire chief's absence, the deputy fire chief or other officer in charge;

"requesting fire department" means a fire department requesting assistance under this agreement;

"resources" means personnel, equipment, supplies or any other property available to the responding fire department for fire protection purposes.

"responding fire department" means the fire department receiving a request for assistance under this agreement.

2. Whenever either fire department is in need of assistance to combat or effectively deal with an emergency it believes to be beyond its own capabilities, it may request assistance from the other fire department and the party receiving the request shall, subject to the conditions hereinafter set forth, provide the assistance requested.
3. Requests for assistance shall be made by the fire chief of the requesting fire department to the fire chief of the responding fire department.
4. The extent and duration of the assistance given under this Agreement, if any, will be at the discretion of the fire chief of the responding fire department having due regard to the department's immediate or anticipated needs within its own area of jurisdiction.
5. The responding fire department shall inform the requesting fire department of any changes to its response status.
6. The responding fire department shall be responsible for all costs incurred in connection with the deployment of its resources to the requesting fire department.
7. The requesting fire department shall be entitled to retain all funds received, if any, for providing fire protection services under this Agreement.
8. The requesting fire department will assume complete control over resources provided under this Agreement while within its area of jurisdiction.
9. It is understood and agreed that assistance provided under this Agreement shall be limited to the area of jurisdiction of the requesting fire department.
10. The responding fire department will supply only the resources as specified by the requesting fire department.
11. All personnel responding from the responding fire department must be trained and qualified to attend the incident involved.
12. The responding fire department must maintain the following minimum resources within its fire protection area at all times:
 - a) minimum response crew of four fully equipped and trained fire fighters,



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3139

A BYLAW TO AMEND VALEMOUNT AND DISTRICT FIRE DEPARTMENT ESTABLISHMENT BYLAW NO. 1233, 1991

WHEREAS the Regional District has adopted Bylaw No. 1233 to establish, regulate and define the responsibilities of the Valemount and District Volunteer Fire Department.

AND WHEREAS the Regional Board desires to amend Bylaw No. 1233 by passage of this bylaw.

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Bylaw No. 1233 is hereby amended by deleting Section 5 in its entirety and substituting therefore the following:
 5. The Fire Chief and other officers of the fire department, in addition to any benefit provided under Section 4, shall be entitled to receive an honorarium as set out below for each month or part thereof that they serve in such capacity:

<u>Position</u>	<u>Monthly Honorarium</u>
Fire Chief	\$700
Assistant Fire Chief	\$600
Captain	\$200
Lieutenant	\$100

2. This bylaw may be cited for all purposes as "Valemount and District Fire Department Establishment Bylaw No. 1233, Amendment Bylaw No. 3139, 2019".

READ A FIRST TIME ON THE DAY OF , 2019

READ A SECOND TIME ON THE DAY OF , 2019

READ A THIRD TIME ON THE DAY OF , 2019

ADOPTED THIS DAY OF , 2019

Chair

General Manager of Legislative and Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: VAL 1.9

FROM: Melanie Perrin, Manager of Public Safety Operations

DATE: September 4, 2019

SUBJECT SUMMARY: Item: Valemount and District Rescue Squad Establishment Bylaw No. 2339, Amendment Bylaw No. 3140, 2019
Purpose: Consider Increase of Rescue Coordinator Honorarium

PREVIOUS REPORTS: None

ATTACHMENT(S): 1. Consolidated Bylaw No. 2339
2. Draft Bylaw No. 3140

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All	Majority
	1 Director/1 vote	
	All	Majority
	1 Director/1 vote	
1. THAT the report be received.	All	Majority
2. THAT Valemount and District Rescue Squad Establishment Bylaw No. 2339, Amendment Bylaw No. 3140, 2019 be now introduced and read a first time.	All	Majority
3. THAT the rules be suspended, and Bylaw No. 3140 be given second and third readings.	All	Majority
4. THAT Valemount and District Rescue Squad Establishment Bylaw No. 2339 Amendment Bylaw No. 3140, 2019 be adopted.	All	2/3 Majority
	1 Director/1 vote	

ISSUE(S):

The Valemount and District Rescue Service is requesting an amendment to the Valemount and District Rescue Squad Establishment Bylaw No. 2339 for the purpose of increasing the honorarium for the Rescue Coordinator position. The Valemount and District Fire and Rescue Community Consultation Committee supported this increase as part of the 2019 budget considerations.

The Board is being asked to consider:

- first three readings of an amendment to the establishment bylaw
- adoption of the amendment to the establishment bylaw

RELEVANT POLICIES:

Valemount and District Rescue Squad Establishment Bylaw No. 2339, 2007

- a bylaw to establish, regulate and define the responsibilities of the Valemount and District Rescue Service

SERVICE RELEVANCE:

The purpose of this service is to provide road rescue and life support services to accident victims in the Village of Valemount and surrounding area.

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FINANCIAL CONSIDERATION(S):

During the 2019 budget preparation process, the Valemount and District Fire and Rescue Community Consultation Committee considered and supported the rescue service's request to amend the honorarium as follows:

- increase the current honorarium position of:
 - Rescue Coordinator from \$400 per month to \$600 per month

This change was included in the Valemount and District Rescue Service's 2019 operating budget which was adopted by the Board in March as part of the 2019-2023 Financial Plan.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations:
 - increase to the Rescue Coordinator honorarium position will proceed

Other Options:

- a. do not approve recommendations:
 - increase to the Rescue Coordinator honorarium position will not proceed
- b. postpone decision if additional information is required.

COMMENTS:

If Board supports the recommendation, the increase to the Rescue Coordinator honorarium will proceed becoming effective upon adoption of Bylaw No. 3140.

Respectfully submitted,

Melanie Perrin

Melanie Perrin
Manager of Public Safety Operations

MP:ed



**REGIONAL DISTRICT
of Fraser-Fort George**

**VALEMOUNT AND
DISTRICT RESCUE
SQUAD
ESTABLISHMENT
BYLAW NO. 2339**

**CONSOLIDATED
VERSION**

as authorized by Bylaw Consolidation
Authorization Bylaw No. 2579, 2009

This bylaw has been consolidated to include the text and appendices of:

Amending Bylaw	Effective Date
Bylaw No. 2884	February 13, 2014
Bylaw No. 3086	April 19, 2018

For reference to original bylaws, please contact:

General Manager of Legislative and Corporate Services
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8
Telephone: 250.960.4444
Email: kjensen@rdffg.bc.ca



BYLAW NO. 2339

A BYLAW TO ESTABLISH, REGULATE AND DEFINE THE RESPONSIBILITIES OF THE VALEMOUNT AND DISTRICT RESCUE SQUAD

WHEREAS the Regional District has, by Bylaw No. 2248 established the Valemount and District Rescue Service.

AND WHEREAS the Regional Board may, pursuant to Section 798 of the *Local Government Act*, establish, regulate and define the responsibilities of a rescue squad and members thereof.

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. There is hereby established a rescue squad to be known as the Valemount and District Rescue Squad.
2. In this bylaw, unless the context otherwise requires:

“rescue coordinator” means the Valemount and District Rescue Coordinator appointed by the Regional Board in accordance with this bylaw and includes, in his absence, the member of the rescue squad in charge at the scene of an emergency

“rescue squad” means the Valemount and District Rescue Squad

“rescue service area” means the area included within the Valemount and District Rescue Service Area and any other area for which the rescue squad is authorized, under this bylaw, to regularly provide a rescue service

3. The Regional Board may appoint a rescue coordinator who shall be the head of the rescue squad and who shall be responsible to the Regional District for the operation of the rescue squad in accordance with approved policies and procedures.
4. The members of the rescue squad shall be entitled to reimbursement of expenses necessarily incurred in the performance of their duties.

Bylaw No. 2339**Page / 3**

AMENDED BY
SEC 1 BL 2884

5. The rescue coordinator and other officers of the rescue squad, in addition to any benefit provided under Section 4, shall be entitled to receive an honorarium as set out below for each month or part thereof that they serve in such capacity:

<u>Position</u>	<u>Monthly Honorarium</u>
Rescue Coordinator	\$400
Captain	\$200

AMENDED BY
SEC 1 BL 3086

6. The Valemount and District Volunteer Firefighters' Association shall be entitled to grants calculated on the following basis:
- 1) for each members' attendance at a practice/training session or call out event, the amount of \$20 (Twenty Dollars) per hour;
 - 2) for each members' attendance for "stand-by" duty, the amount of \$15 (Fifteen Dollars); and
 - 3) for each members' participation in a weekend duty crew, the amount of \$20 (Twenty Dollars) per day.
7. Except as otherwise provided herein, the rescue squad shall maintain a rescue service within, and only within, the rescue service area.
8. The rescue squad may respond to an emergency immediately outside of the rescue service area that, in the opinion of the rescue coordinator, presents an imminent threat to life in an area not covered by a public rescue service.
9. This bylaw may be cited for all purposes as Valemount and District Rescue Squad Establishment Bylaw No. 2339, 2007.

THIS BYLAW is a copy of Bylaw No. 2339, consolidated pursuant to Section 139 of the *Community Charter* and is printed on the authority of the General Manager of Legislative and Corporate Services of the Regional District of Fraser-Fort George.

"K. Jensen"

Karla Jensen
General Manager of Legislative and Corporate Services
Date: May 3, 2018



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3140

A BYLAW TO AMEND VALEMOUNT AND DISTRICT RESCUE SQUAD ESTABLISHMENT BYLAW NO. 2339, 2007

WHEREAS the Regional District has adopted Bylaw No. 2339 to establish, regulate and define the responsibilities of the Valemount and District Rescue Squad.

AND WHEREAS the Regional Board desires to amend Bylaw No. 2339 by passage of this bylaw.

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Bylaw No. 2339 is hereby amended by deleting Section 5 in its entirety and substituting therefore the following:
 5. The rescue coordinator and other officers of the rescue squad, in addition to any benefit provided under Section 4, shall be entitled to receive an honorarium as set out below for each month or part thereof that they serve in such capacity:

<u>Position</u>	<u>Monthly Honorarium</u>
Rescue Coordinator	\$600
Captain	\$200

2. This bylaw may be cited for all purposes as "Valemount and District Rescue Squad Establishment Bylaw No. 2339, Amendment Bylaw No. 3140, 2019".

READ A FIRST TIME ON THE DAY OF , 2019

READ A SECOND TIME ON THE DAY OF , 2019

READ A THIRD TIME ON THE DAY OF , 2019

ADOPTED THIS DAY OF , 2019

Chair

General Manager of Legislative and Corporate Services



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: COMM 8.1
FROM: Chair, Environment and Parks Standing Committee
DATE: September 6, 2019
SUBJECT Item: Report from the Chair of the Environment and Parks Standing Committee
Purpose: Consider Standing Committee Recommendations
ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
THAT the report from the Chair of the Environment and Parks Standing Committee be received.		

The Environment and Parks Standing Committee has four items of business from the Committee's meeting held on September 19, 2019 that require Board's consideration.

RECOMMENDATIONS FROM COMMITTEE:

1. Award - Regional Parks Plan Review

At the regular meeting held February 2019, Board approved entering into a competitive bid process for a review of the Regional Parks Plan. This plan provides direction to projects and goals for the Regional Parks system for the period of 2010 – 2020. A review and update of the existing Regional Parks Plan will ensure that current needs and services are reflected for the Regional District of Fraser-Fort George.

Committee Report Reference: Item No. 5.1	(ALL / WEIGHTED / MAJORITY)
THAT Contract ES-19-12 Regional Parks Plan Review be awarded to E. Lees & Associates Consulting (LEES + Associates) for the period of October 1, 2019 – October 1, 2020.	

2. Award - Roll-off Bin Hauling Services – Cummings Road Regional Transfer Station

At the regular meeting held January 2019, Board approved entering into a competitive bid process for roll-off bin hauling services at Cummings Road Regional Transfer Station.

The Cummings Road Regional Transfer Station has been in operation since 1988. Two roll-off bins are housed in an enclosed structure to receive household garbage. There are also two roll-off bins for demolition land clearing construction waste (DLC) and metal recycling. The supply of bins and hauling of waste material from the Cummings Road Regional Transfer Station to the Foothills Boulevard Regional Landfill or metal recycler has been provided by way of a service contract.

Committee Report Reference: Item No. 5.2	(ALL / WEIGHTED / MAJORITY)
THAT Contract ES-19-13 Roll-off Bin Hauling Services - Cummings Road Regional Transfer Station be awarded to Cascades Recovery+ for the period of October 1, 2019 – September 30, 2022.	

3. Award - ES-19-14 - Roll-off Bin Hauling Services - McBride and Valemount Regional Transfer Station

Metal and DLC are collected separately at the McBride and Valemount Regional Transfer Stations. The current scrap metal recycling contract includes metal hauling from the Valemount Regional Transfer Station to a recycling facility. The current McBride DLC and metal bin hauling service has been provided on an as needed basis. Combining the McBride and Valemount DLC bin hauling services into one contract provides opportunity for more efficient services and cost savings and addresses Regional District liability concerns in providing continuous service.

Committee Report Reference: Item No. 5.3

(ALL / WEIGHTED / MAJORITY)

THAT Contract ES-19-14 Roll-Off Bin Hauling Services at McBride and Valemount Regional Transfer Stations be awarded to Cascades Recovery+ for the period of October 1, 2019 to September 30, 2022.

4. Purchase of Skid Steer Loader – Mackenzie Regional Transfer Station Operation

The Mackenzie Regional Transfer Station will be operated and maintained by the Regional District of Fraser-Fort George. In order to push and move the municipal solid waste from the transfer station floor to the hauling bins a skid steer loader is required. The purchase of equipment was not included in the 2019 capital budget for Solid Waste Management (3305). In order to meet operational needs of the new facility a skid steer loader and vehicle are required for onsite operations. A suitable vehicle owned by Environmental Service will be available and the Skid Steer Loader needs to be purchased.

Committee Report Reference: Item No.5.5

(ALL / WEIGHTED / MAJORITY)

THAT the capital budget for Solid Waste Management (3305) be increased by \$75,000 for the purchase of a Skid Steer Loader for transfer station operations in Mackenzie.

Respectfully submitted,

Chair
Environment and Parks Standing Committee

PW:jt



REGIONAL DISTRICT of Fraser-Fort George

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GM: "PW"

REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Environment and Parks Standing Committee File No.: PK ORP 1.0

FROM: Bryan Boyes, Utilities Leader

DATE: September 5, 2019

SUBJECT
SUMMARY: Item: Regional Parks Plan Review
Purpose: Consider Award of Contract

PREVIOUS
REPORTS: Item No. 5.1, February 2019 (see Agenda for link)

ATTACHMENT(S): Backgrounder

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received		
THAT the Committee recommend to the Board:		
2. THAT Contract ES-19-12 Regional Parks Plan Review be awarded to E. Lees & Associates Consulting (LEES + Associates) for the period of October 1, 2019 – October 1, 2020.	All 1 Director/1 vote	Majority

ISSUE(S):

At the regular meeting held February 2019, Board approved entering into a competitive bid process for a review of the Regional Parks Plan. This plan provides direction to projects and goals for the Regional Parks system for the period of 2010 – 2020. A review and update of the existing Regional Parks Plan will ensure that current needs and services are reflected for the Regional District of Fraser-Fort George.

The Committee is being asked to recommend to the Regional Board to consider the award of Contract ES-19-12 for the purpose of engaging consulting services for the review and update of the Regional Parks Plan.

RELEVANT POLICIES:

- Delegation Bylaw No. 3082, 2018
 - provides that authority delegated only applies if project has been included and is within costs estimates in the annual budget or financial plan approved by the Board
 - Board approval required on award as bid value exceeds project cost estimate
- *Local Government Act*
 - establishes requirements for continuance of parks and trails as well as recognizing Regional Districts are an independent, responsible and accountable order of government
- Official Regional Parks Plan (2010 – 2020)
 - provides guidance for regional parks program implementation, i.e. projects and acquisitions

SERVICE RELEVANCE:

The Regional District provides regional parks services for the entire Regional District of Fraser-Fort George. The Board approved the implementation of the last official Regional Parks Plan in Fall 2010 and this document has guided the work of the Regional Parks crew for the last ten years.

FINANCIAL CONSIDERATION(S):

The initial cost estimate for the review and update of the Regional Parks Plan was \$35,000 and was based on the cost to do the previous review and update. The value of the one bid received is \$59,985.20. It is proposed that the Regional Park Service reserve fund be used to fund the increased cost as there are sufficient funds in the reserve fund. The net impact to the budget would remain unchanged.

OTHER CONSIDERATION(S):

Lees & Associates is a firm with a large amount of experience in the Parks Planning Field. They have produced plans for municipalities, Regional Districts and First Nations groups throughout BC. They have reviewed our Request for Proposal document and produced a proposal that both reflects and exceeds our requirements in a positive way.

The team they have assembled for this project is also well educated, professional and experienced in the park planning field. They have developed what appears to be an efficient, effective work plan and methodology as well as a well-laid out schedule with monitorable goals and benchmarks. They have identified important partners to collaborate with including member municipalities and user groups ahead of time, and inclusion of tools and techniques to maximise interest.

DECISION OPTIONS:

1. Approve recommendation:
 - recommendation will be made to the Board to award Contract ES-19-12 for the purpose of engaging consulting services for the review and update of the Regional Parks Plan
 - the budget amendment will be captured in the 2019-2023 Financial Plan Amendment Bylaw to be brought forward to the Board for approval in February 2020

Other Options:

- a. do not award the contract for the purposes of engaging consulting services for the review and update of the Regional Parks Plan
 - not awarding the contract would delay the implementation of the updated Regional Parks Plan

COMMENTS:

Environmental Services Administration has reviewed the proposal and believes that the submission is well structured and will provide the intended results. It is recommended that the contract for the purpose of engaging consulting services for the review and update of the Regional Parks Plan be awarded to LEES + Associates.

Respectfully submitted,

'Bryan Boyes'

Bryan Boyes, Utilities Leader
Environmental Services

BB:jt

BACKGROUND

The Regional Parks Plan Review was considered in the 2019 Regional Parks (5001) Budget in the amount of Thirty-five thousand dollars, \$35,000. The estimate was based on the previous project expenditure. The only bid received from a qualified bidder was in the amount of fifty-nine thousand, nine hundred and eighty-five dollars and twenty cents, \$59,985.20 (excluding taxes).

The Request for Proposals was advertised on the Regional District web page and the Provincial BCBid® website as of August 16, 2019. The Request for Proposals deadline was September 3, 2019.

Proponent	Total (excluding GST)
LEES + Associates	\$ 59,985.20

The proposal submitted was complete, with no errors or variances noted. The proposal submitted is very professionally produced and should reflect the product offered.



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REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Environment and Parks Standing Committee File No: TRAN 2.2

FROM: Petra Wildauer, General Manager of Environmental Services

DATE: September 3, 2019

SUBJECT SUMMARY: Item: Roll-off Bin Hauling Services – Cummings Road Regional Transfer Station
Purpose: Consider Award of Contract

PREVIOUS REPORTS: Item No. 6.1, January 2019 (see Agenda for link)

ATTACHMENT(S): Backgrounder

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received. THAT the Committee recommend to the Board:		
2. THAT Contract ES-19-13 Roll-off Bin Hauling Services - Cummings Road Regional Transfer Station be awarded to Cascades Recovery+ for the period of October 1, 2019 – September 30, 2022.	All 1 Director/1 vote	Majority

ISSUE(S):

At the regular meeting held January 2019, Board approved entering into a competitive bid process for roll-off bin hauling services at Cummings Road Regional Transfer Station.

The Cummings Road Regional Transfer Station has been in operation since 1988. Two roll-off bins are housed in an enclosed structure to receive household garbage. There are also two roll-off bins for demolition land clearing construction waste (DLC) and metal recycling. The supply of bins and hauling of waste material from the Cummings Road Regional Transfer Station to the Foothills Boulevard Regional Landfill or metal recycler has been provided by way of a service contract.

The Committee is being asked to recommend to the Board to consider the award of Contract ES-19-13 for roll-off bin hauling services at Cummings Road Regional Transfer Station to Cascades Recovery+ for the period of October 1, 2019 – September 30, 2022.

RELEVANT POLICIES:

- Delegation Bylaw No. 3082, 2018
 - provides for the delegation of authority to the Chair and Corporate Officer to execute contract as per Bylaw
 - requires contracts over \$100,000 in value to be considered for approval by the Board
- Regional Solid Waste Management Plan (RSWMP):
 - provides guidance for residual waste management
 - guidance on how waste is transported to or how it is handled within facilities

SERVICE RELEVANCE:

The Regional District provides solid waste management services to the entire Regional District of Fraser-Fort George.

FINANCIAL CONSIDERATION(S):

Based on the bin hauling average over the past three years of 538 bins hauled per year, the contract will be approximately \$96,840 (excluding taxes) per year. Budget implications for this service are reflected in the Solid Waste Management (3305) Budget.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations.
 - recommendation will be made to the Regional Board to consider award of Contract

Other Options:

- a. do not award the contract for hauling services for Cummings Road Regional Transfer Station
 - this would leave Cummings Road Regional Transfer Stations without a service provider to haul waste bins

COMMENTS:

Environmental Services Administration recommends that the contract for hauling services for Cummings Road Regional Transfer Station be awarded to Cascades Recovery+.

Respectfully submitted,

Petra Wildauer

Petra Wildauer
General Manager, Environmental Services

PW:jt

BACKGROUNDER

Tenders were advertised on the Regional District web page and the Provincial BCBid® website as of August 19, 2019. Staff evaluated tenders on the following criteria:

- a) Tenderer's Qualification and Experience;
- b) Past Work Experience with the Regional District;
- c) Budget/Bid Price; and
- d) Equipment Standards and Back-Up Equipment Plan.

Two bids were submitted and both bids qualified for review in the competitive bid process.

As a result of the evaluation, the difference in the submitted bids is based on the price per bin haul. For the purpose of evaluating the unit price bid submissions, the average number of hauls per year over the past three years was used. The following table provides cost estimates based on these averages:

Tenderer	Bin Hauling		
	Hauls/Year*	Price/Haul (excluding GST)	Total (excluding GST)
Westbin Waste (2017) Ltd	Roll-Off Bin 498	Roll-Off Bin \$ 202.50	
	Metal Bin 40	Metal Bin \$ 202.50	\$ 108,945
	538		
Cascades Recovery+	Roll-Off Bin 498	Roll-Off Bin \$180.00	
	Metal Bin 40	Metal Bin \$180.00	\$ 96,840
	538		

* The three year average number of hauls per year, does not necessarily reflect future service levels and is only being used to evaluate bid submissions.

* Based on a three year average of 498 Roll-Off bins and 40 Metal bins.

As a result of the evaluation of the qualified tendered submissions, Cascades Recovery+ provides the best financial benefit for the Regional District.



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Environmental and Parks Standing Committee File No: TRAN 4.3
TRAN 8.3

FROM: Petra Wildauer, General Manager of Environmental Services

DATE: September 5, 2019

SUBJECT SUMMARY: Item: Roll-off Bin Hauling Services - McBride and Valemount Regional Transfer Stations
Purpose: Consider Award of Contract

PREVIOUS REPORTS: Item No. 5.3, June 2019 (see Agenda for link)

ATTACHMENT(S): Backgrounder

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received. THAT the Committee recommend to the Board:		
2. THAT Contract ES-19-14 Roll-Off Bin Hauling Services at McBride and Valemount Regional Transfer Stations be awarded to Cascades Recovery+ for the period of October 1, 2019 to September 30, 2022.	All 1 Director/1 vote	Majority

ISSUE(S):

Metal and DLC are collected separately at the McBride and Valemount Regional Transfer Stations. The current scrap metal recycling contract includes metal hauling from the Valemount Regional Transfer Station to a recycling facility. The current McBride DLC and metal bin hauling service has been provided on an as needed basis. Combining the McBride and Valemount DLC bin hauling services into one contract provides opportunity for more efficient services and cost savings and addresses Regional District liability concerns in providing continuous service.

The Committee is being asked to recommend to the Regional Board to consider the award of contract ES-19-14 for roll-off bin hauling services at the McBride and Valemount Regional Transfer Stations to Cascades Recovery+.

RELEVANT POLICIES:

- Delegation Bylaw No. 3082,2018
 - provides for the delegation of authority to the Chair and Corporate Officer to execute contract as per Bylaw
 - requires contracts over \$100,000 in value to be considered for approval by the Board
- 2015 Regional Solid Waste Management Plan:
 - provides guidance for residual waste management
 - establishes waste diversion targets

SERVICE RELEVANCE:

The Regional District provides solid waste management services to the entire Regional District of Fraser-Fort George including the operation of transfer station facilities.

