



OCP & ZONING AMENDMENT REPORT
BYLAW No. 2289 & 2290 (DC SPORTSMAN CLUB), 2017
3rd Reading

OWNER: Dawson Creek Sportsman’s Club **DATE:** January 16, 2018
AGENT: Canada West Land Services
AREA: Electoral Area D
LEGAL: That part of the NW ¼ of Section 23, Township 78, Range 14, W6M, PRD, Lying to the West of the left bank of the Pouce Coupe River
LOT SIZE: 24.2 ha (59.8 ac)
LOCATION: Landry area (east of Dawson Creek)

PROPOSAL:
 To extend the existing gun range that is adjacent to the proposed project by re-designating the subject property from ‘Agriculture’ to ‘Parks, Recreation and Natural Environment’, and rezoning from A-2 (Large Agricultural Holdings Zone) to P-2 (Civic, Assembly and Institutional Zone).

RECOMMENDATION: OPTION 3:

1. THAT the Regional Board instruct staff to obtain, review, and summarize for the Board information on the following:
 - Soil testing on the subject property;
 - Federal Regulations on Gun Ranges;
 - Discussion with MOTI about Road safety and maintenance on 210 Road;
 - Review of additional Environmental Permits from FLNRORD on subject property; and,
 - Review of other gun range approvals in the area from the BCCFO (RCMP) for comparison.
2. THAT the Regional Board instruct staff to organize a workshop with the applicant, Sportsman’s Club members, and area residents to properly address the concerns as described within the minutes and report on other information gathered by staff.
3. THAT the Regional Board hold another Public Hearing in order to receive and consider additional information gathered by staff.
4. THAT the holding of the Public Hearing be delegated to the Director of Area “D”.

OPTIONS

OPTION 1:

1. THAT the Regional Board read OCP Amendment Bylaw No.2289 (DC Sportsman’s Club), 2017 for a Third time.
2. THAT the Regional Board adopt OCP Amendment Bylaw No.2289 (DC Sportsman’s Club), 2017.
3. THAT the Regional Board read Zoning Amendment Bylaw No.2290 (DC Sportsman’s Club), 2017 for a Third time.
4. THAT the Regional Board adopt Zoning Amendment Bylaw No.2290 (DC Sportsman’s Club), 2017.

Bruce Simard

Department Head

CAO

- OPTION 2: 1. THAT the Regional Board instruct staff to obtain, review, and summarize for the Board information on the following:
- Soil testing on the subject property;
 - Federal Regulations on Gun Ranges;
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2. THAT the Regional Board hold another Public Hearing in order to receive and consider additional information gathered by staff.
3. THAT the holding of the Public Hearing be delegated to the Director of Area “D”.
- OPTION 3: 1. THAT the Regional Board instruct staff to obtain, review, and summarize for the Board information on the following:
- Soil testing on the subject property;
 - Federal Regulations on Gun Ranges;
 - Discussion with MOTI about Road safety and maintenance on 210 Road;
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2. THAT the Regional Board instruct staff to organize a workshop with the applicant, Sportsman’s Club members, and area residents to properly address the concerns as described within the minutes and report on other information gathered by staff.
3. THAT the Regional Board hold another Public Hearing in order to receive and consider additional information gathered by staff.
4. THAT the holding of the Public Hearing be delegated to the Director of Area “D”.
- OPTION 4: THAT the Regional Board refuse the application as submitted.

SITE CONTEXT

The subject property is located approximately 6 km east of the City of Dawson Creek along 210 Road and Riley Crossing Road. The area is comprised of agricultural holdings, oil & gas use, and some rural residential lots. Land features include cultivated land, fragmented forested riparian areas, and the Pouce Coupe River which is directly adjacent to the subject property.