FINANCIAL CONSIDERATION(S):

Based on the bin hauling average over the past three years the contract will be approximately \$63,480 (excluding taxes) per year. The operation of the McBride and Valemount Regional Transfer Stations is funded through the Solid Waste Management (3305) Budget.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations.
 - award of the Contract ES-19-14 Roll-Off Bin Hauling Services at McBride and Valemount Regional Transfer Stations will be recommended to the Regional Board

Other Options:

- a. do not award the contract for Roll-Off Bin Hauling Services at McBride and Valemount Regional Transfer Stations
 - roll-off bin hauling services for will not be provided for the McBride and Valemount Regional Transfer Stations

COMMENTS:

Environmental Services Administration recommends that contract ES-19-14 for roll-off bin hauling services at McBride and Valemount Regional Transfer Stations be awarded to Cascades Recovery+.

Respectfully submitted,

Petra Wildauer

Petra Wildauer
General Manager, Environmental Services

PW;jt

BACKGROUNDER

The Regional District of Fraser-Fort George issued an Invitation to Tender for Roll-Off Bin Hauling Services at the McBride and Valemount Regional Transfer Stations. The documents were made available on the Regional District web page and the Provincial BCBid® website on August 19, 2019. The tender submittal deadline was September 4, 2019.

One qualified, complete tender was received. The tender is from a local company, experienced in the hauling industry. The following table provides a summary of the estimated costs from average data from the last three years of the McBride facility.

Name	Per Bin	Yearly Cost Based on Averages
Cascades Recovery+		
McBride DLC (24)**	\$ 632.50	\$ 15,180.00
McBride Metal (16)*	805.00	12,880.00
Valemount DLC (44)**	805.00	35,420.00
Estimated Total per/year		\$ <u>***63,480.00</u>

* Metal = Based on an average of 16 loads per year

**DLC = Based on an average of 24 loads-McBride, 44 loads-Valemount per year

***Estimated cost prior to taxes

Environmental Services Administration recommends that Cascades Recovery+ be awarded the contract for the Roll-Off Bin Hauling Services at the McBride and Valemount Regional Transfer Stations.



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REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Environmental and Parks Standing Committee File No: LAND 1.9.3.1

FROM: Petra Wildauer, General Manager of Environmental Services

DATE: September 11, 2019

SUBJECT SUMMARY: Item: Purchase of Skid Steer Loader – Mackenzie Regional Transfer Station Operation
Purpose: Consider Capital Budget Amendment

PREVIOUS REPORTS: None

ATTACHMENT(S): None

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received. THAT the Committee recommend to the Board:		
2. THAT the capital budget for Solid Waste Management (3305) be increased by \$75,000 for the purchase of a Skid Steer Loader for transfer station operations in Mackenzie.	All 1 Director/1 vote	Majority

ISSUE(S):

The Mackenzie Regional Transfer Station will be operated and maintained by the Regional District of Fraser-Fort George. In order to push and move the municipal solid waste from the transfer station floor to the hauling bins a skid steer loader is required. The purchase of equipment was not included in the 2019 capital budget for Solid Waste Management (3305). In order to meet operational needs of the new facility a skid steer loader and vehicle are required for onsite operations. A suitable vehicle owned by Environmental Service will be available and the Skid Steer Loader needs to be purchased.

The Committee is being asked to recommend to the Regional Board to consider increasing the capital budget for Solid Waste Management (3305) for the purchase of a Skid Steer Loader in the amount of \$75,000.

RELEVANT POLICIES:

1. Policy RD-03-09: Procurement of Goods and Services
 - to establish a consistent approach for the procurement of goods and services which ensures best value is obtained when spending public funds
2. Delegation Bylaw No. 3082, 2018
 - provides that authority delegated only applies if project has been included in the annual budget or financial plan approved by the Board
3. Regional Solid Waste Management Plan:
 - provides guidance for residual waste management

SERVICE RELEVANCE:

The Regional District provides solid waste services for the entire Regional District which includes rural transfer stations.

FINANCIAL CONSIDERATION(S):

The Regional District is providing solid waste services including operation and maintenance of the transfer stations reflected in the Solid Waste Management (3305) budget. The Mackenzie Regional Transfer Station requires a skid steer loader for operations. The skid steer loader requires solid rubber tires and extended attachments for pushing and loading garbage from the transfer station floor into the hauling bins. The estimated cost for this equipment is \$75,000. There are sufficient funds in the Solid Waste Management capital reserve to purchase this equipment. The net impact to the 2019 Solid Waste Management budget remains unchanged.

As the amount of the proposed capital cost for the equipment was not included in the 2019 Financial Plan approved by the Board, Board authorization on the budget amendments is required prior to proceeding with the purchase in accordance with the relevant policies.

OTHER CONSIDERATION(S):

The purchase of a skid steer loader will allow Environmental Services to provide adequate solid waste management operations at the new transfer station facility. Amending the 2019 Solid Waste Management capital budget will allow for this purchase to occur. The delivery of the skid steer loader is anticipated to be in time for the new transfer station facility opening.

DECISION OPTIONS:

1. Approve recommendations.
 - a competitive bid process will be entered into for the purchase of a skid steer loader to operate the Mackenzie Regional Transfer Station
 - the budget amendment will be captured in the 2019-2023 Financial Plan Amendment Bylaw to be brought forward to the Board for approval in February 2020

Other Options:

- a. do not approve capital budget amendment
 - the Regional District of Fraser-Fort George would need to consider leasing the equipment as it is a key piece of equipment for the operations

COMMENTS:

A key piece of equipment to operate the Mackenzie Regional Transfer Station is a skid steer loader. With the skid steer loader, the solid waste will be pushed and moved into the hauling bins. This purchase will assist in continuation of solid waste services at the Mackenzie facility.

Environmental Services Administration recommends amending the 2019 capital budget for Solid Waste for the purchase of a skid steer loader for the Mackenzie Regional Transfer Station.

Respectfully submitted,

Petra Wildauer

Petra Wildauer
General Manager, Environmental Services

PW:jt



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GM: MAH

REPORT FOR CONSIDERATION

TO: Chair and Directors

FROM: Cindy Paton, Community/Public Safety Assistant

DATE: September 6, 2019

SUBJECT Item: Dome Creek Train Whistle Cessation
SUMMARY: Purpose: For Information

File No.: TRA 5.1

PREVIOUS REPORTS: None

ATTACHMENT(S): Letter received July 16, 2019, from the Dome Creek Community Association

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	THAT the report and letter received July 16, 2019, from the Dome Creek Community Association be received.	All 1 Director/1 vote Majority

ISSUE(S):

At the July 18, 2019 Regular Board meeting Director Alan advised that she had received a letter from the Dome Creek Community Association requesting that the Regional District work towards stopping train whistle use at 4 crossings in the Dome Creek area. The Board requested that Administration investigate and report back to the Board regarding the federal process for whistle cessation and the experience of other regional districts in this process.

Community Services Administration has reached out to other local governments and a CN Rail representative to further understand the Federal whistle cessation process and that information is provided herein.

The following report is for information. If the Board wishes to pursue the process to allow for the cessation of the train whistles at the 4 Dome Creek crossings, the Board is being asked to consider the next steps outlined in the report.

RELEVANT POLICIES:

Strategic Priorities 2016 – 2019

- under the area of Community Sustainability the Regional District will work to promote and ensure the liveability and longevity of our rural communities.

Federal Railway Safety Act

- regulates public railway crossings including train whistle use and design standards for crossings
- provides a process for whistle cessation at crossings

SERVICE RELEVANCE:

Community Services provides for the ability to explore the provision of new services within communities.

FINANCIAL CONSIDERATION(S):

Financial implications to date are limited to staff time to investigate and prepare this report.

I:\REPORT WORKING\2019\09-SEPTEMBER\COMM SERV\CP-DOME CREEK TRAIN WHISTLE CESSATION.DOCX

OTHER CONSIDERATION(S):

Train whistling is regulated by Transport Canada and an important part of its safety package. Train whistling, especially during the night has significant impact on residents' quiet enjoyment of their home and community. Finding a solution that will minimize the impact to rural residents throughout the Regional District of Fraser-Fort George is a common concern.

At the time of the writing of this report it is understood that of the four crossings indicated by the Dome Creek Community Association, two are private and two are public. Transport Canada does not require whistling at private crossings unless there has been a reason to establish the private crossing as a high-risk crossing. CN has a dispute resolution process that can be undertaken by the local government if it is determined there is inappropriate use of train whistles.

There are no Regional District services that support costs associated with pursuing the Whistle Cessation process so a service should be considered as a first step. Should the Board direct Community Services Administration to proceed with the cessation of whistling at the crossings requested by the Dome Creek Community Association, the process would be:

- engage the community, through the Community Association, in discussions regarding the Federal whistle cessation program and associated costs which would be borne by the community (through the Regional District), to see if there is a commitment from the community to pay such costs;
- if there is continued interest by the community, undertake a formal feasibility study, including public consultation to confirm that the residents of the Dome Creek area wish to move forward with seeking whistle cessation at these 4 crossings and are supportive of funding the endeavour through taxation;
- define a local service area;
- obtain participating area approval to establish the proposed local area service;
- put borrowing (to fund the engineering assessment and the cost of safety infrastructure) and establishment bylaws into place;
- engage an engineer to assess the 4 crossings;
- public notification;
- upgrade crossings and install safety equipment to meet standards required for whistle cessation;
- Regional District and CN then agree the crossing meets the requirements (where they do not agree a final decision is sought from Transport Canada);
- Regional District passes a resolution saying it agrees train whistling should not be used at the crossings, provides copy of resolution to Transport Canada;
- Railway confirms whistling has stopped at the crossing(s); and
- Regional District and railway company must continue to maintain the crossing(s) in accordance with the *Railway Safety Act* or Transport Canada may order train whistling resumes.

DECISION OPTIONS:

1. Approve recommendation.

Other Options:

- a. Provide direction regarding next steps.
- b. Request additional information.

COMMENTS:

Rural communities are greatly affected by the increased number of trains going through their communities. Community Services Administration presents this report for information on whistle cessation.

Key findings include:

- Train whistle use is regulated by Transport Canada and is required at public grade crossings.
- Local governments can request that the use of train whistles be stopped at public grade crossings (Whistle Cessation) to provide relief from the noise.
- The procedure to request whistle cessation is detailed by Transport Canada.

- As part of the procedure, local governments and the railway company evaluate the crossings to determine what improvements must be made to bring a crossing up to regulated safety standards – all at cost to the local government.
- Preliminary cost estimates to bring a single crossing with little to no safety equipment, up to the safety standards that would allow for whistle cessation are in the order of \$450,000.
- All costs associated with the project are at the cost of the local government.
- Other regional districts that have pursued whistle cessation have done so at crossings that have the majority of the safety infrastructure already in place.

If the Board is interested in pursuing this matter further, direction to do such would be appropriate.

Respectfully submitted,

Cindy Paton

Cindy Paton
Community/Public Safety Assistant

CP:ed

BACKGROUNDER

Community Services Administration researched the topic of whistle cessation for this report by speaking with:

- The City of Dawson Creek's Manager of Development Services. The City of Dawson Creek is currently in the process of having an engineering study done regarding some rail crossings within their city limits.
- The Thompson-Nicola Regional District's Director of Community Services, who has successfully spearheaded whistle cessation for multiple crossings.
- CN's Manager of Public Works, Design & Construction/Engineering.

Community Services Administration also researched Transport Canada's website for whistle cessation and information on the process to be followed. <https://www.tc.gc.ca/en/services/rail/grade-crossings/train-whistling.html#a02>.

Transport Canada regulates the railway industry in Canada and sets out under what circumstances trains must blow their whistle as a safety measure to alert all vehicle, cycle, and pedestrian traffic of the imminent approach of a train. The determination of when and how often a train must use the whistle is laid out in the *Railway Safety Act* and depends on several risk factors such as, whether the crossing is public or private, the number of vehicles and trains using the crossing on a daily basis, the speed of the trains, if the crossing is rural or urban, if there have been any accidents at the crossing and what safety infrastructure (bells, flashing lights, gates, fences) is in place.

Municipalities or Regional Districts that wish to undertake whistle cessation must follow an 8-step process which can be viewed at this link. <https://www.tc.gc.ca/en/services/rail/grade-crossings/train-whistling.html#a02>. Completing the 8-step process does not guarantee that Transport Canada will approve whistle cessation for a crossing. Where a local government desires whistle cessation for a particular crossing, it must be prepared to fund all costs associated with the of safety upgrades including initial crossing assessments, crossing improvement design and crossing improvement capital investment. Current estimations by CN to install bells, flashing lights, and gates, and the electrical infrastructure to power the equipment, run at over \$450,000 per crossing. The cost would be less if some of that safety infrastructure already existed.

In 2014 Transport Canada updated the regulations for level crossing upgrades. Municipalities are responsible to meet those regulations for crossings within their boundaries. In British Columbia crossings outside of municipal boundaries are maintained by the Province. The new Transport Canada regulations came into effect in 2014, by way of a soft introduction. Municipalities and the Province have been given until 2021 to upgrade crossings where necessary, to comply with the 2014 regulations. The Province does not fund the cost of upgrading crossings beyond the Transport Canada regulations, therefore, upgrades to support whistle cessation are funded by the regional district involved. After 2021 Transport Canada will be inspecting for compliance and will be in a position to enforce the regulations if they have not been met.

The City of Dawson Creek Council earlier this year authorized the expenditure of \$30,000 to retain an engineering company to evaluate the crossings within its jurisdiction for compliance with the updated regulations and to advise the City what it would take to achieve whistle cessation. Once that step has been completed, the City will decide on whether to continue the process for whistle cessation. Some of the City's existing crossings have various levels of safety equipment installed already so the estimate to upgrade crossings safety equipment to the point where whistle cessation would be permitted is estimated to range from \$200,000 to \$400,000 per crossing.

In the Thompson Nicola Regional District (TNRD), where they have had successful implementation of whistle cessation for some of their crossings, again the crossing involved already had bells, flashing lights and gates in place. TNRD has not undertaken the process for crossings where there was no safety equipment installed. After completing the necessary evaluations by engineering firms and CN, some crossings only required fencing or signage be installed so comparatively speaking, the cost to implement was not onerous.

CN views train whistles as a safety procedure they are regulated to exercise by Transport Canada. They are most helpful with regard as to what a municipality or regional district needs to do in practical terms to undertake the whistle cessation process. As previously mentioned, none of the 4 crossings in the Dome Creek area have any existing safety equipment. CN concurs that whistling is not required at private crossings, unless Transport Canada has issued a directive with regard to a specific crossing. Directives are usually the result of historical high-risk factors specific to the crossing.

Community Services Administration obtained a preliminary estimate of between \$10,000 - \$15,000 to engage an engineer to complete the mandatory assessment of the 4 crossings in Dome Creek (this would be step 4 in the Transport Canada process).

Transport Canada is supporting the closure of railway crossings and is offering grant and contribution funding to achieve that end. For more information on the process to close a rail crossing, see this link: <https://www.tc.gc.ca/en/services/rail/grade-crossings/train-whistling.html#a02> . If there is no crossing, there is no whistle.

Transport Canada has a Railway Safety Improvement Program <https://www.canada.ca/en/transport-canada/news/2019/04/rail-safety-improvement-program-2019-2020.html> targeted towards the reduction of injuries and fatalities related to rail transport. Any municipality or regional district may apply. However, we have been advised by CN personnel that rural crossings rarely meet the risk evaluation criteria and historically funding has gone towards risk reduction where the traffic volume for both trains, vehicles and pedestrians is significant.

Dome Creek Community Association

Dear Dannielle,

The residents of the community of Dome Creek, B.C. are requesting the cessation of the C.N.R. train engine whistling at the (4) four railroad crossings through Dome Creek travelling from the west to the east. The location of the crossings are as noted:

#1 Public crossing is 1/4 km west of the Dome Creek railroad bridge.

#2 Public crossing is approximately 1/2 km east of the Dome Creek bridge.

#3 Private crossing is approximately 1 km east of the Dome Creek bridge.

#4 Public crossing is approximately 1 1/4 km east of the Dome Creek bridge.

With the continual increase in the rail traffic the whistle blowing is ear piercing and hazardous to our health. This rail traffic continues 24 hours a day.

Thank you for your consideration.

John Broderick,

for Laura Trimble, President, Dome Creek Community Association



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

GM: MAH

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: COM 8.2

FROM: Meredith Burmaster, Manager of Community Services

DATE: August 23, 2019

SUBJECT Item: Electoral Area "C" Community Grant-In-Aid: Regional District of Bulkley-Nechako
SUMMARY: Purpose: Consider Waiving Requirement for Receipts

PREVIOUS REPORTS: Item #16.1, August 2019 (see Agenda for link)

ATTACHMENT(S): Policy C-2

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report be received.		
2. THAT Paragraph No. 3 of Policy C-2 "Community Grants-in-Aid" be waived for the issuance of the Electoral Area "C" Community Grant-in-Aid totaling \$1,000 to the Regional District Bulkley-Nechako approved at the August 15, 2019 Regional Board meeting.	All 1 Director/1 vote	Majority

ISSUE(S):

At the August 15, 2019 Regional Board meeting, a grant of \$1,000 from the Community Grants-in-Aid Electoral Area C budget to the Regional District of Bulkley-Nechako (RDBN) was approved to assist with operating costs of the Bulkley-Nechako Regional Transit Service.

The Board is being asked to consider waiving Paragraph No. 3 of Policy C-2 for the issuance of the grant funds to the RDBN.

RELEVANT POLICIES:

- Community Grants-In-Aid Policy C-2:
 - provides financial assistance to community groups or organizations for the purpose of benefiting the community

SERVICE RELEVANCE:

The Regional District's current Community Grants-In-Aid program derives its authority from the *Local Government Act*. The purpose of these functions is to provide financial assistance to community groups or organizations which, in the opinion of the Regional District, provide a benefit to the community.

FINANCIAL CONSIDERATION(S):

There is no further financial impact from this request as the Board approved the expenditure of funds from the 2019 budget for Community Grants-In-Aid Electoral Area C at the August Board meeting.

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OTHER CONSIDERATION(S):

The waiving of receipts is occasionally permitted to streamline the process for an organization to receive grant funds.

DECISION OPTIONS:

1. Approve recommendation:
 - the RDBN will receive grant funds without providing receipts

Other Options:

- a. Do not approve the waiving of receipts:
 - organization does not receive funding outright and will have to determine how to access grant funds

COMMENTS:

The waiving of Paragraph No. 3 of Policy C-2 for the issuance of the grant funds to the RDBN allows for their organization to receive funds immediately and allows them to proceed with their project without submitting any additional paperwork.

Respectfully submitted,

Meredith Burmaster

Meredith Burmaster
Manager of Community Services

MB:ed

COMMUNITY GRANTS-IN-AID**Policy C-2, 1 of 2***Adopted: Oct. 16, 1997**Last Rev: Feb. 19, 2004**Responsible Dept: Community Services***PURPOSE**

To provide financial assistance to community groups or organizations for the purpose of benefiting the community.

APPLICATION

This policy shall apply to all grant requests being considered for funding from the individual Community Grants-In-Aid budgets.

AUTHORITY

Local Government Act (Section 176) (1) (c): the Regional District may provide assistance for the purpose of benefiting the community.

Local Government Act (Section 804) (2) (g): a grant may be charged to the electoral area benefiting from the assistance.

PROCEDURE

1. To be considered for funding, grant requests shall be referred to the Committee of the Whole on the recommendation of the Electoral Area Directors. All requests shall be in writing.
2. For grant requests in excess of \$5,000 an outline and description of the project, equipment or services proposed to be purchased must accompany the written request.
3. If a grant is approved for a fixed amount the following will apply:
 - (a) if the grant does not exceed \$500, a cheque will be issued to the requesting organization. A letter documenting the grant approval will also be sent under the signature of the Board.
 - (b) if the grant exceeds \$500, a cheque will be issued when the following conditions have been met:
 - i. satisfactory evidence that the goods or services have been obtained, and
 - ii. submission of invoice(s) together with quotes.

Staff will advise the requesting organization in writing of the grant approval, expiry date, and the requirements for claiming the grant.

4. If a grant is approved for an amount which is not fixed (i.e., up to a specific amount), the provisions of 3 (b) will apply.
5. The Regional Board may at the time of grant approval:
 - (a) impose additional requirements to be met by an organization prior to receipt of grant funds.
 - (b) reduce or modify the requirements to be met for an organization prior to receipt of grant funds.

COMMUNITY GRANTS-IN-AID**Policy C-2, 2 of 2***Adopted: Oct. 16, 1997**Last Rev: Feb. 19, 2004**Responsible Dept: Community Services*GENERAL

1. The Regional District encourages the use of a competitive bidding process (quotations, tenders, etc. as appropriate) to achieve best value for the community.
2. Unless specifically provided by Board or Committee resolution, grant approvals shall automatically expire after 24 months.
3. No grants shall be approved for individuals or for privately-owned businesses.

LB
JM rec'd 2019
C: AK, RM
GRA 2.0



37, 3RD AVE, PO Box 820
BURNS LAKE, BC
VOJ 1E0

REGIONAL DISTRICT
OF BULKLEY-NECHAKO
"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

Lara Beckett, Electoral Area "C" (Chilako River-Nechako),
Regional District of Fraser-Fort George
155 George Street
Prince George, B.C. V2L 1P8



July 17, 2019

RE: BULKLEY-NECHAKO REGIONAL TRANSIT SERVICE – GRANT IN AID REQUEST

Dear Ms. Beckett,

In 2018 the Regional District of Bulkley-Nechako was very appreciative of your \$1000 Grant in Aid contribution towards continued financial support for the Bulkley-Nechako Regional Transit System.

For 2019 the Regional District of Bulkley-Nechako is requesting consideration of grant in aid funding from Electoral Area "C" (Chilako River-Nechako) for operating costs for the Bulkley-Nechako Regional Transit Service.

The Regional Board thanks you for considering the request to assist in operating costs for the Bulkley-Nechako Regional Transit Service and looks forward to your response.

Kind regards,



Gerry Thiessen
Chair, Regional District of Bulkley-Nechako

cc: Jim Martin, CAO, Regional District Fraser-Fort George

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - FRANCOIS/OOTSA LAKE RURAL
B - BURNS LAKE RURAL F - VANDERHOOF RURAL
C - FORT ST. JAMES RURAL G - HOUSTON RURAL
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA
WWW.RDBN.BC.CA

PH: 250-692-3195
FX: 250-692-3305
TF: 800-320-3339



REGIONAL DISTRICT of Fraser-Fort George

GM: MAH

Main Office: 155 George Street, Prince George, BC V2L 1P8
 Telephone: (250) 960-4400 / Fax: (250) 563-7520
 Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: COM 8.3

FROM: Cindy Paton, Community/Public Safety Assistant

DATE: September 6, 2019

SUBJECT Item: Grants: Electoral Area D

SUMMARY: Purpose: Grant Approval

PREVIOUS REPORTS: None

ATTACHMENT(S): 1. Grant Schedule
 2. Grant Application

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report, Grant Schedule and grant application form for Electoral Area D be received.		
2. THAT the Grant for Electoral Area D, as listed in the September Grant Schedule, be approved.	All 1 Director/1 vote	Majority

ISSUE(S):

The September Grant Schedule details the request received for a Community Grant-In-Aid for Electoral Area D. A grant has been requested by the organization listed on the September Grant Schedule. The Board is being asked to consider approving the September Grant Schedule.

RELEVANT POLICIES:

1. Community Grants-In-Aid Policy C-2:
 - provides financial assistance to community groups or organizations for the purpose of benefiting the community.

SERVICE RELEVANCE:

The Regional District's current Community Grants-In-Aid program derives its authority from the *Local Government Act*. The purpose of these functions is to provide financial assistance to community groups or organizations which, in the opinion of the Regional District, provide a benefit to the community.

FINANCIAL CONSIDERATION(S):

The 2019 budget for Community Grants-In-Aid Electoral Area D has sufficient funds to support this expenditure.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendation:
 - grant will be provided per the schedule

Other Options:

- a. do not approve September Grant Schedule
 - organization does not receive funding

COMMENTS:

This grant request meets the requirements of Community Grants In-Aid Policy C-2.

Respectfully submitted,

Cindy Paton

Cindy Paton
Community/Public Safety Assistant

CP:ed

GRANT SCHEDULE
ELECTORAL AREA D
For the Month of September 2019

Community Grants-In-Aid

Organization	Grant Request	Amount
Pineview Seniors	Repairs and maintenance expenses	<u>\$2,500</u>
Total Grant		<u>\$2,500</u>

MB
BE

REGIONAL DISTRICT Fraser-Fort George

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Toll Free: 1-800-667-1959 / http://www.rdffg.bc.ca

COMMUNITY GRANT-IN-AID APPLICATION

Applications must be made in accordance with Regional District Policy C-2

RDFFG Contact Information:

Organization: <u>Pineview Seniors</u>	President/Contact Person: <u>Lois KEIM</u>
Mailing Address: [REDACTED]	Phone Number(s): [REDACTED]
[REDACTED]	Email: [REDACTED]
[REDACTED]	Fax: [REDACTED]
Total Grant Requested: \$ <u>2500.00</u>	Regional District Electoral Area Director: <u>BILL EMPEY AREA "D"</u>
Previous 3 years Regional District Grants Received: <u>on record.</u>	
2017 - \$5,000 2018 - \$4,500 2019 - \$2,500	

Applicant Profile:

Overview of Organization's Programs and Services. 2 days per week for music, cards, pool, social events, craft fair, Bake Sale, garage sale, art tournaments, Birthday tea, weekly lunches

Please attach current list of Directors or Executive of Organization: Attached: ☐
List on File at Regional District: ☐

Grant Application:

What would this grant be used for? (Attach additional information if necessary)

Janitor services, step stool, new table, general upkeep for the seniors facility, upkeep for our curling equipment, winter snow removal, paint, repairs to pool table, purchase of cleaning supplies and groceries

Other Revenue Towards Project/Purchase:

What other revenue/in-kind works is available to be put towards this project/purchase?

craft fair, garage sale, coffee income

Attachments in Support of the Application (such as diagrams & background info):

1. Non-Profit Society Registration

2. Diagrams, background information, endorsements

I understand that the information contained in this application may be made available for public viewing in accordance with the Freedom of Information and Protection of Privacy Act.

[REDACTED]
Signature (Organization President)

August 28 / 2019
Date

➡ Mail, Fax or Hand Deliver this Form to the Regional District of Fraser-Fort George



REGIONAL DISTRICT of Fraser-Fort George

GM: MAH

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 Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: COM 8.6

FROM: Cindy Paton, Community/Public Safety Assistant

DATE: September 10, 2019

SUBJECT Item: Grants: Electoral Area G

SUMMARY: Purpose: Grant Approval

PREVIOUS REPORTS: None

ATTACHMENT(S): 1. Grant Schedule
 2. Grant Application

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report, Grant Schedule and grant application form for Electoral Area G be received.		
2. THAT the Grant for Electoral Area G, as listed in the September Grant Schedule, be approved.	All 1 Director/1 vote	Majority

ISSUE(S):

The September Grant Schedule details the request received for a Community Grant-In-Aid for Electoral Area G. A grant has been requested by the organization listed on the September Grant Schedule. The Board is being asked to consider approving the September Grant Schedule.

RELEVANT POLICIES:

1. Community Grants-In-Aid Policy C-2:
 - provides financial assistance to community groups or organizations for the purpose of benefiting the community.

SERVICE RELEVANCE:

The Regional District's current Community Grants-In-Aid program derives its authority from the *Local Government Act*. The purpose of these functions is to provide financial assistance to community groups or organizations which, in the opinion of the Regional District, provide a benefit to the community.

FINANCIAL CONSIDERATION(S):

The 2019 budget for Community Grants-In-Aid Electoral Area G has sufficient funds to support this expenditure.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendation:
 - grant will be provided per the schedule

Other Options:

- a. do not approve September Grant Schedule
 - organization does not receive funding

COMMENTS:

This grant request meets the requirements of Community Grants In-Aid Policy C-2.

Respectfully submitted,

Cindy Paton

Cindy Paton
Community/Public Safety Assistant

CP:ed

GRANT SCHEDULE
ELECTORAL AREA G
For the Month of September 2019

Community Grants-In-Aid

Organization	Grant Request	Amount
Summit Lake Community Association	Volunteer appreciation costs	\$500
Total Grant		\$500



**REGIONAL DISTRICT
of Fraser-Fort George**

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Toll Free: 1-800-667-1959 / http://www.rdfg.bc.ca

MB
c: PC

COMMUNITY GRANT-IN-AID APPLICATION

Applications must be made in accordance with Regional District Policy C-2

Group Contact Information:	
Organization: SUMMIT LAKE COM ASSN	President/Contact Person: MIKE MILLARD
Mailing Address: [REDACTED]	Phone Number(s): [REDACTED]
	Email: [REDACTED]
	Fax: N/A.
Total Grant Requested: \$ 500.-	Regional District Electoral Area Director: PAT CROOKS
Previous 3 years Regional District Grants Received:	
2019 - \$7,500 , 2018 - \$3,000 , 2017 - \$8,000	
Applicant Profile:	
Overview of Organization's Programs and Services.	
Please attach current list of Directors or Executive of Organization: Attached: <input type="checkbox"/>	
List on File at Regional District: <input type="checkbox"/>	
Grant Application:	
What would this grant be used for? (Attach additional information if necessary)	
VOLUNTEER APPRECIATION	
Other Revenue Towards Project/Purchase:	
What other revenue/in-kind works is available to be put towards this project/purchase?	
Attachments in Support of the Application (such as diagrams & background info):	
1. Non-Profit Society Registration	
2. Diagrams, background information, endorsements	
I understand that the information contained in this application may be made available for public viewing in accordance with the Freedom of Information and Protection of Privacy Act.	
<div style="display: flex; justify-content: space-between;"> <div>  Signature (Organization President) </div> <div> JUNE 15th 2019 Date </div> </div>	

➡ Mail, Fax or Hand Deliver this Form to the Regional District of Fraser-Fort George



REGIONAL DISTRICT of Fraser-Fort George

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GM: MAH

REPORT FOR CONSIDERATION

TO: Chair and Directors
FROM: Cindy Paton, Community/Public Safety Assistant
DATE: September 6, 2019

File No.: COM 8.7

SUBJECT Item: Grants: Electoral Area H
SUMMARY: Purpose: Grant Approval

PREVIOUS REPORTS: None

ATTACHMENT(S): 1. Grant Schedule
2. Grant Applications

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
	All 1 Director/1 vote	Majority
1. THAT the report, Grant Schedule and grant application forms for Electoral Area H be received.		
2. THAT the Grants for Electoral Area H, as listed in the September Grant Schedule, be approved.	All 1 Director/1 vote	Majority

ISSUE(S):

The September Grant Schedule details the requests received for Community Grants-In-Aid for Electoral Area H. Grants have been requested by the organizations listed on the September Grant Schedule. The Board is being asked to consider approving the September Grant Schedule.

RELEVANT POLICIES:

1. Community Grants-In-Aid Policy C-2:
 - provides financial assistance to community groups or organizations for the purpose of benefiting the community.

SERVICE RELEVANCE:

The Regional District's current Community Grants-In-Aid program derives its authority from the *Local Government Act*. The purpose of these functions is to provide financial assistance to community groups or organizations which, in the opinion of the Regional District, provide a benefit to the community.

FINANCIAL CONSIDERATION(S):

The 2019 budget for Community Grants-In-Aid Electoral Area H has sufficient funds to support these expenditures.

OTHER CONSIDERATION(S):

If the Board does not wish to provide one or more of the grants listed, a motion to amend the Schedule prior to voting on approval of the Schedule would be in order.

DECISION OPTIONS:

1. Approve recommendation:
 - grants will be provided per the schedule

Other Options:

- a. do not approve the September Grant Schedule
 - organizations do not receive funding

COMMENTS:

These grant requests meet the requirements of Community Grants In-Aid Policy C-2.

Respectfully submitted,

Cindy Paton

Cindy Paton
Community/Public Safety Assistant

CP:ed

GRANT SCHEDULE
ELECTORAL AREA H
For the Month of September 2019

Community Grants-In-Aid

Organization	Grant Request	Amount
Robson Valley Arts & Culture Council	McBride Train Station celebration meals	\$ 500
Royal Canadian Legion Valemount #266	Refrigerator replacement	3,000
Total Grants		<u>\$3,500</u>



REGIONAL DISTRICT of Fraser-Fort George

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Toll Free 1-800 667-1959 / http://www.rdffg.bc.ca

MB
DA

COMMUNITY GRANT-IN-AID APPLICATION

Applications must be made in accordance with Regional District Policy C-2

Group Contact Information:

Organization:

Robson Valley Arts & Culture Council

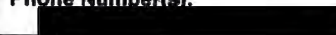
Mailing Address:



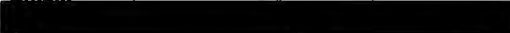
President/Contact Person:

Sheila G. FOSTER

Phone Number(s):



Email:



Fax:

Total Grant Requested: \$

500.00

Regional District Electoral Area Director:

Danielle Alan

Previous 3 years Regional District Grants Received:

2017 Artist support \$1500

2018 Women of McBride calendar

2019 FHF 2019 table, chair etc transport, busing

Applicant Profile:

Overview of Organization's Programs and Services

Mission statement, programs
9 services are on file

Please attach current list of Directors or Executive of Organization: Attached ☐

List on File at Regional District ☒

Grant Application:

What would this grant be used for? (Attach additional information if necessary)

Payment of invoice for Live Differnet
organization who provided 70 meals
for celebration of McBride Train Station
100 years.

Other Revenue Towards Project/Purchase:

What other revenue/in-kind works is available to be put towards this project/purchase?

CN Rail provide \$2,000 for this event.

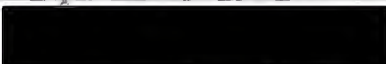
Attachments in Support of the Application (such as diagrams & background info):

1 Non-Profit Society Registration

S-5083

2 Diagrams, background information, endorsements

I understand that the information contained in this application may be made available for public viewing in accordance with the Freedom of Information and Protection of Privacy Act.



Signature (Organization President)

3 Sept 2019

Date

➡ Mail, Fax or Hand Deliver this Form to the Regional District of Fraser-Fort George



To: 12505637520

08/23/2019 15:46

#894 P.001/003

M.B.
C:DA

REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / http://www.rdffg.bc.ca

COMMUNITY GRANT-IN-AID APPLICATION

Applications must be made in accordance with Regional District Policy C-2

Group Contact Information:	
Organization: <u>Royal Canadian Legion Valen #266</u>	President/Contact Person: <u>Marie Birkbeck</u>
Mailing Address: [Redacted]	Phone Number(s): [Redacted] (Hael) 566-4343
[Redacted]	Email: <u>valdemountlegion266@gmail.com</u>
[Redacted]	Fax:
Total Grant Requested: \$ <u>3100.00</u>	Regional District Electoral Area Director: <u>Danielle Allen</u>
Previous 3 years Regional District Grants Received: <u>N/A</u>	
Applicant Profile:	
Overview of Organization's Programs and Services.	
<u>RCL provides programs & services for our Veterans, Seniors and public at large. Sponsors a bursary each year to high school graduate meets on Wheels, Junior Canadian Rangers, provide venue for local municipalities</u>	
Please attach current list of Directors or Executive of Organization: Attached <input checked="" type="checkbox"/>	
List on File at Regional District: <input type="checkbox"/>	
Grant Application:	
What would this grant be used for? (Attach additional information if necessary)	
<u>We will be using these funds to replace the refrigerator in the Hael Kitchen - Current one has been malfunctioning for the past several months and is no longer maintaining the "SAFE" zone as set out by Health Regulations</u>	
Other Revenue Towards Project/Purchase:	
What other revenue/in-kind works is available to be put towards this project/purchase?	
<u>Many volunteer hours go in to keeping our legion alive.</u>	
<u>*in kind time to remove old appliance and install the new one. 3 ppl x 3 hrs.</u>	
<u>*We will pick up the balance & shipping fees in excess of \$418.00</u>	
Attachments in Support of the Application (such as diagrams & background info):	
1. Non-Profit Society Registration	
2. Diagrams, background information, endorsements <u>quote From Pacific Restaurant Supply</u>	
I understand that the information contained in this application may be made available for public viewing in accordance with the Freedom of Information and Protection of Privacy Act.	
[Redacted Signature]	<u>Aug 23 2019</u>
Signature (Organization President)	Date

➡ Mail, Fax or Hand Deliver this Form to the Regional District of Fraser-Fort George

From:

To:12505637520

08/23/2019 15:48

#894 P.003/003

PACIFIC

RESTAURANT SUPPLY | DESIGN | STAINLESS

Quote

08/22/2019


Buyer Billing:
 Legion 266
 Marie Birkbeck
 Valemount, BC, V0E 2Z0
 (Contact)

Buyer Shipping:
 Legion 266 Fridge

From:
 Pacific Restaurant Supply Inc.
 Quentin Jay
 1020 East Cordova Street
 Vancouver, British Columbia
 V6A 4A3
 604-216-2566
 2508129533 (Contact)

Job Reference Number: 17861

Delivery is not calculated in this proposal. Delivery can be calculated once the final order amounts are determined.

Item	Qty	Description	Sell	Sell Total
1	1 ea	REFRIGERATED MERCHANDISER  True Refrigeration Canada Model No. GDM-23-HC~TSL01 Refrigerated Merchandiser, one-section, True standard look version 01, (4) shelves, powder coated steel exterior, white aluminum interior with stainless steel floor, (1) Low-E thermal glass hinged door, LED interior lights, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1, 5.4 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, MADE IN USA, ENERGY STAR®	\$2,394.41	\$2,394.41
	1 ea	Self-contained refrigeration standard		
	1 ea	Canada Warranty (after Feb 1, 2019) - 5 year parts & labour warranty on compressor (self-contained only). To receive an additional 2 years of labour warranty on the compressor, product must be registered online at www.truemfg.com/NA/CA/Registration		
	1 ea	Warranty - 3 year parts and labor, please visit www.Truemfg.com for specifics		
	1 ea	NOTE: Commonly stocked model in black exterior, white exterior, and in right and left hinge; verify availability with factory		
	1 ea	NOTE: Commonly stocked model in right and left hinge; verify availability with factory		
	1 ea	Exterior: Black powder coated steel, standard		
	1 ea	Interior: White aluminum, standard		
	1 ea	Illuminated sign decal: S-TS-01 "TRUE Stripe" graphic, standard		

ITEM TOTAL: \$2,394.41

Merchandise	\$2,394.41
GST	\$119.72
Tax 7%	\$167.61
Total	\$2,681.74

Lease-to-Own (Established):
 36-month term: \$83.14*

Rental:
 52-week term: \$30.39

SHIPPING not included.

Cindy Paton

From: Dannielle Alan
Sent: Wednesday, August 28, 2019 5:43 PM
To: Cindy Paton
Subject: Re: CGIA request - Royal Cdn Legion Valemount #266

Yes - I gave them \$3500 late last year and they still have \$873 left, it was for renovations and repairs so they can use that to top up the \$3000. I was tempted to give them \$2500 but they are struggling right now and can use the funds.

Cheers,
 Dannielle

Dannielle Alan
 Area H Director
 Regional District of Fraser Fort George
 250.569.7825
dannielle@telus.net

From: Cindy Paton
Sent: 28 August 2019 15:59
To: Dannielle Alan
Subject: RE: CGIA request - Royal Cdn Legion Valemount #266

Hi Danielle, sorry just have to confirm, their ask is for \$3,100 but I should put through the board report as \$3,000 not the \$3,100?
 Thanks
 Cindy

From: Dannielle Alan <dalan@rdffg.bc.ca>
Sent: Wednesday, August 28, 2019 3:49 PM
To: Cindy Paton <cpaton@rdffg.bc.ca>
Subject: Re: CGIA request - Royal Cdn Legion Valemount #266

Hi Cindy,

I am supportive of a grant request going to board for \$3000.

Cheers,
 Dannielle

Dannielle Alan
 Area H Director
 Regional District of Fraser Fort George
 250.569.7825
dannielle@telus.net

From: Cindy Paton
Sent: 27 August 2019 16:51:43

To: Dannielle Alan

Subject: CGIA request - Royal Cdn Legion Valemount #266

Hi Dannielle,

We have a grant request from the Valemount Legion for \$3,100 to be used to replace a refrigerator in their hall. They say there will be in-kind works to remove the old and install the new and that the Legion will pay shipping fees in excess of \$418.

Are you in agreement with this grant request going forward to September Board?

Thanks.

Cindy Paton

Community/Public Safety Assistant
Regional District of Fraser-Fort George
Phone 250-960-4463

Find us on Facebook
www.facebook.com/RDFFG



JM/BIF
C: AK
BOA 1.8

July 31, 2019

Lara Beckett, President
North Central Local Government Association
155 George Street, Suite 206
Prince George BC V2L 1P8

Reference: 286731

Dear Ms. Beckett:

Re: Resolutions

The Honourable Claire Trevena, Minister of Transportation and Infrastructure, asked me to respond on her behalf to your letter of June 18, 2019, sharing the resolutions of the North Central Local Government Association with respect to wildfire mitigation on highways and first responder safety.

The safety of the provincial transportation network is the ministry's highest priority. Local ministry offices throughout the province work regularly with our maintenance contractors to identify and monitor brushing and vegetation clearing requirements on local highway corridors. This work ensures visibility and drainage and removes fire fuel from the right-of-way.

The ministry and its maintenance contractors make all reasonable efforts to ensure that the brushing and mowing activities carried out along our highway corridors consider the local fire risk and leave cleared areas in a safe state. These efforts may include halting operations during high risk conditions, having a water truck follow the equipment for rapid suppression and mulching and chipping the cut brush and vegetation in accordance with requirements specified by the Ministry of Forests, Lands and Natural Resource Operations. You can be sure we will continue to work with our partners to ensure our highways remain safe and reliable year-round.

The ministry shares your concern for the safety of people who attend emergencies on highways or who work at the roadside. As you may know, since 2009, any driver approaching a stopped vehicle displaying flashing red, blue or amber lights is legally required to reduce their speed and move into another lane when possible. The "Slow Down, Move Over" law was passed to protect the safety of all roadside workers, including emergency service providers, our Commercial Vehicle Safety and Enforcement Branch employees and our maintenance contractors, as well as utility workers, tow truck operators and other workers. More information about this law is available online at:

<https://www2.gov.bc.ca/gov/content/transportation/driving-and-cycling/road-safety-rules-and-consequences/slow-down-move-over>

.../2

**Ministry of Transportation
and Infrastructure**

Office of the
Assistant Deputy Minister
Highways Services

Mailing Address:
PO Box 9850 Stn Prov Govt
Victoria BC V8W 9T5
Telephone:
Fax: 250 387-6431

Location:
5B 940 Blanshard Street
Victoria BC V8W 3E6
www.gov.bc.ca/tran

-2-

As the legislation governing speed limits when an official vehicle is parked on a highway falls within the jurisdiction of the Ministry of Public Safety and Solicitor General, I have taken the liberty of sharing your correspondence with Patricia Boyle, Assistant Deputy Minister of RoadSafetyBC, for her review.

Thank you for taking the time to write.

Sincerely,



Ed Miska
A/Assistant Deputy Minister
Highway Services

Copy to: Honourable Claire Trevena
 Minister of Transportation and Infrastructure
 MLA, North Island

 Patricia Boyle, Assistant Deputy Minister
 RoadSafetyBC
 Ministry of Public Safety and Solicitor General



JM/BIF
C: AK
BOA 1.8



August 2, 2019

VIA E-MAIL
Ref: 244089

Lara Beckett
President
North Central Local Government Association
E-mail: admin@nclga.ca

Dear Lara Beckett:

Thank you for your letter on behalf of the North Central Local Government Association (NCLGA), detailing NCLGA Resolution R33 concerning child care. I appreciate you taking the time to write and for sharing this resolution. Please accept my apologies for the delay in responding.

As you know, our government is focused on creating more licensed child care spaces so more families across British Columbia can breathe easier. Families have struggled for too long, and the shortage of child care spaces puts parents in the position of having to stay home from work or leave their communities to find child care. A shortage of child care spaces is bad for families, business and communities.

We want to work with local governments to create child care spaces for their residents. I want to assure you that our intent is to work together, not to pass along responsibility. We recognize that local governments are in the best position to know and understand the needs of their communities, and we want to empower and support local governments through funding opportunities to create sustainable, quality child care spaces that will make a real difference for communities and families in British Columbia.

Government is looking to work with a wide range of public sector partners, including local governments, to develop child care spaces. Programs currently available exclusively to local governments include the [Community Child Care Planning Grants and the Community Child Care Space Creation Program](#), both administered by the Union of British Columbia Municipalities.

.../2

Ministry of
Children and Family
Development

Office of the
Minister

Mailing Address:
Parliament Buildings
Victoria BC V8V 1X4

Location:
Parliament Buildings
Victoria

In addition, we offer funding to a wide range of applicants through the [Childcare BC New Spaces Fund](#), including local governments, to support them in building new licensed child care spaces. I am pleased to advise that on July 15, 2019, [our government increased](#) the maximum funding which is available to local governments, public sector, and Indigenous governments to support the creation of new licensed child care spaces to \$3 million. At the same time, we increased the maximum award available to non-profits to \$1.5 million. These changes came as a direct result of feedback from the public and non-profit sectors.

Already, we have seen local governments across the province stepping up to bring change to our child care landscape, including Burnaby, Lake Country, Squamish and – most recently – the [City of Vancouver](#) through a partnership to create 2,300 spaces. We expect to see local governments identify more opportunities in the coming months as more than 70 communities use their funding from the Child Care Community Planning Grants to create local child care plans.

In addition to capital funding, the province provides operating funding to child care operators through the [Child Care Operating Fund](#) as well as funding through the [Child Care Fee Reduction Initiative](#) to reduce fees for parents.

We recognize there is still much to do to create the child care system that children and families in British Columbia need and deserve. We continue to work with and receive feedback and guidance from partners in local governments, as well as the non-profit, public and private sectors, and continue to explore opportunities that will help us move to a universal child care system that responds to the needs of local communities.

If you have any questions or would like to learn more about our child care capital funding programs, please contact Michelle Kirby, Engagement and Partnership Manager, Child Care Capital and Community Branch, Ministry of Children and Family Development, who will be happy to provide you with further information. Michelle can be reached via e-mail at: Michelle.Kirby@gov.bc.ca.

Thank you again for taking the time to write.

Sincerely,



Katrina Chen
Minister of State for Child Care

pc: Michelle Kirby

Minister of Rural
Economic Development



Ministre du Développement
économique rural

Ottawa, Canada K1P 0B6

JM/BIF
C: AK
BOA 1.8

AUG 12 2019



Ms. Lara Beckett
President
North Central Local Government Association
206-155 George Street
Prince George, British Columbia V2L 1P8

Dear Ms. Beckett:

Thank you for your letter of June 18, 2019, regarding broadband Internet access in north-central British Columbia.

As Minister of Rural Economic Development, I am committed to fulfilling the responsibilities entrusted to me in this portfolio, to work with Canadians and champion economic opportunity and quality of life in rural Canada. I am also pleased to lead the rollout of infrastructure and broadband investments in rural Canada, and to work with other federal ministers to advance important priorities benefitting rural Canada.

Recently, I announced two strategies: *Rural Opportunities, National Prosperity: An Economic Development Strategy for Rural Canada* (www.infrastructure.gc.ca/rural/strategy-eng.html) and *High-Speed Access for All: Canada's Connectivity Strategy* (www.canada.ca/get-connected). Together, these strategies demonstrate our government's commitment to a prosperous, competitive and thriving rural Canada, and to ensuring that, over time, all Canadians have access to affordable high-speed Internet.

These strategies set out our government's roadmap for the future of rural Canada, and to achieve our connectivity goals. They build on insights from rural Canadians, and provide a roadmap for addressing challenges and capitalizing on the opportunities in rural Canada.

Canadians know high-speed Internet access is no longer a luxury – it is a necessity for success. Students, families and businesses require reliable high-speed Internet to participate in today's economy. Too many Canadians, especially those living in rural and remote communities, do not have the connectivity they need to grow their business, access government services, pursue online education, or connect with family and friends.

...2

Canada

- 2 -

Since our first budget in 2016, the Government of Canada has been making major investments in broadband infrastructure. Through the successful Connect to Innovate program, over 900 Canadian communities will gain access to faster Internet speeds by 2021.

In Budget 2019, the Government made an ambitious new commitment to ensure that, over time, every single household and business in Canada, no matter how rural and remote, has access to high-speed Internet (50 Mbps download and 10 Mbps upload).