SUMMARY OF APPLICATION PROCEDURE

May. 17, 2017	→ PRRD receives application
June 17, 2017	→ Application and proposed bylaw referred to municipalities and provincial agencies
July 27, 2017	→ PRRD Board gives zoning amendment bylaw 1 st & 2 nd Reading and authorizes a public Hearing meeting to be held,
August 17, 2017	→ Public Hearing notification mailed to landowners
August 24 & 31, 2017	→ Public notification advertised in <i>The Mirror</i>
August 25, 2017	→ Public notification advertised in <i>Energetic City</i>
September 1, 2017	→ Public notification advertised in the <i>Northern Horizon</i> .
September 6, 2017	→ Public hearing meeting took place at the Rolla Community Hall, Rolla, BC

PUBLIC HEARING MEETING

A Public Hearing was held September 6, 2017, at the Rolla Community Hall, Rolla, BC. *The minutes of the Public Hearing are attached to this report.*

B-1a

SITE FEATURES

- LAND:** The subject property is currently vacant forested/ riparian area.
- STRUCTURES:** No structures presently on the subject property.
- ACCESS:** The proposal is accessed from the 210 Road and Riley Crossing Road.
- CLI SOIL RATING:** Class 7⁶_{tr}6⁴_t soils. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible. Class 7 have no capacity for arable culture or permanent pasture. Subclass denotes topography. Subclass r denotes consolidated bedrock.
- FIRE:** Outside all Rural Fire Protection Areas.

COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicant would like to extend the current gun range that is directly northwest of the subject property. The applicant intends to create recreation activities such as gun ranges, sporting clay courses, trap shooting courses, target shooting, archery range, walking trails, and playground areas.
- ALR:** The subject property is within the ALR. The ALC approved the ALR Non-Farm Use application on February 17th 2017, Resolution #34/2017.
- OCP:** **South Peace Fringe Area Official Community Plan No. 2048, 2012**
The subject property is designated 'Agriculture' within the South Peace Fringe Area OCP Bylaw No. 2048, 2012.
Within this designation, the principle use of the land is generally limited to uses which are compatible or complementary to agriculture.
The proposed use is not associated with an agricultural use and therefore an amendment to the designated 'Parks, Recreation and Natural Environment' within this OCP would be required.

Section 10- Parks, Recreation and Natural Environment

10.1.1 Goal:

"To support and work collaboratively with all levels of government, First Nations, community organizations, public interest groups, and all members of the community to provide a diverse range of recreational opportunities that may be enjoyed by residents and visitors of the area, while protecting the natural environment which all area residents enjoy."

10.1.2 Policies:

"a) Within the Park designation the principal uses of land will generally include but are not limited to: public parks, outdoor recreation, campgrounds, cultural and heritage sites of all residents of the area, agriculture, ecological reserves, work that supports ecological protection, conservation or restoration, and structures for interpretive purposes."

January 25, 2018

14.5 Subdivision and Development Guidelines

Where a proposed subdivision or rezoning may be permitted by the Plan, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning application submitted to the Regional District by the applicant, may consider factors including but are not limited to the following:

- i. The extent of the development and potential impact on the subject property and neighboring properties;*
- ii. The agriculture capability and CLI soil rating of the area proposed for subdivision;*
- iii. The ability of the parcel to be an integral part of the existing farm operation, if applicable;*
- iv. The extent of potential impacts on agriculture on the subject property or in the area;*
- v. Proposal demonstrates orderly and compact development as a priority to avoid sprawl;*
- vi. The severity of topographic features (slope) of the proposed parcel and whether it is suitable for subdivision or if applicable more difficult to farm;*
- vii. Can development accommodate an on-site sewage disposal system or be connected to a community sewage system as authorized by the agency having jurisdiction;*
- viii. The availability of existing services to the site, including but not limited to, fire protection, roads, electricity, telephone, natural gas, or the ability to provide the services to the site;*
- ix. Adequate off-street parking can be provided where necessary;*
- x. Impact on the transportation network;*
- xi. Environmental impact and potential for hazardous conditions;*
- xii. Can development accommodate an on-site sewage disposal system or be connected to a community sewage system as authorized by the agency having jurisdiction.*
- xiii. Public opinion as received through the public information meetings or hearing requirements of the Local Government Act; and*
- xiv. Any other issues that may be relevant to a specific proposal.*

PRRD Strategic Plan: Within the *PRRD 2015-2018 Strategic Plan* the following emerging regional issues are relevant:

1.3 Regional Recreation

The PRRD is committed to working with Peace River