To achieve this target, the Government will work with provinces, territories and industry, and leverage new investments from many sources:

- Budget 2019 committed \$1.7 billion in new broadband investments, including a new Universal Broadband Fund, as well as a top-up for the Connect to Innovate program and support for low-latency Low Earth Orbit satellite capacity – technology that can help connect Canada's most remote communities.
- Broadband infrastructure projects are eligible for funding under the \$2-billion Rural and Northern Communities stream of the Investing in Canada Infrastructure Program.
- The Canadian Radio-television and Telecommunications Commission's \$750-million Broadband Fund will help to improve connectivity services across the country.
- The Canada Infrastructure Bank will seek to invest \$1 billion to further leverage private sector investment to increase broadband access for Canadians.

Using these resources, we will ensure all Canadians have access to the baseline speed recommended by the Canadian Radio-television and Telecommunications Commission: 50 Mbps download and 10 Mbps upload. We expect to have connected 95 percent of Canadians to these speeds by 2026 and 100 percent by 2030.

I look forward to working together with you.

Sincerely,



The Honourable Bernadette Jordan, P.C., M.P.
Minister of Rural Economic Development

From: [NCLGA Admin](mailto:admin@nclga.ca)
To: admin@nclga.ca
Subject: FW: Our Ref. 116660 - Re: Small aircraft pilot training
Date: Wednesday, August 21, 2019 2:45:40 PM



JM/BIF
 C: AK
 BOA 1.8

Dear NCLGA Members,

Please find below correspondence sent via email from the Ministry of Advanced Education, Skills and Training in response to NCLGA Resolutions [R17 – More Small Aircraft Pilot Training Needed](#) (Cariboo Regional District) and [R29 – Effects of New Ammonia Regulations](#) (Cariboo Regional District).

Moving forward, we welcome your thoughts or replies to this correspondence and we encourage you to add it to your next agenda package for further discussion.

For more information on the original letter sent by NCLGA please contact admin@nclga.ca.

Best regards,

Hannah Wasstrom
 Executive Coordinator

T: 250-564-6585

E: hwasstrom@nclga.ca

www.nclga.ca



From: AEST Post-Secondary Programs Branch AEST:EX [mailto:AEST.Post-SecondaryProgsBr@gov.bc.ca]

Sent: August 21, 2019 11:55 AM

To: 'admin@nclga.ca' <admin@nclga.ca>

Cc: Minister, AEST AEST:EX <AEST.Minister@gov.bc.ca>

Subject: Our Ref. 116660 - Re: Small aircraft pilot training

August 21, 2019
 Our Ref. 116660

Lara Beckett
 President
 North Central Local Government Association
 E-mail Address: admin@nclga.ca

Dear Lara Beckett:

Thank you for your correspondence sent to the Honourable Melanie Mark, Minister of Advanced Education, Skills and Training, regarding the need for small aircraft pilot training

and the effect of the new ammonia regulations in your communities. Your letter, written on behalf of the North Central Local Government Association (NCLGA), has been forwarded to me for response on behalf of Minister Mark. I apologize for the delayed response.

Currently, in British Columbia flight training is offered through private institutions and, in some cases, in partnership with public institutions. For example, Okanagan College's Kelowna campus offers a two-year Commercial Aviation Diploma program in partnership with the Interior Flight Centre at Kelowna Airport.

Regarding accessing training to address the effects of new ammonia regulations, a number of public post-secondary institutions in British Columbia offer Industry Training Authority-approved foundation and apprenticeship training for Refrigeration and Air Conditioning Mechanic, including Thompson Rivers University, Okanagan College, and Camosun College. These programs are currently offered on campus and do not include distance education options.

The Ministry of Advanced Education, Skills and Training provides annual operating grants to British Columbia's public post-secondary institutions and looks to the institutions to allocate resources within the organization to address student demand and regional economic and employment needs. At this time, the Ministry is not aware of plans among the public post-secondary institutions to implement training in these specific program areas.

I encourage your association to work in partnership with your local post-secondary institutions and municipal governments to explore ways to respond to the training needs in your communities.

In terms of funding opportunities to support your efforts in responding to the new ammonia regulations, the NCLGA may wish to explore the British Columbia Employer Training Grant (ETG). The goal of the ETG is to help British Columbians access the skills training they need to adapt to the changing requirements of jobs and the labour market, while encouraging employer involvement in the training of their employees. The Technical Training Stream of the ETG supports employers to train current or new employees in technical skills in response to automation and technological advancements, or training needed for the successful adoption of new technological systems. For further information on the ETG, please visit the [ETG](#) website.

I hope this information is helpful to you.

Sincerely,

Susan Burns for ...
Trudy Rotgans
Executive Director
Post-Secondary Programs Branch
Ministry of Advanced Education, Skills and Training

pc: Honourable Melanie Mark
Minister of Advanced Education, Skills and Training

8/21/2019

North Central Local Government Association | Home

More Small Aircraft Pilot Training Needed

Sponsors: Cariboo Regional District

Year	Category	NCLGA Ref#
2019	Transportation and Communication	R15

STATUS

NCLGA Executive Recommendation: No Recommendation | Endorsed by the NCLGA Membership

DETAILS

Whereas small aircraft flights serve rural and northern airports in areas that depend on the economic and socio-economic benefits that air travel provides;

And whereas a significant percentage of trained pilots are retiring, and many small aircraft pilots are now being hired to fly bigger aircraft serving large urban areas;

And whereas flights into small rural and northern airports are at risk of being discontinued due to a lack of trained small aircraft pilots:

Therefore be it resolved that the NCLGA and UBCM urge the Province to lobby for more small aircraft training opportunities in rural and northern post-secondary institutions, as well as urge the federal government to take the small aircraft pilot shortage into consideration when establishing mandatory pilot hours.

RESPONSES

The Resolutions Committee advises that the UBCM membership has not previously considered a resolution asking the Province to lobby for more small aircraft pilot training opportunities, particularly for rural and northern areas of the province.

[View All Resolutions \(/documents/resolutions\)](#)



<https://www.nclga.ca/resolutions/More-Small-Aircraft-Pilot-Training-Needed>

1/3

8/21/2019

North Central Local Government Association | Home

Effects of New Ammonia Regulations

Sponsors: Cariboo Regional District

Year	Category	NCLGA Ref#
2019	Selected Issues	R29

STATUS

NCLGA Executive Recommendation: No Recommendation | Endorsed by the NCLGA Membership

DETAILS

Whereas new regulations introduced for ammonia safety have resulted in significant operating cost increases, and increased staff certifications required for operating arenas;

And whereas communities in the Central and Northern regions of the province have limited financial and human resources, and difficulty accessing the costly training required to meet these new staffing regulations:

Therefore be it resolved that the NCLGA and UBCM request that the Province of BC work with post-secondary institutions and other providers to increase the availability of technical certificates and programs to address this critical trade shortage, and that additional funding for, or creation of new programs, such as apprenticeship programs in affected communities, be funded to allow arena staff to access training that is currently cost prohibitive and mostly only available in the Lower Mainland.

RESPONSES

The Resolutions Committee advises that the UBCM membership has not previously considered this type of specific request for more funding and training spaces, in particular in areas outside of the Lower Mainland, for those needing to work as ice arena staff to safely work with ammonia.

However, the Committee notes that the membership has endorsed resolutions seeking additional funding and opportunities for training, education and apprenticeships for those wanting to work in the trades (2014- B31, 2013-B41, 2004-B142).

[View All Resolutions \(/documents/resolutions\)](#)



<https://www.nclga.ca/resolutions/Effects-of-New-Ammonia-Regulations>

1/3



JM/BIF
C: AK
BOA 1.8

RECEIVED
Aug 26, 2019

Reference: 346753

AUG 16 2019

Lara Beckett, President
North Central Local Government Association
206 – 155 George Street
Prince George BC V2L 1P8

RECEIVED
August 27, 2019
RDFFG

Dear Ms. Beckett:

Thank you for your letter of June 18, 2019, regarding shipment of dangerous goods by rail.

The Province of British Columbia recognizes that oil spills due to railway incidents pose a significant risk to the environment. In October 2017, the Ministry of Environment and Climate Change Strategy developed its first phase of regulations which place certain requirements on railways, pipelines and trucking transporters to address these risks. As a result of these regulations, transporters must develop and test spill contingency plans to prepare for spills; adhere to more stringent spill reporting requirements; and may be required to develop a recovery plan to address damage to the environment.

The government is currently developing a second phase of spill regulations that would potentially require railways and/or pipelines to develop geographic response plans to ensure resources are available to support an immediate response to a spill and adhere to response time planning standards that would ensure a timely response following a spill.

Although the government's official window for comment on the proposed regulations closed April 30, 2018, I appreciate the North Central Local Government Association's interest in strengthening the government's ability to improve spill preparedness, response and recovery from potential spills.

Thank you again for your letter regarding the shipment of dangerous goods by rail.

Sincerely,

George Heyman
Minister

Ministry of Environment and
Climate Change Strategy

Office of the
Minister

Mailing Address:
Parliament Buildings
Victoria BC V8V 1X4

Telephone: 250 387-1187
Facsimile: 250 387-1356
Website: www.gov.bc.ca/env



JM/BIF
C: AK
BOA 1.8

RECEIVED
Sept 9/19

AUG 30 2019

RECEIVED
September 10, 2019
RDFFG

Lara Beckett
President
North Central Local Government Association
206 - 155 George Street
Prince George BC V2L 1P8

Dear Lara Beckett:

Thank you for your letter of June 18, 2019, regarding the North Central Local Government Association Resolution R17, which requests information from the Insurance Corporation of British Columbia (ICBC). I welcome the opportunity to respond.

Our government has been clear we want to create a sustainable auto insurance system which strikes the balance between increased care for the injured, and affordable and fair rates for all. I understand there is a keen interest in the rates ICBC uses in the different insurance territories in British Columbia.

Currently, ICBC is focused on implementing the first overhaul of how insurance premiums are set for individuals in more than 30 years. As of September 1, 2019, ICBC will be moving to an insurance model that is more driver-based. Under the new system, there will be a greater impact on premiums for drivers who cause crashes and the premiums will be affected for a longer period of time. Driving experience, along with crash history and who will be driving the vehicle, will have a greater impact on premiums than they do under the current system. This overhaul also includes elements of rebalancing rates among territories. This is a huge undertaking, which is consuming extensive resources at ICBC.

A comprehensive examination of territory rates and boundaries is also a very large undertaking, requiring careful and thoughtful analysis, followed by regulatory approval. I am advised that ICBC will not be in a position to begin any analysis until after the current initiatives are fully implemented. That said, ICBC is updating rate class and territory factors within the existing boundaries. The revised territory rate, which comes into effect on September 1, 2019, will provide North Central British Columbia residents with a reduction in the territory component of their Basic auto insurance premiums. This component of their insurance premium will be dropping over a period of 10 years.

.../2

Ministry of
Attorney General

Office of the
Attorney General

Mailing Address:
PO Box 9044 Stn Prov Govt
Victoria BC V8W 9E2
email: AG.Minister@gov.bc.ca
website: www.gov.bc.ca/ag

Telephone: 250 387-1866
Facsimile: 250 387-6411

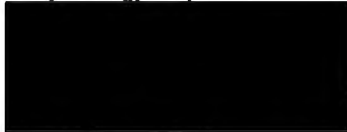
Lara Beckett
Page 2

It should be noted the amount of premiums collected or claims paid out by community is not an accurate representation of how insurance premiums are determined. Current premiums are based on expected claims costs and take into account a number of factors that include, but are not limited to, territory.

These significant changes coming in September will affect the amount every driver will pay for their insurance, no matter where they live. The result will mean two-thirds of drivers across the province will be better off than they are today. This is a positive change. More information about these changes and how our government is going to make ICBC work for people again is available online at: www.icbc.com/change.

I appreciate your taking the time to write.

Yours truly,



David Eby, QC
Attorney General

Additional Item



JM/BIF
C: AK
BOA 1.8

1138138

September 10, 2019

Lara Beckett
President, North Central Local Government Association
206-155 George Street
Prince George, BC V2L 1P8

Dear Lara Beckett:

Thank you for your letter of June 18, 2019, providing resolutions from the North Central Local Government Association (NCLGA) in relation to rural and remote community access to health services. I am pleased to provide you with this coordinated Ministry of Health (Ministry) response to the NCLGA resolutions below.

ER1 – Equitable Access to Health Services in Rural BC:

The Ministry understands there are persistent challenges related to rural and remote health services and is committed to addressing these challenges through a patient-centred approach. This includes bringing care to the patient whenever possible to reduce the need for patient travel, through means such as virtual care and telehealth technologies. The Ministry is engaged in ongoing work with the health authorities and provincial partners such as patient representatives, Doctors of BC and BC Emergency Health Services, to develop innovative solutions to the complex health service challenges facing rural and remote populations.

A patient-centred approach also requires that we balance patient safety with patient and family preference regarding service delivery. Highly specialized medical services require specialized equipment and staff who need a minimum number of cases to maintain competency. Not every community has the population required to support safe delivery of such services, which then must be provided regionally. As a result, patients and families are sometimes required to travel to access certain medical specialist services and there are programs designed to reduce the costs associated with travel for patients and their caregivers. These include the Ministry's *Travel Assistance Program*, which alleviates some of the transportation costs for eligible British Columbia residents who must travel to access non-emergency services not available in their own community, and the *Northern Health Connections* bus service, a network of buses with routes designed to connect Northerners with non-emergency medical specialist services as far away as Vancouver.

The Northern Health Authority is responsible for planning, managing and delivering publicly funded health care services to Northern residents, and will continue to work with the Ministry and provincial partners on ways to improve health care access in rural and remote communities.

...2

Ministry of Health

Hospital Services Branch
Provincial, Hospital and Laboratory Health Services Division

PO Box 9639 STN PROV GOVT
Victoria BC V8W 9P1

- 2 -

RR1 – Attracting and Retaining Medical Specialists in North Central BC:

The Ministry is committed to working collaboratively with partners to ensure that British Columbia has the right supply, mix and distribution of health care professionals to meet patient and population health needs.

The Province has made a significant investment in expanding and distributing Postgraduate Medical Education (PGME). The University of British Columbia (UBC) Faculty of Medicine, in partnership with the Ministry, has more than doubled the number of entry-level PGME positions from 2003 to 2016 and currently has over 1,300 residents training and providing services across British Columbia. UBC PGME is distributed provincially and includes 19 different family medicine sites. In 2018, a record number of UBC residents completed their PGME program, making it the largest single PGME program in Canada. The Ministry is supporting another multi-year phased expansion that will result in an up to \$10.4M additional funding by 2024/25. The new expansion will focus on creating new opportunities for in-demand specialties while also increasing enhanced skills training for family physicians.

British Columbia continues to improve access for International Medical Graduates (IMGs) as well. Upon completing residency at UBC, physicians matched to IMG residency positions receive full licensure to practice and complete a return of service (ROS) in a health authority-identified underserved community. Health authorities provide the Ministry with a list of communities that are in most urgent need of physician services and these communities will vary each year. Family physicians are required to complete a two-year ROS; all other specialists complete a three-year ROS. From July 2008 to July 2019, 189 UBC IMGs signed a Return of Service Addendum to complete their ROS in a rural community. Long-term physician retention in the community is the goal of the ROS Program.

The Ministry supports the Practice Ready Assessment – British Columbia (PRA-BC) program. PRA-BC offers a pathway to licensure for internationally-trained family physicians who are licensed, practicing physicians in other countries. Upon successful completion of a rigorous examination and assessment process, a three-year return of service is required in a designated underserved rural community of need in British Columbia. As of July 2019, 113 PRA-BC candidates have completed their Practice Ready Assessment and begun their ROS obligations.

As you know, recruitment and retention of health care providers in rural and remote communities is imperative. To support this, the Ministry funds Health Match BC (HMBC) as the provincial recruitment agency for British Columbia. HMBC staff have the expertise to guide interested health care providers through registration and licensing, match their skills and interests to opportunities in communities as well as connect them to personal and professional supports. HMBC recognizes that physicians have more global opportunities than ever before and has developed a robust, multifaceted recruitment strategy to attract qualified candidates to British Columbia.

...3

- 3 -

R24, R25, R26, R27 – Emergency Health Services in Rural Communities:

The Ministry of Health recognizes many citizens in British Columbia, including those from rural communities, struggle to access health services. Similarly, the Ministry acknowledges the struggles rural communities experience in their efforts to recruit and retain health care professionals. The Ministry is working closely with BC Emergency Health Services (BCEHS) and health authorities to improve access to health care in rural and remote communities.

BCEHS is currently implementing a Community Paramedicine Initiative, which includes expanded roles for paramedics in rural and small urban communities. In British Columbia, community paramedicine is intended primarily for rural and remote communities that are sometimes underserved and have aging populations living with chronic and complex diseases. The program objectives are to help stabilize paramedic staffing in these communities, and bridge health service delivery gaps identified in collaboration with local health care teams. This initiative has realized its goal of creating a minimum of 80 new Full Time Equivalents (FTEs) paramedic positions in 99 rural and remote communities. This initiative is contributing to improved care and more stable paramedic staffing levels in rural and remote areas.

To improve patient care and service in these communities BCEHS is developing a sustainable employment model that is built on new principles of paramedic practice, including:

- a) An expanded role for paramedics within the rural health system working in partnership with local health teams, as has been established through the Community Paramedicine program.
- b) Combining work over larger geographical areas to create more predictable and sustainable workload where volumes are usually low (for example by coordinating inter-facility transfers across multiple communities).
- c) Combining regular hours of employment with an on-call component to increase emergency coverage for a community.
- d) Regular rotation of paramedics between different communities and/or working environments to help develop and maintain clinical skills.

Lastly, BCEHS has introduced rural advanced care paramedics in three communities (Cranbrook, Ganges, and Campbell River); two communities are undergoing training (Valemount and Prince Rupert) and one vacancy still exists in Fort St. John. These six selected communities are part of a research project being conducted in partnership with the University of Northern BC. Currently, this role is available to support with pre-transfer patient assessment, assistance with patient stabilization, and preparation for transfer, but is not currently supporting with inter-facility transfers.

R35 – Hospital Helipad Construction:

It is not feasible for the Province to legislate that all current and future level 3 and above trauma hospitals constructed in rural BC receive capital funding to construct and operate an onsite helipad. Utilization data indicate there is neither the patient volume nor clinical need to support

...4

- 4 -

the cost of building and maintaining a hospital helipad, and, in most instances, hospitals in rural areas are located within 5 to 10 minutes of an airport. Airports are better equipped to safely and efficiently accommodate helicopter landing and take-offs 24 hours a day, removing the disruption and potential risks to patients and staff associated with a helipad on-site (e.g. noise, vibration, potential for flying debris, etc.). Health authorities and hospitals are not experts in aviation and most do not have 24-7 staff to ensure safe operations and maintenance.

Regardless of whether a helicopter lands at a hospital or airport, BC Ambulance Service staff must load and unload patients and transport them to the hospital. Hospitals in rural settings tend to have very few instances of patients arriving or transferring by helicopter and, when they do, the patients tend not to be in extreme critical condition and the majority are able to walk off the helicopter without assistance. Those patients in extremely critical condition are transferred to a fixed-wing aircraft and flown to a level 1 or 2 trauma centre, which tend to be located in larger urban centres such as Kamloops, Victoria or Vancouver. For these reasons, the costs to design, construct, operate and maintain a helipad would often be better spent on healthcare facilities and/or medical equipment.

I appreciate the time you have taken to share your feedback and concerns. Providing the best health care services possible for British Columbians in every community is a priority for government and all health authorities in British Columbia.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,



Darlene Therrien
Executive Director, Hospital Services Branch
778-974-2554

District of Saanich
Legislative Services
770 Vernon Ave.
Victoria BC V8X 2W7

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JM/BIF
C: AK
BOA 1.8

File: 1300-50

August 15, 2019

Arjun Singh, President
Union of BC Municipalities
Suite 60 10551 Shellbridge Way
Richmond BC V6X 2W9

Dear Mr. Singh:

Re: PROCEEDS OF CRIME

This letter will confirm that Saanich Council, at their meeting on August 12, 2019, made the following resolution:

"That:

WHEREAS the provision of police services places a significant financial burden on local government;

AND WHEREAS the civil forfeiture crime prevention and crime remediation grant program funds community crime reduction and crime prevention activities but does not address local government policing costs including expenditures related to investigations and police work that results in seizures in proceeds of crime;

THEREFORE BE IT RESOLVED that the Province share seizures of proceeds of crime with local governments to help address protective services costs."

An excerpt of the minutes is attached for your reference.

Sincerely,

Angila Bains, B.A., CMC
Manager, Legislative Services

/sl

Attach.

cc: Mayor and Council
All Municipalities

COUNCIL MEETING MINUTES

August 12, 2019

1300-50
Seizure of
Proceeds of Crime

PROCEEDS OF CRIME

Notice of Motion from Mayor Haynes from the July 15, 2019 Council meeting that:

WHEREAS the provision of police services places a significant financial burden on local government;

AND WHEREAS the civil forfeiture crime prevention and crime remediation grant program funds community crime reduction and crime prevention activities but does not address local government policing costs including expenditures related to investigations and police work that results in seizures in proceeds of crime;

THEREFORE BE IT RESOLVED that the Province share seizures of proceeds of crime with local governments to help address protective services costs.

MOVED by Councillor Harper and Seconded by Councillor Plant: "That:

WHEREAS the provision of police services places a significant financial burden on local government;

AND WHEREAS the civil forfeiture crime prevention and crime remediation grant program funds community crime reduction and crime prevention activities but does not address local government policing costs including expenditures related to investigations and police work that results in seizures in proceeds of crime;

THEREFORE BE IT RESOLVED that the Province share seizures of proceeds of crime with local governments to help address protective services costs."

Council discussion ensued with the following comments:

- Mayor Haynes will speak to the item on behalf of the municipality and the Saanich Police Board at the Union of British Columbia Municipalities meeting.

The Motion was then Put and CARRIED

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LEGISLATIVE SERVICES

JM/BIF
C: AK
BOA 1.8

File: 1300-50

August 15, 2019

Arjun Singh, President
Union of BC Municipalities
Suite 60 10551 Shellbridge Way
Richmond BC V6X 2W9

Dear Mr. Singh:

Re: CLEAN UP OF NEEDLES AND OTHER HARM REDUCTION PARAPHERNALIA

This letter will confirm that Saanich Council, at their meeting on August 12, 2019, made the following resolution:

"That:

WHEREAS the low barrier distribution of harm reduction supplies including syringes and other safe injection supplies in communities across BC poses a significant safety and cleanliness concern;

AND WHEREAS local governments businesses and residents are bearing the escalating costs of cleaning up the needles and drug paraphernalia in public spaces;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities request ongoing Provincial funding to local governments to cover the costs of cleaning up needles and drug paraphernalia in their communities."

An excerpt of the minutes is attached for your reference.

Sincerely,

Angila Bains, B.A., CMC
Manager, Legislative Services

/sl

Attach.

cc: Mayor and Council
All Municipalities

COUNCIL MEETING MINUTES

August 12, 2019

1300-50
Clean up of
Needles and Harm
Reduction
Paraphernalia

CLEAN UP OF NEEDLES AND OTHER HARM REDUCTION PARAPHERNALIA

Notice of Motion from Mayor Haynes from the July 15, 2019 Council meeting that:

WHEREAS the low barrier distribution of harm reduction supplies including syringes and other safe injection supplies in communities across BC poses a significant safety and cleanliness concern;

AND WHEREAS local governments businesses and residents are bearing the escalating costs of cleaning up the needles and drug paraphernalia in public spaces;

THEREFORE BE IT RESOLVED that the Union of BC Municipalities request ongoing Provincial funding to local governments to cover the costs of cleaning up needles and drug paraphernalia it their communities.

MOVED by Councillor Harper and Seconded by Councillor Plant: "That:

WHEREAS the low barrier distribution of harm reduction supplies including syringes and other safe injection supplies in communities across BC poses a significant safety and cleanliness concern;

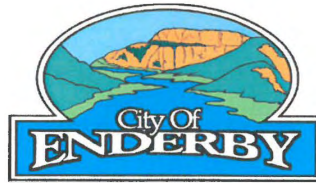
AND WHEREAS local governments businesses and residents are bearing the escalating costs of cleaning up the needles and drug paraphernalia in public spaces;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities request ongoing Provincial funding to local governments to cover the costs of cleaning up needles and drug paraphernalia it their communities."

Council discussion ensued with the following comments:

- The clean-up of harm reduction supplies affects municipal budgets therefore it is appropriate to request that the Province provides ongoing funding.

The Motion was then Put and CARRIED



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The Corporation of the City of Enderby
Where the Shuswap Meets the Okanagan



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JM/BIF
C: AK
BOA 1.8

September 5, 2019

All BC Municipalities/Regional Districts
Via email

Re: Fostering Transportation Network Services in Small Communities

This is to advise that Enderby City Council at its Regular Council meeting held on Tuesday, September 3, 2019 considered the above matter and adopted the following resolution:

"WHEREAS the Province of BC has created a regulatory framework permitting transportation network services to operate in BC, which provides a passenger transportation option to address the significant public need for vehicles-for-hire and, in turn, reduce impaired driving, improve the ability of seniors and persons with barriers to access needed resources, and stimulate economic development;

AND WHEREAS the Province's regulatory framework is so onerous that it effectively prohibits the establishment of transportation network services outside of the Lower Mainland, and particularly in small, rural, and remote communities where it has the greatest potential to address areas underserved by traditional public transportation options;

THEREFORE BE IT RESOLVED that UBCM asks the Province of BC to amend the Passenger Transportation Act to establish an area-based, tiered, regulatory solution that will enable viable and competitive transportation network services in small rural and remote communities as well as other communities outside of the Lower Mainland."

Accordingly, the above has been submitted to UBCM as a late resolution and the City of Enderby Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours Truly

Tate Bengtson
Chief Administrative Officer

Cc: MLA Greg Kylo via email greg.kyllo.MLA@leg.bc.ca

Additional Item

JM:BIF
c: AK
BOA 1.8**District**

From: Rob Douglas <rob.douglas@northcowichan.ca>
Sent: Sunday, September 15, 2019 12:27 PM
To: Rob Douglas
Subject: UBCM Resolution for Regional Management of Forestry
Attachments: Restoring Forestry in BC.pdf; Resolution B156 - Regional Management of Forestry.pdf

Dear Friends and Colleagues:

This is a time of unprecedented closure of sawmills in the Province. The auditor general [in his 2012 report](#) showed the department's incapacity to do its job or even have an adequate purpose or mission. A cut and get out approach has in fact been our provincial forest policy.

The Canadian Centre for Policy Alternatives turned out a major report last year on the decline of the industry and makes the case for more local control - an idea that the UBCM should endorse (see attached report).

This bold report argues for:

- Creating a new officer of the legislature/forester general - who would report to us all;
- Creating empowered regional standing committees of the B.C. Legislature for Vancouver Island and the Coast, the Kootenays, Southern Interior, Northern Interior, Lower Mainland, and the other major regions;
- Creating a forest charter of outcomes, standards and goals; and
- Giving more local control of our forests given the good examples we already have.

We the undersigned urge your support of the resolution from the Municipality of North Cowichan ("B156 – Regional Management of Forestry" – see attached).

We are at the UBCM convention; let's meet.

Sincerely,

Rob Douglas - Councillor, Municipality of North Cowichan

Bob Williams - Former Minister of Lands, Forests and Water Resources

Corky Evans – Director, Columbia Basin Trust and Former Minister of Agriculture, Food and Fisheries

Dr. Geoff Battersby - Former Mayor of Revelstoke and Former Director of Revelstoke Community Forest Corporation

Fred Parker - Registered Forest Professional and Former Executive Director of the BC Forest Practices Board

Ray Travers - Registered Forest Professional (Ret.) and Private Forest Consultant



Restoring Forestry in BC

The story of the industry's decline
and the case for regional management

BY BOB WILLIAMS

January 2018



CCPA
CANADIAN CENTRE
for POLICY ALTERNATIVES
BC Office

RESTORING FORESTRY IN BC

The story of the industry's decline and the case for regional management

by Bob Williams

January 2018

ABOUT THE AUTHOR

BOB WILLIAMS was Minister of Lands, Forests and Water Resources in the BC government of Dave Barrett (1972–75) and Deputy Minister of Crown Corporations in the government of Mike Harcourt (1992–96). He has a degree in Community and Regional Planning, and in October 2017 was awarded an honorary Doctor of Laws by Simon Fraser University.

ACKNOWLEDGEMENTS

Thanks to the four anonymous reviewers of an earlier draft of this report. Special thanks to Ben Parfitt and Seth Klein for their reviews and edits. I would like to thank my friend and colleague Ray Travers, RPF, who has advised me on forestry matters ever since I was Minister of Lands, Forests and Water Resources. This work would not have been possible without his continuing deep knowledge and advice, which has helped so many of us who care about our forests.

The opinions and recommendations in this report, and any errors, are those of the author and do not necessarily reflect the views of the publishers or funders.

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Preface

I AM A CITY BOY, but my life was forever changed when, at the age of 19 after my first year of university, I opted for summer work in the Kootenays with the BC Forest Service. Our job was forest inventory—counting trees—and shedding light on what was there.

Our crew drove in our little Austin vans up to Slocan Valley and Nakusp, established our campsite on Kuskanax Creek, and hiked the entire region mapping its forests: virgin white pine in the Monashee Mountains, cedar/spruce in the wet regions, golden tamarack in the south.

I flew regularly in a 1927 Junkers biplane next to the most gutsy bush pilot in the region. I got to know and admire the local folk: loggers of the hinterland, Doukhobor families of the Slocan, Japanese people whose family members had been interned in prison camps, pioneers of the Boer War, children of British remittance men, tough men scarred by grizzlies. These were the wonderful working folks of the Arrow Lakes before their lands were flooded and tied into the greater Columbia River hydroelectric grid.

All this I got to know as well as the Forest Service that served them from its small green and white barns that characterized ranger stations in the villages and towns of Arrowhead, Nakusp and Slocan City. It was a rich, networked rural community where the local forest ranger presided, and it made an incredible positive impression on me, a kid from Vancouver's Eastside.

It is now all gone, replaced by absentee corporations, a distant and computerized government and the financialization of everything. I felt it was time to catalogue this decline and sketch out new hope for the future.

Part 1:

The decline of forestry in BC

WHY HAVE WE NOT BEEN HONEST WITH OURSELVES? We have a monumental failure on our hands—forestry in British Columbia. Almost everything about forestry in BC is wrong, given that this marvellous resource is endowed to us by nature.

Since the Second World War, we have pretended that we have the right answers.

We have pretended that we've developed a scientifically sound base for sustainable forestry practice. We've pretended we have a successful industry. We've pretended we have a successful licensing and cutting program. We've pretended we get full value for our trees and that we have a proper and competitive system for selling timber and cutting rights. We've pretended we have good public and corporate managers alike. On all of these points, and more, we have failed.

Let's, in our own interest, finally face up to the ugly truths of forest policy history in this province. The truth is that we have had a policy of liquidating our forests. For several generations in coastal BC, we demolished great forests, clear-cut countless valleys and watched giant corporations come through and liquidate this great natural asset and then move on.

Throughout the postwar period, older generations saw a proliferation of sawmills on the BC coast and miles of log booms. Today, those buying expensive waterfront condos along False Creek would find it hard to believe that older generations in Vancouver were used to seeing a solid mass of log booms in the water between Cambie and Main Streets and sawmills in the heart of the city. The same pattern prevailed on the city's southern shores along the Fraser River as well as in North Vancouver, north Burnaby and Port Moody.

But now, much of that industry is gone. In the 25 years beginning in 1990 and ending in 2014, more than half of the coast's larger sawmills (56 per cent) closed their doors, and output fell by almost exactly the same.¹ It has been a program of liquidation, not sustainable forestry. The historic pattern from 1911 to 1989 is laid out for all to see in the seminal work *Touch Wood*.²

We are a remnant of what we once were, and the data are there to prove it.

¹ British Columbia Ministry of Forests, Lands and Natural Resource Operations, 2015.

² Drushka, Nixon and Travers, 1993.

For several generations in coastal BC, we demolished great forests, clear-cut countless valleys and watched giant corporations come through and liquidate this great natural asset and then move on.

OUR OWN TRAGIC STATISTICS

Statistics for the past two decades alone begin to spell out some of the current reality.

For example:

	1997	2016
Forests as a percentage of provincial GDP	4.5%	3.3%
People directly employed	85,000	59,900
Forest revenue*	\$986,000,000	\$746,000,000

Source: BC Stats, "B.C. Economic Accounts and Gross Domestic Product," <https://www2.gov.bc.ca/gov/content/data/statistics/economy/bc-economic-accounts-gdp>.

*These figures are not adjusted for inflation.

Between 1990 and 2015, the number of large- and medium-size sawmills in BC saw a 47 per cent decline.

Between 1990 and 2015, the number of large- and medium-size sawmills in BC declined from 131 to 70, a 47 per cent decline. Veneer mills went from 20 to 13, a 35 per cent decline; pulp mills went from 24 to 17, a 29 per cent decline; and the number of paper mills was halved from 12 to six.³ Our mainstream media rarely report on this startling data anymore.

A few forestry company names that have disappeared:

- Canadian White Pine
- Crown Zellerbach
- Doman
- Eburne
- Eurocan
- Fletcher Challenge
- Fraser Mills
- Kootenay Forest Products
- MacMillan Bloedel
- Northwood
- Powell River Company
- Rayonier
- Weldwood

Measured against our peers

In a quiet way, the most damning report on the BC forest sector came out of the province of Ontario. The Finnish consulting company Jaakko Pöyry, one of the world's most highly regarded forest consultancies, undertook a review of the value-added forest industry in that province and compared it with that of other provinces and jurisdictions outside Canada.⁴ Section five of the report—its conclusions on their qualitative benchmarking—is devastating for BC and is summarized here. The report was written in 2001, but if anything, an updated study would show BC faring even worse.⁵

³ British Columbia Ministry of Forests, Lands and Natural Resource Operations, 2015.

⁴ Living Legacy Trust and Jaakko Pöyry Consulting, 2001.

⁵ British Columbia Ministry of Forests, Lands and Natural Resource Operations, 2015. According to the report, BC lost roughly half of its coastal sawmills in the years after the Ontario government commissioned the study.

Management capability

BC scored one out of five when it came to the education, skill level and management sophistication of executives and owners in each benchmark area and functional competences (for example, marketing, finance, operations, human resources and information technology). Quebec scored two; Ontario, 2.5; and Denmark, five. We were the worst.

Skill levels

This addressed the skills, experience, technical knowledge and expertise of the workforce and the availability of skilled support trades. A similar pattern prevailed, BC at the bottom again at one out of five.

Clustering

On the synergy between manufacturers, those that harvest the raw materials, equipment manufacturers and so on to develop secondary wood products, BC was once again at the bottom of the heap.

Policy environment

On government policies and programs that enhance the free-market conditions for business enterprises, BC was found the least competent.

Industry and market structure and accessibility

As for relations between primary and secondary producers and the overall competitiveness of secondary-wood-product manufacturers, our province once again came last. With its failed forest tenure system and lack of open log-markets, which would encourage domestic manufacturers to gain access to the right logs, it's hard to see how it could be otherwise.

Technology

Here Western Canada also lags behind.

Raw material

The consultants noted that in Western Canada, primary manufacturers look upon remanufacturers as competitors rather than customers, as it is the case elsewhere. And once again, they gave BC a failing grade: one in a possible score of five!

So there we have it. The best forestry sector consultants in the world put us at the bottom when compared to our peers.

For more statistics on BC's declining forestry sector and poor performance, see Appendix.

From a 2016 article in *Truck LoggerBC*:

Since 1987, about 50 sawmills [on the BC coast] have closed, where 27 of these closures occurred since 2004. BC coast lumber production has plunged from 4.7 billion board feet in 1987 to 1.4 billion board feet in 2015. With less than 30 sawmills left in operation, one may conclude that the BC coast has been a graveyard of sawmills over the last 30 years.

The good news is that all of the high cost mills have been closed. All of the remaining mills are survivors with better cost structures and increased output, where many have a reasonable chance of continuing on.*

* Russ Taylor, 2016.

THE AUDITOR GENERAL SHOWS CONCERN

A source as unbiased as the auditor general of BC has said we need to be far more diligent about these matters.⁶ A 2012 audit of the forests ministry's management of timber concluded:

- The ministry has not clearly defined its timber objectives and therefore cannot assure that its management practices are effective.
- Existing management practices won't be able to offset the trend toward forests having a lower timber supply and less diversity in some areas.
- The ministry does not appropriately monitor and report its timber results against its timber objectives.

On ministry stewardship, the auditor general pointed out there is a significant gap between the total area the ministry replants and the total area suitable for replanting. He was also concerned about incomplete data entries by the private sector and the information system generally.

The report left the unmistakable impression that our forest policies are hopelessly flawed and both ill defined and ill measured. Over the years we have consciously lowered the bar for management, measurement and reporting of this great public resource.

Much of this off-loading of provincial stewardship expanded dramatically under Premier Bill Bennett (1975–86), whose government appointed Mike Apsey, former head of the Council of Forest Industries (a corporate lobbyist), as deputy minister of forests.

Today, most professional associations express great concern that their own problems and conflicts are detracting from what is really important—namely, defending the public interest by protecting our Crown forest resources.

Enough of this bad news. Let's look to our ultimate peers, the Swedes. What do they achieve, given they have the same amount of commercial forest land as BC?

SWEDEN SHOWS US WHAT TO DO

Sweden's annual tree growth in managed forests is well over double that in BC. Repeat: Sweden has an equivalent area of forest land and gets twice the growth that we achieve. Is there something we can learn here?

Sweden manages their lands in a scientific manner. We do not.

The standing stock in Swedish forests has increased dramatically from 2,300,000,000 cubic metres in 1950 to 3,900,000,000 cubic metres in recent years. BC forests have been in constant decline.

Sweden's success has been achieved by satisfactorily stocking, thinning and intensively managing their forests.⁷ Let's be clear—there is huge payback from thoughtful, scientific management, payback that we in BC have never seen and never will if we continue our reckless course of liquidation.

⁶ Office of the Auditor General of British Columbia, 2012.

⁷ Tree thinning involves selectively logging trees amidst standing trees. The logged trees, which are generally small, are then taken to mills for processing, while the remaining standing trees are left to grow taller and bigger before harvesting years or decades down the road.

This demonstrates, of course, what can happen when we manage for value. By managing their forest lands in a continuous, careful manner—intensively stocking sites from day one and thinning two or three times during several rotations (i.e., holding off on the final cut over a longer period of time), Sweden has increased the value and volume of trees growing in its managed forests. Tree-thinning operations alone in Sweden produce 30 per cent of the annual cut. That level of performance is achieved on an actively logged and managed forest land base that is roughly equal to British Columbia's.

In BC we don't invest in thinning the forests we replant. This means we miss opportunities to work with both the initially lower-quality wood coming from thinning operations and then from the much higher-quality wood coming from trees that are logged from managed plantation lands decades down the road.

Ray Travers, a long-time BC civil servant with a masters degree in forest management and silviculture, argues that we should emulate Sweden by employing some of its effective on-the-ground practices. He believes we won't get there just by shifting to area-based tenures—the quick fix championed by BC's corporate forest interests. A values-based silviculture system in young forests combines high-level stocking (approximately 2,500 trees per hectare) and extended rotations (more than 100 years) and frequent light commercial thinning, each less than 30 per cent of the stand, along with other management requirements, Travers says.

This "growing for value" rather than our own "growing for volume" as practised in BC can, Travers believes, generate returns along the value chain from low-grade sawlogs at \$88 a cubic metre to high-grade logs at \$143 a cubic metre and veneers at \$325 a cubic metre. If BC produced more high-grade logs, this would bump the forestry return by over 60 per cent. We have a long way to go in BC in straight forestry terms to attain such values.⁸

By managing their forest lands in a continuous, careful manner—intensively stocking sites from day one and thinning two or three times during several rotations, Sweden has increased the value and volume of trees growing in their managed forests.

THE BAD DEALS IN FORESTRY CONTINUE

That in British Columbia we have failed to extract sufficient value from our forests is undeniable. But there is more. In the early 1990s, the provincial government appointed the Forest Resources Commission to assess the state of BC's forests and forest management. Led by Sandy Peel, a former provincial deputy minister, the commission concluded based on overwhelming evidence that stumpage fees (the price the Crown charges for trees logged on public lands) "are not capturing the full value of the resource."⁹ Peel went on to state:

In fact, the private transactions produce an asset value more than four times higher than that found for stumpage. This suggests that industry is capturing a much higher value from the forests than is the government.

The best recent example of this is the sale of TimberWest to two public-sector pension plans, one that's Canada-wide (run by the Public Sector Pension Investment Board) and one in BC (BC Investment Management Corporation). The lands involved run down the east side of Vancouver Island, adjacent to the north/south settlement pattern on the island's eastern shore. The pension funds recently acquired the lands—327,000 hectares in total or just over 10 per cent of all of Vancouver Island—for \$1 billion.¹⁰ Curiously, the province does not show our own immensely

⁸ Travers, 2014.

⁹ Peel, 1991.

¹⁰ Hamilton, 2011.

valuable public lands, including the timber (some 20 million hectares), on its balance sheet. Think about that. Our own government is mute on the value of one of our most precious, largely publicly owned resources!

The lands acquired by TimberWest were first sold off in a deal between early industrialist Robert Dunsmuir to the Canadian Pacific Railway. These were Crown-granted fee simple lands with full property rights; one could say extreme property rights in that the land grant included the lands beneath lakes, for example. Much of the land was sold off over the years since the early grant but still covers 10 per cent of Vancouver Island.

WHAT IS THE CORPORATE GAME PLAN?

The lands in question, and others on the coast, are now being mined of their trees, which are exported in raw, unprocessed form at levels never before seen. As the number of mills on the coast has fallen precipitously, the number of raw logs exported by coastal forestry companies has skyrocketed.

As the number of mills on the coast has fallen precipitously, the number of raw logs exported by coastal forestry companies has skyrocketed.

In the four years beginning in 2013, the government allowed 26 million cubic metres of raw logs to be exported from BC, the highest four-year tally in provincial history.¹¹

I would suggest that the real business plan for our forest corporations has been, for decades, to be the real landlord, the real rent collector of our public resource.

It works like this. Companies happily pay below-market rent to the government for the trees they cut. That discounted rent, in the form of low stumpage payments, allows the companies to make handsome profits. These days, the handsomest of those profits come from selling raw logs to out-of-country buyers.

But there's more to it than that.

Sandy Peel made this clear in 1991 when, as mentioned in the previous section, the provincial Forest Resources Commission that he led issued its report *The Future of Our Forests*.¹² Peel's professional estimate at the time was that the Crown collects only a quarter of the timber value. The real business of forest corporations is to be the rentier in economic terms. They collect the real rent the government leaves on the table.

If the companies then decide to get out of the two-by-four business, a low-value commodity, they sell the business but attach a value to the uncollected rent that the government has left on the table. That value is then multiplied by three, four, five, six or seven times the annual rent the government collects, and because we no longer have competitive bidding for our trees, the price is based on calculations of value—an estimate of market value. The lack of real-market tests means that the government underprices our timber sales to the big companies. And because the government has not done its job collecting the full rent from our forest lands or the trees cut on them, it means the company collects not only the conventional profits of its enterprise, but also some of the resource rent as well.

In normal business transactions, the profitability of a company determines its value to a great extent. In BC, however, because the province does not collect all of the stumpage revenues that

¹¹ Parfitt, 2017.

¹² Peel, 1991.

it should, when companies go to sell *their* assets, they take the value of the discount, apply it to the trees under their control to cut, and pass that added cost onto the buyer. It amounts to one giant markup that should have been collected all along in higher stumpage fees by the province, but instead is collected by the companies when they sell.

That is the real gravy. It has been going on for decades, but was not always so.

On a continuous basis through the 1970s and earlier, the province's forests ministry employed its own counsel, Clarence Cooper, to see that forestry companies never embedded the value of timber when their businesses were sold. There was a simple reason for this: the timber belonged to the people of BC, not the companies. Capitalization of the value of a Crown asset was seen to be virtually criminal. A corporation had to provide a breakdown of the assets being sold, and no amount was allowed for the timber. We maintained Crown ownership then.

Today, in many ways, harvesting the value of Crown assets is the primary game for many industry players, especially when they want to get out. We now have an industry that for the most part is in the cheap commodity lumber business. In the long run, however, the value of commodity lumber is in relative constant decline. Surges in US housing demand and a declining dollar help BC's commodity lumber industry. But the commodity lumber game's main focus has been to increase profits by decreasing the number of workers and pumping out more and more two-by-fours. Some managers estimate that future "ultra" mills may only need a hundred or so workers. So increasingly, the game is to collect the rent and multiply it significantly when you sell the company. This has not been a good deal for BC or forestry workers.

The commodity lumber game's main focus has been to increase profits by decreasing the number of workers and pumping out more and more two-by-fours.

As noted earlier, coastal sawmill production has been more than halved in just 25 years. And as mills have closed, raw log exports have soared. It's a classic high-grading, cut-and-get-out exercise (harvesting the highest grade of timber and then moving on) for corporations that are not interested in the long run. As Sweden has shown us, forestry can be a long-term business.

In British Columbia there were forest industry corporate names that we assumed would be around forever, some of which were listed earlier. One of the most recent closures was Chick Stewart's Port Kells B mill, which he moved from Vancouver's False Creek in the 1970s to Langley because there were no more big logs left on the coast. Chick, now 88 years old, is also one of the last great independents on the coast: an iconic remnant of a former entrepreneurial breed that once dominated the industry. He is a proud example of entrepreneurial human capital that British Columbia has lost as the forest industry transformed.

So if most BC forest corporations are now rentiers, what does that really mean? It means that:

- Companies have largely replaced the forests ministry and collect much of the true value of our forest assets when those assets are sold.
- New entrepreneurial human capital is lost.
- There is little interest in moving into value-added projects, as research can be costly and risky, and there's already a decent or handsome return in just being a landlord.
- Corporations have little interest in long-term forestry/silviculture.
- For the government, rent income, which should have been used to replenish the resource by planting, thinning and managing, has been usurped by others.

THE FORESTRY TENURE SYSTEM

The primary tenure system on the BC coast has been the Tree Farm Licence, or TFL. The tenure area is defined as a specific and usually large block of land.

In the province's Interior, the tenure system is primarily volume based, a floating volume over a sub-region. So instead of companies having logging rights for geographically defined areas (with TFLs), the province assigns volumes of timber they can cut from a large tract of forest called Timber Supply Areas (TSAs), in which other companies may also operate. In the Interior, there has been strong industry pressure to use the TFL coastal system, which is seen as a stronger property right for proponents. Interior logging giant West Fraser has been one of the keenest proponents of such change.

In the earliest days of issuing TFLs on the coast, there was an argument for combining private lands that logging companies owned with adjacent Crown lands to form large, integrated units where forest management was the primary objective. The goal of corporate proponents in the Interior is to expand their landlord rights over Crown lands and then sell the company, just as their counterparts on the coast have done. Fortunately, this kind of land grab is not advocated across the board in the Interior. In fact, the largest company operating there has taken a dissenting view.

The goal of corporate proponents in the Interior is to expand their landlord rights over Crown lands and then sell the company, just as their counterparts on the coast have done.

On April 15, 2014, Don Kayne, the president and CEO of Canfor Corporation, wrote a letter to the *Vancouver Sun* in which he noted the Interior forest sector was undergoing a significant transformation in the wake of the mountain pine beetle epidemic, and "In our view, this is absolutely not the time for major changes to tenure administration." He continues:

Governments and industry must focus on understanding what timber is available and what adjustments are needed in primary manufacturing. We feel the benefits of the area based tenure are marginal at best and that there are many higher priorities that would yield greater positive impacts. More importantly, the public opposition to this proposal is a deal breaker.... Canfor would only support a fully transparent public process that is fair to all licensees and involves sufficient public involvement so we could be confident it has the support of British Columbians.

Instead, Kayne argues:

Government resources should be focused on maintaining the health of the interior forest sector, completing an updated forest inventory to support planning and decision making, resourcing smaller tenure holders and the BC Timber Sales program so they can access their tenure volume, and assisting communities with any necessary rationalizations in primary manufacturing.

These were incredible statements in the public interest coming from a major forestry company, and most British Columbians wouldn't have known about them because there was no subsequent news coverage. This was an extraordinary failure especially since the statements must have been endorsed by former premier Glen Clark, now president of the Jim Pattison Group responsible for Canfor.

This represents a significant shift for this province: the beginning of one major firm aligning some of its corporate interest with the public interest. Subsequently, the Supreme Court of Canada's precedent-setting decision in December 2014 in favour of the Tsilhqot'in First Nation meant any new TFL decisions would be extremely problematic. That unanimous decision, and others before our courts and legal tribunals, underscore our failure to deal honourably and forthrightly with First Nations. First Nations have borne the burden of decades of our misguided forest policies. Any credible change in direction must have First Nations at the forefront as we chart a new course.

MORE ABOUT THE LANDLORD GAME

Every now and then the reality of some of our forest enterprises is exposed for the insider, landlord game that it is.

In the earliest days of the Social Credit government of W.A.C. Bennett (1952–72), Forests Minister Robert Sommers was convicted of bribery and corruption for his dealings with a senior British Columbia Forest Products employee in granting TFL licences. Prior to the court proceeding, a Liberal member of the opposition, Gordon Gibson Sr., argued that “money talks” in the granting of forest licences. Gibson, a long-time logger and forestry company worker, doggedly made his case both inside and outside the legislature about one of the crudest examples of the landlord game in the modern era. This case took ages to get to court under the province’s then attorney general Robert Bonner. Bonner dragged his feet for years before proceeding with the case against his colleague, who eventually went to jail. BC Forest Products Corporation, which made the bribe, was never charged by the attorney general, and the TFL remained in place. The company simply kept its ill-gotten gains and passed them along to others when it was sold!

By this time, signs that the game was more than forestry became apparent to some critics.

The opposition forest critic in the 1960s (me) argued that it seemed strange that the CEO of the newly formed MacMillan Bloedel Corporation (the merger of Powell River Company with MacMillan and Bloedel Ltd.) was a former BC Supreme Court judge, John Valentine Clyne. I wondered out loud if Clyne’s primary value was his political link with Victoria, and Clyne threatened to sue, advising me so by telegram. Instead, I invited him to run against me in Vancouver East. He declined.

At a later stage, as a minister in the Dave Barrett government (1972–75), I hired W.C.R. (Ray) Jones to lead Canadian Cellulose—the holding company for Crown-owned forestry companies. Jones told me that his dealings with Clyne after the amalgamation resulting in MacMillan Bloedel caused him to resign and move east to work for one of Canada’s most-prominent business families, the Westons. Jones had established a fine paper-manufacturing plant for the Powell River Company on Annacis Island, which was a major, and still unequalled, movement toward value-added enterprises in the sector. Clyne, however, was not the least bit interested in pursuing that kind of work; he was more interested in the landlord game. A little later Robert Bonner, who held the attorney general post in the Social Credit government, became CEO at MacMillan Bloedel. Some things never change.

As minister, I was concerned about the cannibalization of the central coast’s forest resources. The government, therefore, took over Crown Zellerbach’s newsprint operations at Ocean Falls and undertook an inventory and analysis of the forest resources in the sub-region that included Ocean Falls, Bella Bella, Bella Coola, Rivers Inlet and the magnificent Dean and Kimsquit Valleys. The Kimsquit Valley was virgin mature forest. I flew over it by helicopter when the salmon were running, and we found ourselves flying amongst what seemed like thousands of eagles that had arrived for the huge salmon harvest.

For an urban lad, it was a breathtaking experience of the grandeur and life cycle on this coast. At the time, I felt I almost heard opera music celebrating the wonder of the experience. I also believed that we could carefully exploit the basin with modest logging that could benefit some industrial activity on the central coast for Ocean Falls, Bella Bella and Bella Coola, providing new employment in the small communities and new ferry service linkages for local economic development.

First Nations have borne the burden of decades of our misguided forest policies. Any credible change in direction must have First Nations at the forefront as we chart a new course.

And then the government changed.

The new Social Credit government of Bill Bennett (1975–86) closed the Ocean Falls mills, which then operated under a Crown holding company. The unallocated timber in the Kimsquit Valley was put up for bid by the new government, and Doman Industries won the bid with the promise of a new pulp mill in Nanaimo. They logged and logged and logged that magnificent valley and exported the raw logs to Asia. In fact, freighters waited at the river mouth to load the logs for transport directly across the Pacific. There were no new jobs or value-added opportunities: so much for providing employment on the central coast.

The devastation of the Kimsquit Valley was photographed by the local forest rangers, and speaking in the legislature I likened it to Jack London's *Valley of the Moon*. Doman then also threatened to sue me. It was the ultimate rent-collecting game by another corporate friend of the government. The pulp mill was never built. The tenure and cutting rights remained as company not Crown assets, and they continued to be transferred as company assets even after Doman Industries went bankrupt.

Later, Herb Doman, a founder of Doman Industries, got into serious financial difficulties. He advised Bill Bennett, now the former premier and a major Doman Industries shareholder, ahead of public knowledge that a major deal failed, which caused the share value to drop dramatically. Bennett sold his shares before anyone else, and was ultimately convicted of insider trading after a prosecution by the estimable Joe Arvai (a former civil servant).

WESTERN FOREST PRODUCTS' SWEET DEAL

In a July 2008 report, then auditor general John Doyle issued a damning review of decisions made by then BC forests minister Rich Coleman—decisions that bestowed enormous economic benefits to Western Forest Products. The report was titled *Removing Private Land from Tree Farm Licences 6, 19 and 25: Protecting the Public Interest?*¹³

Tree Farm Licences typically encompassed enormous areas of Crown land, which forestry companies paid a token amount to hold on to—for example, one penny per acre per year. Companies also had privately owned land that was typically rolled into any new TFL and managed to the standards of the day. In return for gaining access to huge swaths of publicly owned timber in new TFLs, forestry companies agreed to send the timber they logged to their own manufacturing facilities to provide local employment (a quid pro quo arrangement known as *appurtenancy*). This applied equally to the small portions of private lands rolled into the TFLs.

The private land holdings within the TFLs were essentially seen as 100 per cent mortgaged to the Crown as security against the benefits that companies received for the exclusive use of the timber on TFL lands, most of which were owned by the Crown.

In 2003, the terrible reversal of this decades-long contract occurred with the passage of the provincial Forestry Revitalization Plan, which proved to be anything but revitalization. Under this statute, the tying of forest tenures such as TFLs to manufacturing facilities and employment was formally ended. As the auditor general noted, "Historically, most TFLs required timber manufacturing facilities as an appurtenance (addition).... The same entity had to own the mill and the licence."¹⁴

¹³ Office of the Auditor General of British Columbia, 2008.

¹⁴ *Ibid.*, 19.

In 2004, Western Forest Products (WFP) applied to remove its private tenures just before Rich Coleman became forests minister. The company's request was granted before Coleman left the ministry in 2008, a deal that benefitted WFP's three TFLs on southern Vancouver Island—TFLs 6, 19 and 25.

The following timing is outlined on page 68 of the auditor general's report:

November 24, 2004. WFP applied for the removal of private lands from its TFLs.

June 16, 2005. Rich Coleman was appointed minister of forests and range.

April 28, 2006. WFP delivered an information package to the ministry, telling the provincial government that it was acquiring Cascadia Forest Products and intended to sell the private lands.

December 20, 2006. A briefing note for ministry staff was prepared recommending deletion of the private lands as the minister wanted.

The value of these lands at the time of approval was estimated by the ministry at \$150 million.¹⁵

The auditor general concluded, "The ministry's process for making its recommendations to the Minister was not well-defined," with little analysis or evaluation done, and using unsupported statements about WFP's financial health. And "the Minister, as the final check in the process and the statutory decision-maker, did not do enough to ensure that adequate consideration was given to the public interest."¹⁶

The minister's decision gifted Western Forest Products with enormous financial benefits. After three years, the company would be able to export raw logs from the TFLs, a privilege worth hundreds of millions of dollars because offshore log markets are often worth 50 per cent more than local markets.

Some gift indeed!

This is the landlord game—often played offstage and resulting in giveaways of massive proportions.

This is the landlord game—often played offstage and resulting in giveaways of massive proportions.

WE USED TO MANAGE LOCALLY, BUT NO MORE

In the past, the BC Forest Service was a venerable institution that served the public well. It did so for 100 years. Forest Service staff were highly disciplined and for many decades quite decentralized into various "macro-regions," such as Nelson Forest District, which covered both the East and West Kootenays. Within that region (as was the case in the province's other macro-regions), small ranger stations were plentiful in tiny communities like Nakusp, Arrowhead and Rock Creek. This was in the days of public working circles and rangers working with local loggers. The decentralized nature of operations meant that public servants with the Forest Service were actively involved in local forest-management decisions and seen to be serving the interests of local communities.

Responsibility for the Nelson district has now been transferred to Kamloops, hundreds and hundreds of kilometres away. Cutting rights have been transferred to larger and larger corporations, and governance happens in the provincial capital, Victoria—again very far away. Victoria, in turn, transfers much of its responsibilities to the large corporations, which become more financialized

¹⁵ Ibid., 2.

¹⁶ Ibid., 29.

The challenge is to unravel this mess. For all intents and purposes, the bureaucracy has become privatized, research is increasingly commissioned by corporations, and the provincial knowledge base has declined rapidly compared to other jurisdictions.

and largely under the control of big money. As a result of this centralized, financialized, stifling pattern, we find the net gains from our publicly owned forests significantly reduced and local know-how, care and responsiveness removed.

That is, local entrepreneurial capacity is ignored because of corporate control of the resource, human capital is not productively engaged and moves on, and regional development is lost.

The challenge is to unravel this mess. For all intents and purposes, the bureaucracy has become privatized, research is increasingly commissioned by corporations, and the provincial knowledge base has declined rapidly compared to other jurisdictions. The “redefined” industry should, by any measure, get a failing grade.

The initial problem is that facts are not getting out to the public. Data and information are often terribly out of date, inventory is unfinished and undefined goals prevail. Even worse, to underscore the abandonment of an active public service to protect a public resource, the Forest Service was eliminated on its 100th anniversary, in 2012. Staff were integrated into a large centralized bureaucracy, much of it in Victoria.

Thoughtful essayists like Wendell Berry make the point that “industrial economics has clouded our being so much that it has almost stifled the imagination.”

Out of great concern about the state of forestry in BC, I decided to team up with three highly regarded professionals and together we toured much of the province over the past several years.¹⁷ We concluded that BC needs a forester general as we believe the harsh realities of this failed sector could best be revealed by an officer of the legislature as soon as possible.

For far too long, we have been hiding the facts as corporate control of our forest resources has expanded, and we have accepted absentee management in both the public and private sectors.

We make the case for the forester general in the next section.

¹⁷ The team included Ray Travers, RPF (Registered Professional Forester); Denis O’Gorman, MA in Planning; and Fred Parker, RPF. We did these tours because we all felt passionately about the future of our forests and forest industry. We spent time in Prince George, the Cariboo region, Revelstoke, Creston, Nakusp, Midway, Maple Ridge and various communities on Vancouver Island.

Part 2: A new way forward

A LEGISLATURE TO HIGHLIGHT BC'S GREAT REGIONS

A decentralized approach or, more positively, empowering our regions was a goal shared by long-term civil servant Alistair Crerar and me. In the early 1990s, before the Mike Harcourt government was elected, Crerar, who was my former deputy minister and one of BC's finest public servants, prepared a paper for me on how decentralization could work.

We agreed that the grand macro-regions of the province needed more control over forestry governance and other natural resources. But how should we begin? Crerar suggested starting with a standing committee of the legislature. The route he proposed was to create multiple standing committees composed of MLAs from each separate region. Each committee would fund the planning exercise in their region and then regional resource plans would be forwarded by the standing committee of the House for approval. It was, and is, a brilliant practical first step in reform.

Nothing is risk-free, and the risk here is that committees might vary wildly in approach and partisan politics could influence outcomes. Having decentralized regional committees could result in diverse outcomes around the province, but people could see what worked and what didn't in various regions and how lessons learned in one region might apply elsewhere. Regionalization would also ensure that power rested with the communities most directly affected by forest management decisions and not with bureaucrats in Victoria.

The likely regions would be the Kootenays, the Central Interior, the Northern Interior, Vancouver Island and the Coast. A finer-tuned pattern might identify the Okanagan and the Lower Mainland as regions.

The goals of decentralizing would be to:

- Maintain or enhance the environment and sustainability.
- Involve the public at the local level in planning, claims, management and stewardship.
- Capture the rent of natural resources.
- Raise real income.
- Provide fulfilling jobs.

Regionalization would also ensure that power rested with the communities most directly affected by forest management decisions and not with bureaucrats in Victoria.

Decentralization
would be a great
step toward more
local control,
democratizing
the sector and
bringing First
Nations to the table
as true partners.

- Create an acceptable level of economic growth.
- Improve equity and fairness.

This is a tall but appropriate order given the value of our Crown forest lands. In the end, the regions would compete toward excellence rather than enduring the one-size-fits-all approach, which has resulted in such inadequate outcomes in recent decades.

Crerar and I saw decentralization as the beginning of our province's regions being free to manage their own economies, while understanding the limits to growth and design by nature.

These regions (which may be segregated further) would have regional foresters, who with local citizen input would report to the standing committee of the legislature and the forester general (see below), providing a feedback loop that empowered people in the regions. Regional committees would include representatives of local First Nations, who would participate in planning processes as equal partners with their non-Indigenous neighbours.

We believed this would be a great step toward more local control, democratizing the sector and bringing First Nations to the table as true partners. Equally important, citizens could tell their elected representatives what they want from our province's iconic resource.

THE NEED FOR A FOREST CHARTER

The colleagues I travelled the province with and I concluded that BC needs a Forest Charter to articulate overall goals and a purpose for this resource. Forester Ray Travers is drafting such a charter.

BC's auditor general demonstrated there are no established substantial principles to help us best steward this grand resource. The charter must include an up-to-date resource inventory based on science-based forest practices. This would correct a dangerous drift in oversight of our public forest resources that accelerated in 2002 when the Gordon Campbell government (2001–11) repealed sections 2, 3 and 4 of the *Forestry Act*, which required the chief forester to maintain an inventory of the province's forest lands. Later, the same government disbanded the Forest Service's internationally renowned research branch. The charter should re-establish such important practices and move toward the better results achieved by our peers in Sweden (and similarly in Finland) and emulate them to a greater degree.

The goal should include increased volumes of timber and getting more value from our forests with expansion and increases annually. Stewardship and monitoring must again become public sector functions to reassert public interest in this critical industry.

THE NEED FOR A BC FORESTER GENERAL

British Columbians are the custodians of the most important forests in Canada. Our commercial forests are equal in area to all the forested lands in Sweden. We have the benefit of a more southern latitude so one may reasonably assume we have much better results in this sector. We do not.

We showed earlier in this paper that we only do half as well as Sweden in terms of volume, value, employment, productivity, research and management (silviculture). In all of these important areas, we lag behind.

We no longer have a Forest Service. Our admired cadre of uniformed public servants were dismissed on the institution's 100th anniversary. We no longer even receive an annual report from their remnant group or its ministry.

Increasingly, the job of managing this public treasure has been shuffled off to the corporate private sector. The system of local management from countless ranger stations throughout the province has completely disappeared. Now, instead of proper reporting to British Columbians, we get inadequate or misleading comments from the minister or staff. The legislature has become a forum for bafflegab rather than informed discussion and debate. Our supposed democratic structure fails us all.

In other policy areas where the system has failed us, we were able to create new servants of the legislature (and ultimately the public) rather than employ more bureaucrats who are servants of the party in power. We believe that the way forestry management has evolved in BC has failed us and, therefore, we must have a forester general responsible to all of us for this iconic resource.

We have made this kind of change to protect children in the care of the state. And we have created other servants of the House, such as the ombudsman and the auditor general. Indeed, as we have shown in this paper, the auditor general has repeatedly reported about the inadequacy of the forests ministry in determining management principles or goals or even in serving the public interest. That should shock all concerned citizens.

From our travels around the province studying this sector, we believe the forester general should report to the legislature annually and also to new regional standing committees of the House composed of elected members of each of the grand macro-regions. The forester general would also be linked to regional foresters who would work with local representatives on regional planning processes. Working like this, we might establish policy and plans tailored to respective regions, which would be a dramatic change from the current and frequently unaccountable off-loading of management to the private corporate sector. The forester general would, in turn, be guided by the new Forest Charter and be accountable to the legislature, as are other independent officers like the auditor general.

We must have a forester general responsible to all of us for this iconic resource. This role would also be linked to regional foresters who would work with local representatives on regional planning processes.

“FORESTOPIA”—A BETTER FUTURE

In 1994, Michael M’Gonigle and Ben Parfitt wrote the excellent book *Forestopia: A Practical Guide to the New Forest Economy*. Their analysis echoes that of my colleague Ray Travers, who has said, “We start with the best timber in Canada, half of the country’s volume, yet produce only 24 per cent of the sector’s jobs and only a third of the value of Canada’s manufactured forest products.”

Despite this grim reality, M’Gonigle and Parfitt saw real signs of hope at the same time.

Chapter 5 of the book covers the Eco-Forestry Convention at the Big White ski resort near Kelowna, where speakers identified why the volume-to-value forestry mantra is so important for our future.

Others like Jim Smith, a former ministry of forests employee and professional forester with the Vernon Log Sort and Sales Yard, and Loni Parker, of the Revelstoke Community Forest,¹⁸ spoke of how the industry could have a brighter and different future.

¹⁸ A *community forest* is a forestry operation managed by a local government, community group, or First Nation for the benefit of the entire community.

A new vision for forestry where everyone can win is essential. There is an absolute need for an invigorated market to end the corporate landlord game and the usurping of capitalized Crown assets.

Smith argued for the importance of labour over capital and how small loggers were generally the happiest. The book envisioned the critical shift from corporation to community and a shift toward real stewardship, the kind that Smith believes is possible in the Creston Community Forest.

These two authors celebrated the Swedish model and its success, emphasizing a point made by David Haley, a professor emeritus in the Faculty of Forestry at UBC, that BC's second-growth forests are mismanaged because of our shortened rotations, and there is other scientific know-how that is currently ignored. M'Gonigle and Parfitt boldly argue for reform of log markets and local control of revenues, which would lead to a highly decentralized future that most of us would endorse. Finally, they envisioned a community economy. It really was a *forestopia* they hoped for—community-based control. These authors pulled no punches. They identified the need for significant, substantial change to forest practices in BC as demonstrated by fights in the woods throughout the province including at Clayoquot Sound.

M'Gonigle and Parfitt conclude, "In the absence of a new economic strategy, debates over the future of BC's forests will remain mired in unhealthy, unproductive skirmishes over one watershed to another." We need "an honest discussion of BC's forestry goals and how they mesh or clash with today's BC economy," because continuing with how things were would mean an impoverished future. (It was a prescient prediction 20 years ago, given the mill closures we have seen since.) A new vision for forestry where everyone can win is essential. There is an absolute need for an invigorated market to end the corporate landlord game and the usurping of capitalized Crown assets. Ray Travers has noted this is "hardly an unsettling suggestion for a free enterprise society."

Some 20 years ago, these authors argued that "British Columbia is on the verge of catastrophe or a new beginning." They called for the capacity to reinvent our economies and policies, saying, "If we take this opportunity, we can make peace and prosperity at home. The world is watching."

Several examples in *Forestopia* showed that a hopeful future for community forestry in BC was possible, namely in Mission, Revelstoke and Creston.

I have been interested in forestry in BC for decades, and in recent years I travelled with two registered professional foresters and a land planner to tour forestry-dependent communities in the Interior, the Kootenay region, along the coast and on Vancouver Island. From Mission in the Fraser Valley to Revelstoke and Prince George, we visited communities both large and small and spoke with people interested and involved in community forestry practices. We also visited the upper Columbia River area to meet people involved with the formation of the Columbia River Trust, in towns including Nakusp, Arrowhead and Fauquier.

STORY 1: LOCAL IS BETTER—THE LITTLE TOWN OF MISSION

In the early 1950s, the BC government embarked on a major transfer of Crown timber rights to the large forest corporations. These new licences gave the corporations monopoly control over millions of acres on the coast. The new licences were an amalgamation of small, semi-private tenures with massive Crown tenures. It was the first great enclosure of the commons in this province, where 94 per cent of our lands belong to the Crown.

At that time, an accountant and colleague of mine lived in Mission, where the Great Depression had been hard on this sprawling rural municipality. The town took over some 30 per cent of land parcels during the Depression and Second World War from families unable to pay their taxes. Most of the parcels were on the town's forested northern edge. When a group of local residents saw

that corporations were grabbing Crown land along the coast, they concluded it would be better to have a community tree farm on their northern fringe rather than some absentee forest-company landlord. This activist group convinced the city council that the city should amalgamate the lands they had taken in lieu of taxes with the Crown forest lands, which covered a wide swath of land to the mountains to the north.

Mickey Rockwell was the leader of the project. Mickey, like so many rural BC folk, was a great storyteller, and the Mission tree farm was one special success story. Locals like Mickey saw the potential of a community-owned and managed forest. There could be recreation space for kids to enjoy, thinnings that produced stakes for farmers and enhanced the future of the best trees, campsites for the locals to enjoy, and jobs in good forest management, silviculture and logging. All that and revenue for the town! No mean achievement.

In the process of getting to know the resource, the people of Mission realized that conventional planting of Douglas fir seedlings made no sense on their cold, windy crags. The best species they concluded was yellow cedar, the dominant mature species in their area. But there were no yellow cedar seedlings to be had as no one had generated this species on the West Coast. So Mickey and the folks decided to try to generate seedlings themselves, but failed. They tried again. One night, they put the seeds in the freezer rather than the fridge by mistake. *And presto*. Freezing the seeds was necessary for them to germinate. The folks in Mission achieved what no one else on the coast had—propagating valuable yellow cedar!

This Mission success story—the need, the capacity and the drive of local people to come up with better answers than distant corporations or academics—converted me into a committed regionalist.

This Mission success story—the need, the capacity and the drive of local people to come up with better answers than distant corporations or academics—converted me into a committed regionalist.

STORY 2: LOCAL IS BETTER—REVELSTOKE IS THE NEW MISSION

Our group, which included professional land managers, decided in early 2012 to continue our discussion and research by touring various forest communities in the Kootenays, the Cariboo/Prince George region and Vancouver Island. The journey commenced in Revelstoke, a small city tucked into the mountains in southeast BC.

Revelstoke intrigues me because I played a role in helping establish the community forest tenure when I was a deputy minister for Crown corporations. I had urged Philip Halkett, then the deputy minister of forests, to create the conditions for a community-based licence without which I feared the community would lose its sawmill and many local jobs. The community and the sawmill became holders of the licence.

The former long-time mayor of Revelstoke, Geoffrey Battersby, was the driving force behind the renaissance of this beautiful town and played a critical role founding its tree farm as a community enterprise. He was greatly responsible for the charming downtown, the amazingly successful Downie Street Mill and the community forest, as well as a community-mill entity to convert mill waste to energy. The forester who managed the community forest confided that he had arrived in Revelstoke with a private-sector bias but changed his mind with the opportunity to manage the forest for the longer term. He is now committed to the community-based approach.

All this happened in a region with very difficult terrain, in the Interior wet belt, and with a multiplicity of tree species. The community dealt with it all and came out well financially. Indeed, on our tour, we saw some of their products, including beautifully finished cedar selling for \$2,200 per 1,000 board feet. Jack Heavenor at the Gorman Brothers-owned mill was a formidable manager

It proved again that local people using their skills and access to local resources can play a transformational role in their own communities.

working with his community colleagues. They understood “value not just volume,” in contrast to so many of their competitors. This was the next generation of what I had uncovered in Mission decades earlier. It kept one’s hopes alive for the kind of reform desperately needed, proving again that local people using their skills and access to local resources can play a transformational role in their own communities.

STORY 3: LOCAL IS BETTER—CRESTON COMMUNITY FOREST IS A MODEL FOR THE COLUMBIA BASIN

Our group visited Kootenay communities including Nakusp, Kaslo, Castlegar, Midway and Creston. Creston was a joy, and another revelation about the benefits of community-based forestry, this time led by long-time BC Forest Service staffer Jim Smith.

First, a side story about Smith’s background and some of the complications of his later career in the Forest Service.

Many years earlier, at the end of my term as minister of forests, I was mentoring a young assistant named Andrew Petter, who hailed from Nelson and was employed by Lorne Nicolson, the then housing minister. I told Andrew about one of the ideas I was considering—open dry-land log super-markets for public timber. Crown Zellerbach, a major forest landowner in Oregon, had embarked on such supermarkets and found that they significantly increased their returns.

Years later, young Andrew, now forests minister, remembered that discussion and decided to undertake a pilot project in Lumby, near Vernon in the Okanagan Valley. Smith and one of his Forest Service colleagues were put in charge. From day one it was a huge success. At first, they had a fairly limited number of tree species and timber grades, but over time there were requests for additional species and grades. Indeed, their yard sold almost 60 varieties of raw wood of varying quality due to market demand. At last BC had a real log market in the Interior of the province, and the financial returns were far higher than stumpage or revenue for Crown timber anywhere else in the province.

Strangely, the NDP government of the day found these high revenues disturbing. It was hard to believe except in our various fights with the US Congress; their politicians argued that our low, uncompetitive stumpage fees were a subsidy and they variously threatened, or achieved, duties on our forest products at the border. Over the years we had argued that those fees were not a subsidy, but Smith’s good work in Lumby was providing fuel to the American softwood lumber lobby’s claims. So what did our government do? It sent auditors and others to the Lumby Yard determined to show that the yard’s numbers were faulty and too “high,” which they confirmed. Smith and his colleague were let go, and the Lumby Yard was closed down. Despite that ghastly treatment, Smith carried on, and when we met with him years later in Creston, he was still a happy warrior and a great forester now running the successful community forest in Creston.

For those who don’t know, Creston is a sunny orchard town on the edge of the East Kootenays whose main industry is the huge Columbia Brewery with its famous Kokanee brand. The brewery, of course, is always rightly concerned about the watershed that produces the water for its beer. The loggers in the area, who worked for absentee corporate landlords, were running roughshod over the local mountains leaving ugly scars and threatening the water supply for both the brewery and the community. Residents were furious and chased the loggers out of town.

A multi-stakeholder group subsequently established a new community forest with Smith as its forester. Smith knew that trust had to be established with the community, and fortunately, his interpersonal skills were substantial: it is hard not to like Jim. Better than that, however, Jim was a very creative forester. He showed us forests he had logged five years earlier where what I called “skinny high-line” intrusions and tiny “polka-dot” clear-cuts were no longer discernible. Even local wildflower meadows were untrammelled. The watershed was actually enhanced by the quality of Smith’s work, and residents loved the guy and totally accepted his methods.

Our group of travelling forest researchers argued there was a case for the Columbia Basin Trust (see below) to get involved with this community enterprise. It made sense for the trust funds to be used for better management of critical watersheds, and Smith, the practical man that he is, saw that the trust’s involvement could enhance their work. We believed in the possibility of providing a new model for managing our Crown forests and empowering the regions of our province. In Creston, we saw how the Columbia Basin Trust, expanded to include both forest and water management, could become the template for the other regions.

We had been overjoyed by what we saw in Revelstoke (and Golden), and were now convinced that community-led forestry was the right policy track. Our joint discussions resonated with everyone we met in the Kootenays and subsequently in the Cariboo/Prince George and Vancouver Island regions.

The hard reality is that forestry is still our secret failure in this province. The phony “good news” in our mainstream media continues to hide the evidence that confirms M’Gonigle and Parfitt’s predictions. Nor does the media report on the good news in Mission, Revelstoke and Creston.

We had been overjoyed by what we saw in Revelstoke (and Golden), and were now convinced that community-led forestry was the right policy track.

STORY 4: CREATING THE COLUMBIA BASIN TRUST

The Columbia Basin Trust was established in 1995 to compensate residents affected by the Columbia River Treaty, which led to three dams after the flooding in the upper Columbia River basin. Another great public servant, James Wood Wilson—a former BC Hydro executive director (and a former professor of mine)—was responsible for resettling people along the Arrow Lakes who were flooded out because of the Columbia River Treaty.

People in communities including Nakusp, Arrowhead, Needles, Fauquier and in between were uprooted and compensated for their land according to the law. Wilson, however, a sensitive, thoughtful man, was concerned that more had been lost by these settlers, and that a different kind of compensation was needed. He urged me to get involved, and I saw the chance to address Wilson’s concerns and proposed the concept of the Columbia Basin Trust when I was deputy minister for Crown corporations in the Harcourt government (1992–96).

As I saw it, the trust would share the economic rent of this great waterway with the province. Its leaders would make future choices between new power and economic development versus the environment and other needs while a new Crown corporation, the Columbia Power Corporation, would undertake hydroelectric projects on the BC portion of the Columbia River system working in partnership with the trust. It would be a grand learning curve for the region’s residents about their own economy.

At the time, Finance Minister Glen Clark chaired the Crown Corporations Cabinet Committee and heard the proposal to form the trust from our secretariat. He expressed some surprise, saying, “If we do that in the Columbia, people will want it in every river system in the province.”

Smiling, I replied, "I hope so, Minister, I hope so." He laughed and gave approval to form this unique entity.

And so, the Columbia Basin Trust was born, with significant support from Marvin Shaffer, then an assistant deputy minister, and local MLA Corky Evans. Wilson later wrote a small memorable book about these folks losing their quality of life.¹⁹

Today, with rapid climate change and the need for greater integration of land, forest and water interests in the Creston Community Forest, it is clear that the trust's role should be expanded and empowered to link the management of forests and water on a more substantial scale, again becoming a pioneering model for greater regional empowerment and community control.

¹⁹ Wilson, 1973.

Conclusion

THE CHALLENGE WE FACE is to tell the truth about the state of forestry in BC. We no longer have annual reports from the ministry, we no longer have a Forest Service and we no longer have adequate data and reporting from either the public or private sectors. So what do we need?

1. We need a legislature that is fully informed about the status of our public forest resource.
2. We need a forester general, an officer of the legislature who is non-partisan and reports to the House annually.
3. We need regional committees that also report to the House for each region of the province.
4. We need a Forestry Charter: legislation that will protect and preserve this great public resource to create value and jobs for British Columbians.

We must start at the top in the legislature, however, if citizens in all BC regions are to be empowered. This will make it easier for residents, communities and First Nations to play a transformational role in any regional/community empowerment process, especially if the courts are telling us this is the direction in which we must go. After all, our communities are closely tied to our forest resources. This will be a dramatic change, to democratize the centre in order to empower the communities within and regions encompassing our extensive public forests.

We need a forester general to manage and provide data and information and for monitoring and accountability, and who will also provide feedback to the regions. And we need a Forest Charter as the ultimate guide for us all. We need a provincial vision with sustainability principles, standards and goals, and we need a mission and purpose. We need modern forest practices based on science, and we can learn from our peers in Scandinavia and transfer some of their know-how as principles of the charter.

We must grow our forests for value rather than volume so that their value increases over time. We must extend rotations and undertake thinning. And when our forests are logged, we must increase the value from each log processed. Regions and communities should have more say, and stewardship and monitoring should become public-sector functions.

In a sense, we live between two extreme points of view: the status quo, which really represents liquidation and rent theft, and their main opponents, the total preservationists. Some choice!

In between is the evidence-based rational forester like Ray Travers, who, like his Scandinavian mentors, sees a solid science-based middle ground where forest and policy managers focus on value

We need a forester general to manage and provide data and information and for monitoring and accountability.

People and communities must be empowered at the local level in our diverse regions.

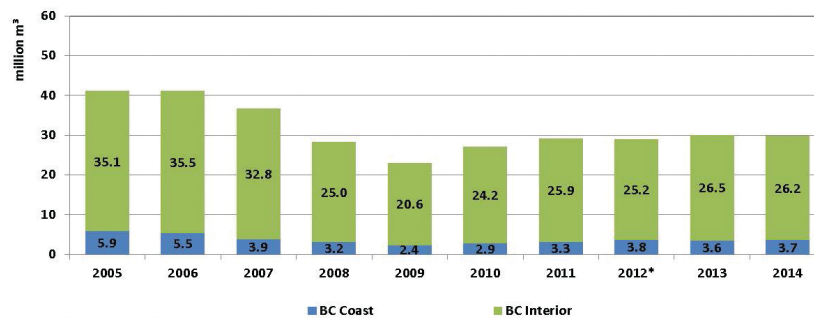
both for the land and in industrial plants. New value in a growing forest, in managing the forest and in manufacturing products from our forests is linked and integral to our shared future prosperity.

This approach requires real facts and measured results. It also requires real markets so that we are always geared to the highest and best use, and only strong market tests at every stage of the game can assure us of that. People and communities must be empowered at the local level in our diverse regions to work on these issues directly so that local creativity, energy, entrepreneurship and accountability shine through.

Some call that free enterprise. Others call it community enterprise. Some might call it both. It is all of the above, and some call that democracy.

Appendix: Charts from external sources

Figure 1: Softwood lumber production in BC, 2005–14



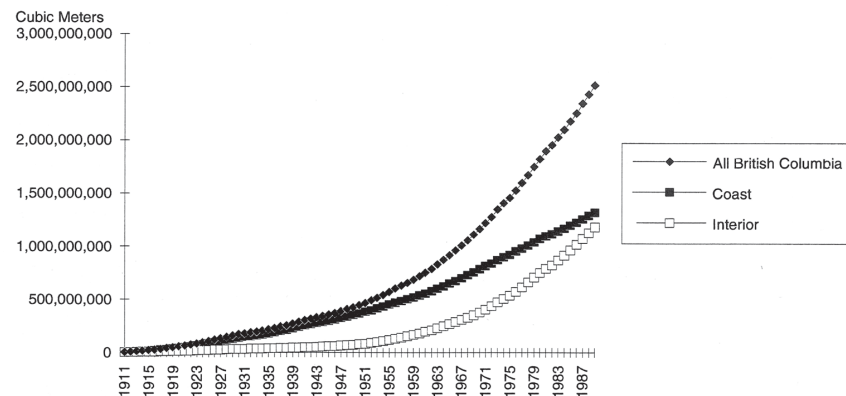
*Interior and Coast Share are Estimates. In all years the Interior includes production from Yukon, Northwest Territories, and Nunavut.

Data source: Statistics Canada; CANSIM 303-0064.

Source: Alex Barnes, "2014 Economic State of the B.C. Forest Sector" (PowerPoint presentation, Competitiveness and Innovation Branch of the Ministry of Forests, Lands and Natural Resource Operations, October 2015), 10, <http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/forestry/forest-industry-economics/economic-state/economic-state-of-bc-forest-sector-2014.pdf>.

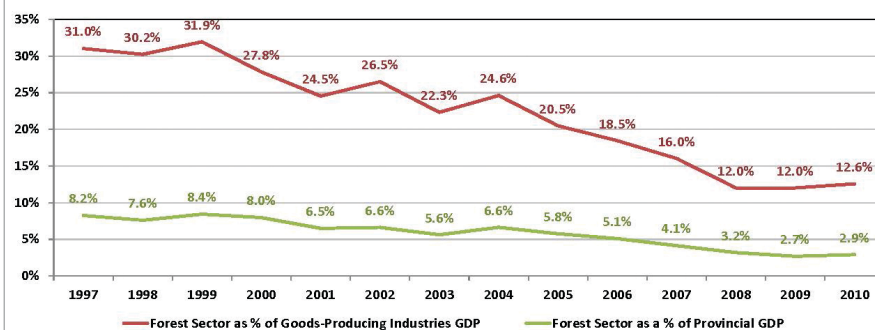
See the very small share of softwood lumber production in coastal BC compared to in the Interior from 2005 to 2014. (In 2014, production in coastal BC was 12 per cent to the Interior's 78 per cent.) See also the decline, from 5.9 million cubic metres in 2005 to 3.7 million cubic metres in 2014.

Figure 2: Cumulative amount of timber cut in BC, 1911–89



Timber cut on the BC coast was close to 100 per cent of the total volume logged in BC until about 1950.

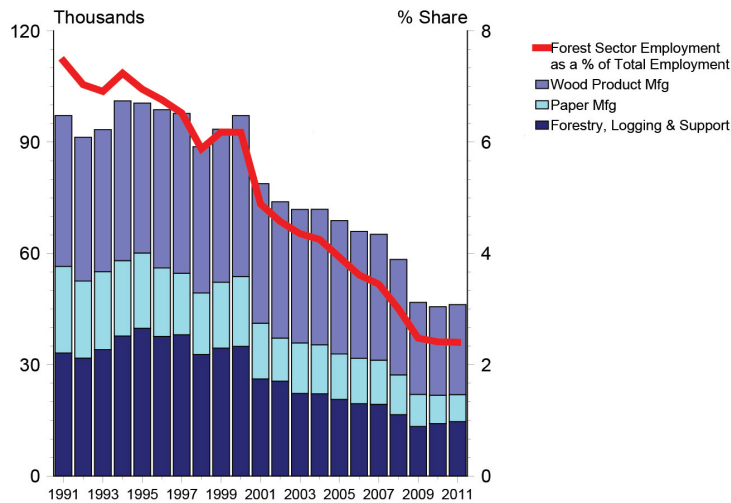
Figure 3: The forest sector's share of the BC economy, 1997–2010



Source: Alex Barnes and Tom Niemann, "2012 Economic State of the B.C. Forest Sector" (PowerPoint presentation by the Competitiveness and Innovation Branch of the Ministry of Forests, Lands and Natural Resource Operations, April 2014), 6, <http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/forestry/forest-industry-economics/economic-state/economic-state-of-bc-forest-sector-2012-with-appendix.pdf>.

Percentages after 2010 become fairly stable.

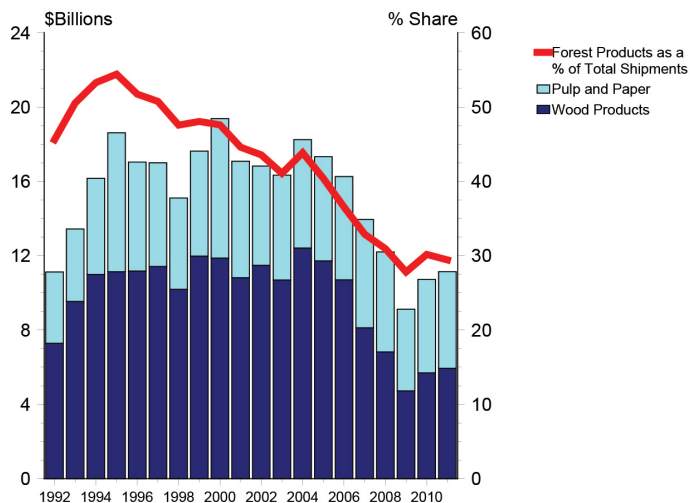
Figure 4: Employment in BC's forest sector, 1991–2011



Source: Statistics Canada (SEPH)

Source: Dan Schrier, "BC's Exports Moving Out of the Woods," BC Stats, March 2012, http://www2.gov.bc.ca/assets/gov/data/statistics/trade/bcs_exports_moving_out_of_the_woods.pdf.

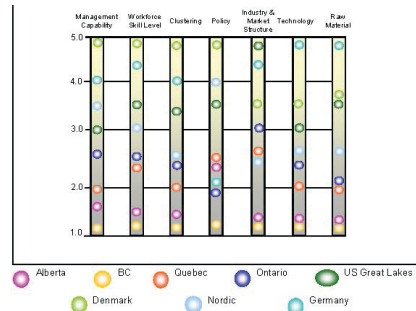
Figure 5: The share of forest products in manufacturing shipments, 1992–2011



Source: Statistics Canada

Source: Dan Schrier, "BC's Exports Moving Out of the Woods," BC Stats, March 2012, http://www2.gov.bc.ca/assets/gov/data/statistics/trade/bcs_exports_moving_out_of_the_woods.pdf.

Figure 6: Forest management in eight jurisdictions compared in the Jaakko Pöyry report (2001)

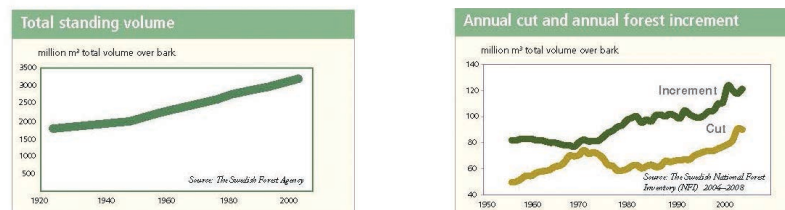


Source: Living Legacy Trust and Jaakko Pöyry Consulting, Assessment of the Status and Future Opportunities of Ontario's Solid Wood Value-Added Sector: Final Summary Report (Toronto, ON: Living Legacy Trust; Vantaa, Finland: Jaakko Pöyry Consulting, June 2001), 26, figure 14, http://www.livinglegacytrust.org/pdf/Final_Summary_Report.pdf.

In the 2001 Jaakko Pöyry (a Finnish forest consulting company) forestry study conducted for the Ontario Living Legacy Trust, BC ranked lowest of the eight forest jurisdictions relative to our forest product competitors. This study compared the forest management performance of a number of provinces, US Great Lakes states and several northern European countries using seven forestry benchmarks.

BC ranked lowest in performance for all benchmarks compared to all other jurisdictions. BC's performance is probably worse today because of mills continuing to close and the related loss of work for contractors and of forest worker jobs. The ongoing depletion and degradation of our forests is continuing to affect our competitiveness.

Figure 7: Forestry in Sweden, 1920s–2008



Source: Royal Swedish Academy of Agriculture and Forestry, *The Swedish Forestry Model* (Stockholm, Sweden: Royal Swedish Academy of Agriculture and Forestry, 2009, 4, <http://www.ksla.se/wp-content/uploads/2010/10/The-Swedish-Forestry-Model.pdf>).

Sweden's timber inventory (standing volume) has been increasing since 1920 because they grow more timber than they log. (In BC, the opposite is true. Our standing timber volume is declining and our cut increasing. Sandy Peel, then chairman of the Forest Resources Commission, addressed the valuation of public timber in the April 1991 report *The Future of Our Forests*, which estimates that in 1991 BC timber from public lands was undervalued by two to four times.)

Table 2: Comparing the forest economies of Sweden and BC (2009)

	Sweden*	BC	Ratio Sweden/BC
Commercial forest land (Ha)	22, 335,000	22,000,000	1.02
Total volume logged (Cu.M.)	65,100,000	48,793,000	1.33
Value of production (\$Cdn)	29,213,749	13,126,093	2.23
Direct forest industry employment	85,000	46,800	1.82
Log exports (Cu.M)	2,500,000	2,702,000	0.93
Log imports (Cu.M.)	5,800,000	34036	170.41
Annual growth rate Cu.M./Ha/year	5.5	3.3	1.67
Annual growth/year million m ³	122.7	72.6	1.69
Percent private forest land	81%	3%	

Sources: Swedish Forestry Agency, Food and Agricultural Organization (UN), Statistics Canada, BC Stats, BC Ministry of Forests, Lands and Natural Resource Operations.

Statistics compiled by Ray Travers, RPF, in 2012.

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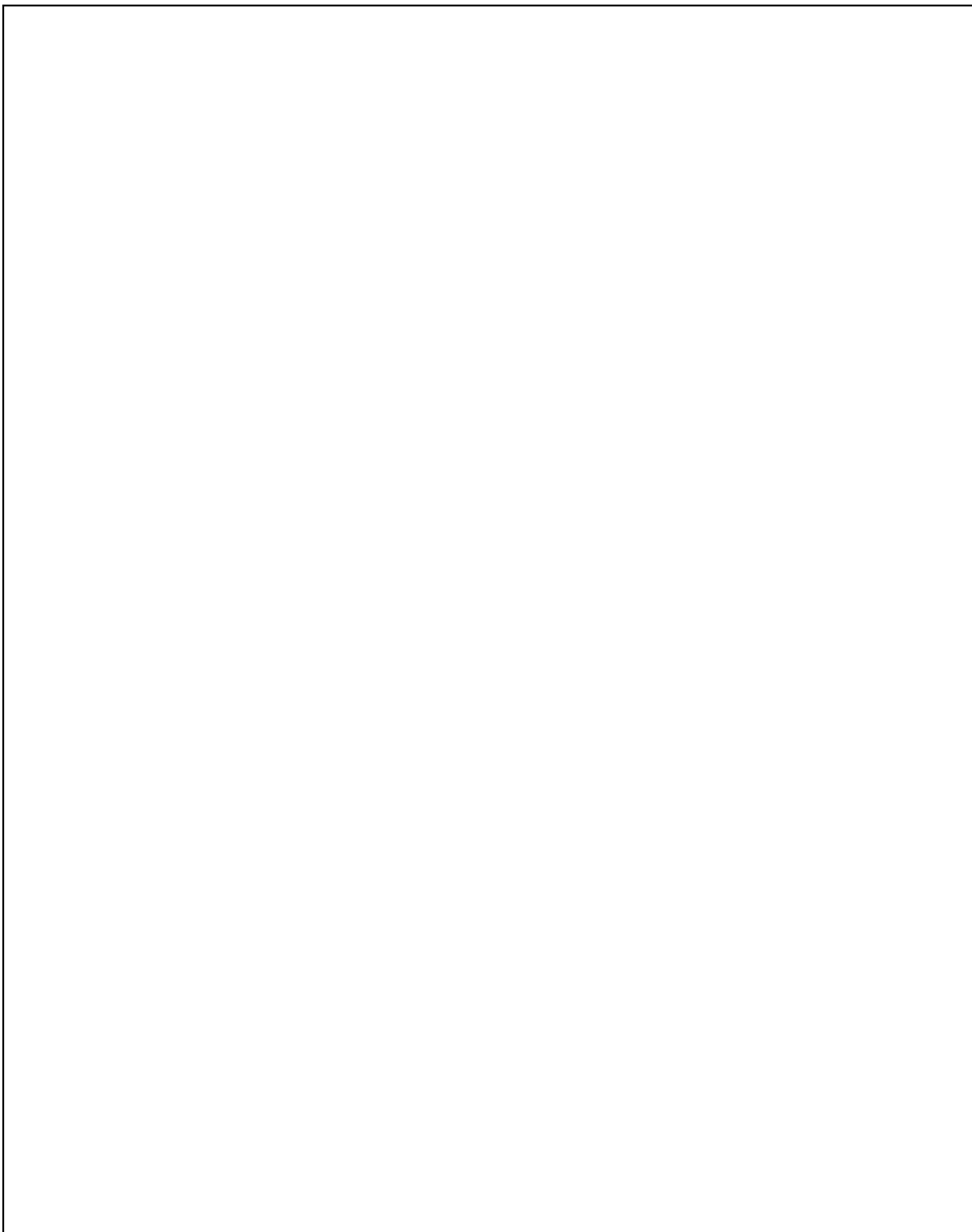
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living wage
employer

B156 Regional Management of Forestry**North Cowichan**

Whereas the forest industry in British Columbia has been on a steady decline in recent decades, with dozens mill closures, thousands of lost jobs and once-thriving rural communities experiencing severe economic decline – due in large part to corporate mismanagement, misguided government policies, and lack of public oversight;

And whereas many communities across British Columbia and globally have demonstrated that when local people are empowered to manage public forests and other common resources through community forest licenses, regional trusts and other community-based governance models, there are significant social, economic and environmental benefits:

Therefore be it resolved that the Province of British Columbia explore the feasibility of:

- Adopting a new model of regionally-based forestry management that will empower local communities to engage in long term planning of the regional economies and ecosystems;
- Creating a Forest Charter passed by the Legislature that includes an overall vision, sustainability principles, and standards for our forests; and
- Appointing a Forester General to serve as a new independent officer who will report annually to the Legislature and work with the diverse regions of our province on local land planning processes.

The City of North Vancouver
OFFICE OF MAYOR LINDA BUCHANAN

JM:BIF
c:AK
BOA 1.8



August 22, 2019

Honourable Rob Fleming
Minister of Education
Room 124 Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Fleming,

I write to you today to appeal for increased provincial support for public libraries, particularly in light of the on-going freeze to library funding.

Libraries are one of the cornerstones of our community – they provide spaces for life-long learning and social connection, with services for toddlers, seniors, and everyone in between. As we work to transform North Vancouver into a compact, highly livable city, access to public spaces with robust programming will become all the more important for our residents.

Our city's population has grown by almost 10 per cent over the past five years, but the provincial grants to the North Vancouver City Library have decreased by 12.6% over that same period. I urge your government to commit to a model of predictable funding for libraries, a model that reflects the value these institutions have in communities across the province.

At the July 8, 2019 meeting of City Council, our Council in the City of North Vancouver unanimously adopted the following resolution:

“THAT the correspondence from Stephen Smith, Library Board Chair, North Vancouver City Library, dated June 24, 2019, regarding “Provincial Support for Public Libraries”, be received with thanks;

WHEREAS public libraries require continuous and increasing investment to provide opportunities for life-long learning, build community and increase equity and social inclusion;

WHEREAS restoring funding to public libraries supports the BC Government's agenda to eliminate poverty, improve access to education and address social justice in BC;

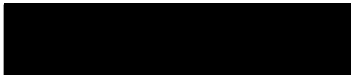
AND WHEREAS provincial funding for public libraries has remained unchanged since 2009 while costs to deliver services and public demand for library services have increased, demonstrating a regressive approach of shifting costs to municipal property tax payers;

THEREFORE BE IT RESOLVED THAT the Mayor, on behalf of Council, write a letter to Minister Fleming asking that the BC Government restore library funding to a minimum of \$20 million annually to reflect inflationary and population increases and recommit to a progressive funding approach, considering the role of public libraries in achieving the goals of the Province and our communities, with a copy forwarded to Union of British Columbia Municipalities (UBCM) and UBCM member municipalities;

AND BE IT FURTHER RESOLVED THAT Council support the resolutions appealing for increased provincial funding for public libraries at the upcoming UBCM meeting."

I will continue to advocate for this issue throughout our upcoming meetings with representatives from the provincial government at UBCM, and look forward to your response on the matter.

Best Regards,



Linda Buchanan
Mayor



JM:BIF
c: AK

BOA 1.8

August 20, 2019



Ref: 213157

Art Kaehn, Chair
Regional District of Fraser-Fort George
Email: akaehn@rdffg.bc.ca

Dear Mr. Kaehn:

Thank you for your recent correspondence regarding your support of the provincial public library funding.

Public libraries are a vital part of communities across British Columbia. Government is committed to working with our library partners, community agencies and other stakeholders to ensure a stable and reliable public system that is future-focused. We are currently reviewing our strategic priorities for public library services that work for everyone. Refreshing the strategic priorities will enable all libraries regardless of size or location to deliver the connected and digitally enhanced programs, services and information resources that British Columbians need now and in the future. Public library funding and distribution will be reviewed in this context.

I will be attending the UBCM Convention in Vancouver and look forward to further discussions with local governments on the value and impact of our public library system.

While the process for requesting meetings directly with me have passed, Ministry staff are available during this time. You may request a staff level meeting through <https://www.civicinfo.bc.ca/UBCMMeetingRequest/Staff> before August 23, 2019. Alternatively, if you are unable to meet the meeting request deadline, please email the Ministry directly at DM.Education@gov.bc.ca to request a meeting with Ministry staff.

Again, thank you for writing.

Sincerely,

Rob Fleming
Minister

**Ministry of
Education**

Office of the Minister

Mailing Address:
PO Box 9045 Stn Prov Govt
Victoria BC V8W 9E2

Location:
Parliament Buildings
Victoria



REGIONAL DISTRICT of Fraser-Fort George

Head Office:
155 George Street
Prince George, BC
V2L 1P8

Telephone:
(250) 960-4400
Long Distance
from within
the Regional District:
1-800-667-1959

Fax: (250) 563-7520

<http://www.rdfg.bc.ca>

Municipalities:

McBride
Mackenzie
Prince George
Valemount

Electoral Areas:

Chilako River-Nechako
Crooked River-Parsnip
Robson Valley-Canoe
Salmon River-Lakes
Tabor Lake-Stone Creek
Willow River-Upper Fraser
Woodpecker-Hixon

July 5, 2019

File No. BOA 1.8

The Honourable Rob Fleming
Minister of Education
PO Box 9045 Stn Prov Govt
Victoria, BC V8W 9E3

Dear Minister Fleming:

Re: Provincial Support for Libraries

We are writing to express our support for the City of Victoria's request for improved Provincial support for libraries.

The Board discussed the matter at its June 20, 2019 regular Board meeting and passed a motion to support the City of Victoria's resolution to UBCM on the matter.

The Regional District of Fraser-Fort George recognizes the important role that libraries play in our communities, especially in our small rural communities where libraries are the backbone of the community and provide programming and information to help keep residents active, engaged and informed.

Sincerely,

Art Kaehn, Chair

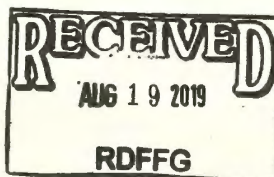
AK:RMc:jg

Jm/BIF
C: AK
BOA 1.8



Ref: 247227

August 15, 2019



Mr. Art Kaehn and Board Members
Regional District of Fraser-Fort George
155 George Street
Prince George BC V2L 1P8

Dear Chair Kaehn and Board Members:

On behalf of the joint Provincial-Union of British Columbia Municipalities (UBCM) Green Communities Committee (GCC), we would like to extend our congratulations for your successful efforts to undertake significant corporate or community-wide climate action to reduce greenhouse gas (GHG) emissions in the 2018 reporting year.

As a signatory to the Climate Action Charter, you have demonstrated your commitment to work with the Province of British Columbia and UBCM to take action on climate change and to reduce GHG emissions in your community and through corporate operations.

The work that local governments are undertaking to reduce their corporate emissions demonstrates significant climate leadership and sets the stage for broader climate action in the community. Your leadership and commitment continues to be essential to ensuring the achievement of our collective climate action goals.

The GCC was established under the Charter to support local governments in achieving their climate goals. In acknowledgement of the efforts of local leaders, the GCC is again recognizing the progress and achievements of local governments such as yours through the multi-level Climate Action Recognition Program. A description of this program is enclosed for your reference.

As a Charter signatory who has achieved Level 1 and Level 2 recognition, and demonstrated significant climate action (corporately or community-wide) to reduce GHG emissions for the 2018 reporting year, you have been awarded Level 3 recognition – 'Accelerating Progress on Charter Commitments'.

.../2

Chair Kaehn and Board Members

Page 2

In recognition of your significant achievements, the GCC is pleased to provide you with climate action community branding for use on official websites and letterheads. An electronic file with the 2018 logo will be provided to your Chief Administrative Officer via email. Also enclosed is a *BC Climate Action Community 2018 – Climate Leader* window decal, for use on public buildings.

Congratulations again on your continually improving achievement. We applaud your leadership and wish you continued success in your ongoing commitment to the goal of corporate carbon neutrality, and your efforts to reduce emissions in the broader community.

Sincerely,



Tara Faganello
Assistant Deputy Minister
Local Government Division
Ministry of Municipal Affairs and Housing



Gary MacIsaac
Executive Director
Union of British Columbia Municipalities

Enclosures



GCC Communiqué on the Climate Action Recognition Program

B.C. local governments continue to play a critical role in reducing GHG emissions across the province. In acknowledgment of the ongoing efforts of B.C. local government leaders, the joint Provincial-UBCM Green Communities Committee (GCC) is pleased to continue the Climate Action Recognition Program (*Recognition Program*) for the 2018 reporting year. This multi-level program provides the GCC with an opportunity to review and publicly recognize, on an annual basis, the progress and achievements of each Climate Action Charter (*Charter*) signatory on their *Charter* commitments. Recognition is provided according to the following:

Level 1: Demonstrating Progress on Charter Commitments

Local governments who demonstrate progress on fulfilling one or more of their *Charter* commitments receive a letter from the GCC acknowledging their accomplishments.

Level 2: Measuring GHG Emissions

Local governments that achieve level 1, have completed a corporate carbon inventory for the reporting year and demonstrate that they are familiar with their [community's community energy and emissions inventory](#) receive a letter from the GCC and a 'BC Climate Action Community 2018' logo, for use on websites, letterhead, etc.

Level 3: Accelerating Progress on Charter Commitments

Local governments that achieve levels 1 and 2 and demonstrate significant corporate or community-wide climate action to reduce GHG emissions in the reporting year receive a letter from the GCC and a 'BC Climate Action Community 2018 – Climate Leader' logo, for use on websites, letterhead, etc.

Level 4: Achievement of Carbon Neutrality

Local governments that achieve [carbon neutrality](#) in the reporting year receive a letter from the GCC and a 'BC Climate Action Community 2018 – Climate Leader - Carbon Neutral' logo, for use on websites, letterhead, etc.

To be eligible for the *Recognition Program*, local governments must fulfill the public reporting requirements (including reporting progress to carbon neutrality) of the Climate Action Revenue Incentive Program (CARIP). Recognition levels for the *Recognition Program* are based on the information included in each local government's annual CARIP public report. For more information on CARIP and the public reporting requirements go to: <https://www2.gov.bc.ca/gov/content/governments/local-governments/grants-transfers/climate-action-revenue-incentive-program-carip>

JM:BIF
c: AK
BOA 1.8

From: [REDACTED]
Sent: August 13, 2019 8:32 PM
To: wwilson@rdffg.bc.ca; lbeckett@rdffg.bc.ca; bempey@rdffg.bc.ca; akaehn@rdffg.bc.ca; kdunphy@rdffg.bc.ca; pcrook@rdffg.bc.ca; dalan@rdffg.bc.ca; lhall@rdffg.bc.ca; mkrause@rdffg.bc.ca; tmconnachie@rdffg.bc.ca; ksampson@rdffg.bc.ca; jatkinson@rdffg.bc.ca; afrederick@rdffg.bc.ca; otorgerson@rdffg.bc.ca
Subject: Protection of Groundwater - Stop bottling of groundwater

Directors of the Regional District of Fraser Fort George:

I am submitting the attached presentation as my official request for action to prohibit the bottling of groundwater in the Regional District of Fraser Fort George, to help protect the groundwater of British Columbia, and to support the Strathcona Regional District resolution asking the provincial government to stop approving licences for the bottling and commercial sale or bulk export of groundwater from the aquifers of BC, which will be on the agenda of the upcoming UBCM convention. I am asking for my request to be added as correspondence to the agenda of the next available Board meeting.

Thank you for your consideration of my requests.

Bruce Gibbons
[REDACTED]

Presentation to the Regional District of Fraser Fort George

August 9, 2019

Mayor, Councillors and staff of the Regional District of Fraser Fort George

Request to change the zoning bylaws of the Regional District of Fraser Fort George to prohibit the bottling of groundwater for commercial sale or bulk export

My name is Bruce Gibbons, and I live in [REDACTED] in the [REDACTED]. I am submitting this request to address council about the issue of protecting groundwater all over British Columbia. In November of 2017, the Provincial Government approved a groundwater extraction licence for a resident of Merville, in the Comox Valley, to extract up to 10,000 liters of water per day from the Comox Valley aquifer, and bottle and sell that water. That was the moment we realized our groundwater was under threat from a new source. Under the 2016 Water Sustainability Act the provincial government has targeted our groundwater for extraction and commercial sale or bulk export. The provincial government continues to approve water extraction licences for groundwater in many areas of BC. Bottling of groundwater is extremely profitable for the licence holder, whether it is bottled on-site or trucked to a suitable bottling site. That is why we are campaigning to ask British Columbia communities to revise their bylaws to prevent water licence holders from bottling their water and asking those communities to also support the Strathcona Regional District resolution that was passed unanimously at the Association of Vancouver Island and Coastal Communities (AVICC) convention in April, and will be presented at the UBCM convention in September. The effects of climate change and the increasing demands of population growth are putting increasing demands on existing water sources for cities and groundwater will likely become more critical. Many communities/cities are becoming more conscious of treating groundwater as a critical natural asset.

I am the founder of a group called Merville Water Guardians. I formed the group in March 2018 to oppose the water licence in Merville, oppose the rezoning application and to achieve reforms to the Water Sustainability Act to protect the groundwater aquifers of BC. In March of this year we presented a petition with approximately 1,200 signatures in the BC Legislature, asking the BC Government to stop approving licences to bottle and sell water from all aquifers in BC. We have also posted that petition online in support of the paper petition, and it has approximately 1,400 signatures to date. Water is becoming a critical issue all over the world, and British Columbia is no exception. We just experienced a severe winter drought in many areas of BC, with water levels recorded at record lows. In the past few years we have seen prolonged summer drought, with serious repercussions to our rivers, streams and lakes and to the fish and fish habitat in those waterways. Rain events are less frequent during those drought periods, but are also more severe and extreme, causing serious run-off, flooding and erosion and not the typical behaviour associated with aquifer recharge. Our supporters and followers in the Comox Valley tell us that water, and the protection of our water was a big issue in the recent local elections and will be a huge issue in the next provincial election.

Approximately 22% of British Columbians, over a million people, rely on aquifers, or groundwater, for their only source of water for their personal needs and for producing food. If that water supply is depleted, then those millions of residents and farmers will not be able to look after their personal needs for drinking water, sanitation, growing their backyard gardens or growing their crops and raising their livestock. That would put our food security at risk. Without water, farmers cannot produce our food, the local food that so many people want and rely on. That applies to aquifers all over Vancouver Island and mainland British Columbia. Without water, there is no life. Population growth is putting more demand on the aquifers and we are already seeing the negative effects of climate change impact the quality and quantity of water in the summer drought period. We experienced level 4 drought all over Vancouver Island and in many other areas of BC this past summer. We have seen record dry months and record heat and every indication is that these changes are here to stay and will likely only get worse. Many areas of BC have had record low months of rainfall and have record low levels of water in their drinking water systems for this time of year. A Level 3 drought has been declared in some areas. This is causing grave concern over water supply in the coming summer drought period. Residents and farmers are being told to seriously conserve water. Yet we have provincial water licence holders for commercial profit who continue the extraction of water from the aquifers we all rely on despite the level 4 drought, and despite government precedence procedures. Climate change is causing glaciers to recede and shrink. Snow-packs in the mountains are diminishing. Those two factors alone are causing surface water volumes to shrink, and since those two sources are also part of the recharge system for groundwater, the normal recharge of groundwater is in question.

The Ministry of Environment and Climate Change Strategy just recently released a Climate Risk Assessment. The key findings of the assessment were:

- The greatest risks to B.C. are severe wildfire season, **seasonal water shortage**, heat wave, ocean acidification, **glacier loss**, and **long-term water shortage**.
- Other risks that have the potential to result in significant consequences include severe river flooding and severe coastal storm surge, although these events are less likely to occur.
- Nearly all risk event scenarios (except moderate flooding and extreme precipitation and landslide) would have major province-wide consequences in at least one category.

At some point, communities will need to rely on our aquifers for community water supplies when surface water systems become depleted or tainted. There is not enough information known about our aquifers to risk bottling and selling any of the water. The FLNRORD Ministry licence approval in Merville relied on old data, and technical calculations but did not consider climate change that is producing extended periods of serious drought, putting rivers, streams, fish habitat and fish stocks at risk. It did not consider serious impacts from receding glaciers and diminishing snowpack. The Ministry of Environment is espousing the risks of climate change while the FLNRORD Ministry is ignoring those risks and approving licences for the bottling of groundwater. It is clear from worldwide data that groundwater is being dangerously depleted by over-pumping, mismanagement and corporate greed. In countries like India, Morocco, Peru and even closer to home in California there are water crisis situations caused by mismanaging water resources. It is critical for us to take serious steps to start the process for managing and protecting our groundwater.

In the meantime, there is an existing, real threat to the groundwater of British Columbia since the provincial government continues to approve extraction licences for bottling and commercial sale or bulk export. We have campaigned with two specific goals.

1. Lobby the provincial government to stop approving licences for the extraction, bottling and sale or bulk export of groundwater.
 - a. The provincial government controls the approval of extraction licences; therefore, it is the provincial government who can stop the approval. We fully realize the Merville licence volume was not significant, but we are concerned about the precedent such a licence sets and concerned about future increases of the licence volume and/or the sale of the property, with the licence, to a large corporation where the possibility exists of the volume increasing from 10,000 liters to millions of liters. We are also aware that water bottling is not the worst offender when it comes to groundwater depletion. Both industrial use and farm use are significant, and we also need to take a hard look at improving the efficiency of both industrial and farm use of groundwater. Prohibition of the bottling and commercial sale of groundwater is a relatively quick and easy first step.
2. Lobby local governments to take local action to control activities that are within their purview. Local governments can control the type of business that is conducted in their jurisdiction by creating bylaws that permit or prohibit specific uses, including the prohibition of the bottling of groundwater in all zones. We have lobbied all the communities of the Association of Vancouver Island and Coastal Communities (AVICC) to change their bylaws to prohibit the bottling of groundwater in their zoning bylaws. We are pleased to see that numerous communities of the AVICC already prohibit the bottling of groundwater, several communities have already acted on our request to change their bylaws and numerous other communities are in the process of changing their bylaws or are considering the change. We are now in the process of contacting all member communities of the UBCM, asking for consideration of our request to change their bylaws to prohibit the bottling of groundwater. This step is critical, since there are no guarantees that the provincial government will act on a resolution raised by the UBCM.

We have been working with the Strathcona Regional District (SRD), since Sept 2018. We worked with SRD Directors to help draft a resolution and that resolution was presented to the Association of Vancouver Island and Coastal Communities (AVICC) convention in April, asking the provincial government to cease approval of licences for bottling of groundwater for commercial sale or bulk export. The AVICC delegates voted unanimously to pass the resolution. We are pleased to note the resolution has been accepted for the agenda of the UBCM convention in September and we are encouraging all UBCM member communities to support and vote in favor of adopting the resolution to be presented to the provincial government.

I have 2 requests for the Regional District of Fraser Fort George.

- 1) that you consider taking the necessary steps to implement a bylaw that expressly prohibits bottling of groundwater in any of your zoning, to help in the fight to protect our groundwater/aquifers for the use of our residents and farmers today and for our children and grandchildren and great grandchildren in the future.
- 2) I also ask that the City support the Strathcona Regional District/AVICC resolution at the September UBCM convention, to ask the Provincial Government to cease the approval of licences for commercial extraction of groundwater resources for bottling and commercial sale or bulk water export.

Strathcona Regional District Water Protection Resolution

WHEREAS water is an essential resource upon which all life, including all ecosystems and all local communities depend,

AND WHEREAS water is a public heritage and a public trust for present and future generations and access to water must not be compromised by commercial operations relating to commercial water bottling or commercial bulk water exports,

THEREFORE BE IT RESOLVED that the Premier of British Columbia and the Minister of Forests, Lands, Natural Resource Operations and Rural Development be requested to immediately cease the licensing and extraction of groundwater for commercial water bottling and/or bulk water exports from aquifers.

We cannot allow water bottling from our aquifers based on theory and calculations. The consequences of being wrong could be catastrophic. We will continue to do our part to lobby and work with the Provincial Government, who have jurisdiction over groundwater licencing, and to support the Strathcona resolution to cease the approval of licences for groundwater extraction for bottling or bulk sales. We would sincerely appreciate the support of the Regional District of Fraser Fort George in protecting the above ground uses of our groundwater by preventing anyone from bottling and selling water from any aquifer in BC. I implore you to talk to and work with the Strathcona Regional District to protect the aquifers of British Columbia. Water is our most precious resource. Water is life. We must do everything we can to protect and conserve it. Thank you for your time and your consideration.

Bruce Gibbons

Merville Water Guardians

[REDACTED]

[REDACTED]

[REDACTED]

Sunshine Coast Regional District

BOARD POLICY MANUAL

Section:	Planning and Development	13
Subsection:	General	6410
Title:	Water Extraction for the Purpose of Commercial Bottled Water Sales	10

1.0 POLICY

The Sunshine Coast Regional District does not support the extraction of fresh water resources in gas, liquid or solid form from surface or groundwater for the purpose of commercial bottled water sales.

3.0 SCOPE

This Policy applies to all streams, lakes, groundwater, and wells within the Sunshine Coast Regional District.

4.0 REASON FOR POLICY

The Sunshine Coast Regional District supports water conservation, solid waste reduction goals, greenhouse gas emission reduction goals, healthy community water infrastructure and protecting the environment for a sustainable future. This policy serves to conserve water in its natural state, to address local and international environmental issues and to support safe, low cost, clean water for communities.

5.0 AUTHORITY TO ACT

Retained by the Board in part and delegated to staff in part.

6.0 PROCEDURE

Do not support any application to Provincial and Federal agencies for the extraction of fresh water resources in gas, liquid or solid form for the purpose of commercial bottled water sales.

Approval Date:	February 24, 2011	Resolution No.	088/11 rec. no. 9
Amendment Date:		Resolution No.	
Amendment Date:		Resolution No.	

JM/BIF
C: AK
BOA 1.8



info@bcabattoirs.org | 6200 Hwy 97 POB#130, Falkland, BC V0E 1W0 | <http://bcabattoirs.org> | <http://bcmeats.ca>

August 30, 2019

To: The Directors of the Regional District Fraser-Fort George



Re: Discussion Paper to Solicit Feedback from Local Governments about Class D Licences

The BC Association of Abattoirs represents livestock producers, abattoirs and butcher shops throughout the province. We actively encourage new entrants to the industry, provide guidance on regulatory issues, deliver training and other support services to ensure the meat industry remains viable. Our goal is to 'Keep BC Meat in BC'.

The BC Ministry of Agriculture recently released a discussion paper to solicit feedback from local governments about Class D licenses (uninspected meat). This is the third initiative that our current government has undertaken to increase uninspected meat sales in the province. Inspection was brought in to ensure national and international expectations of food safety and animal welfare are met. There is no reason to increase uninspected meat in this province since the impact to the consumer and inspected abattoirs will be damaging.

Uninspected Class D and E abattoirs are licensed by the regional Health Authorities. A one-day SlaughterSafe course is delivered by Environmental Health Officers (EHOs) for those interested in operating a Class D or E abattoir. This course does not cover slaughter methodology, reportable animal or zoonotic diseases, identification of meat not fit for human consumption, the National Farm Animal Care Council's Codes of Practice, or any of the federal and provincial mandatory reporting requirements. There is no assessment of knowledge or skills done during or after the SlaughterSafe course. Many of the existing facilities only receive a site visit upon licensing and are never visited again by their EHOs. The facility may be inspected on an ad-hoc basis, but there is never meat inspection.

Recently, a training program was held for existing Class D and E operators and their EHOs throughout BC. The training program was delivered by specialists in the subject matter of humane slaughter and food safety as it directly relates to slaughter. The results of the before-and-after workshop survey indicated that the level of knowledge of the operators and the EHOs was low, and the retention of the information was poor. It was expected that after attending the SlaughterSafe course, the operators would have better knowledge of ante-mortem inspection, proper removal of contaminated tissue, how to ensure a humane death and checking for insensibility before proceeding. Unfortunately, that was not the case.

Without assurance that the uninspected Class D and E operators have been properly trained or their skill level assessed, the consumer cannot be confident that proper animal welfare and slaughter food safety practices are being followed. While these operators may have the best of intentions, without oversight on the day of processing, there is no verification. **Trust but Verify.**



Page 1 of 2

The Inspectors at Class A and B abattoirs ensure animal welfare and humane slaughter practices are in place, animal reportable and zoonotic diseases are identified and handled according to required protocols, the carcass shows no sign of systemic illness and meat not fit for human consumption is removed.

Within the RDFFG, the Class A abattoir Kawano Farms, is small-scale, family owned and operated. They employ workers, pay taxes, contribute to BC's economy and provide a safe product to BC consumers. By allowing uninspected plants, the impact on this business could be the difference between survival and closure. There will also be an impact on small producers who are not able or interested in doing the slaughter themselves.

The BC Association of Abattoirs, after a two year delay from submitting the initial proposal, is undertaking a BC Meat Capacity Study to investigate the issues related to increasing meat animal production and processing. The report will be available in early 2020, and without the results from this in-depth quantitative analysis, any decisions may cause irreparable harm to the industry.

Early results of this study indicate that slaughter capacity is not the issue. It is the cutting and wrapping that is the bottleneck. Increasing uninspected slaughter will not address this issue.

In BC, there are 57 provincially inspected abattoirs, 111 uninspected abattoirs and 13 that are federally inspected. According to statistics collected by the BC Meat Inspection Branch, less than 26,000 beef animals are processed per year in total at all the Class A and B abattoirs throughout the province. For an indication of scale, one Cargill plant in southern Alberta can process 5,000 beef animals per day. This Cargill plant can process the entire BC volume in less than 6 days. None of the inspected BC Class A or B abattoirs are big or industrial.

Drinking water standards in BC are continually tightened, but meat standards are being relaxed.

While we sympathize with the plight of small livestock producers, allowing uninspected meat is not the solution. Instead, we would like the RDFFG to support the licensed and inspected abattoir in your area to help them increase capacity and access skilled workers. The RDFFG should help livestock producers interested in becoming uninspected Class D or E abattoirs to become an inspected Class B since this will have more of a positive economic impact on the region and the abattoir.

Thank you very much for your consideration. If you require any additional information, please don't hesitate to contact me.

Sincerely,

Nova Woodbury
Executive Director
BC Association of Abattoirs and BC Meats
nova.woodbury@bcmeats.ca
250-558-6855

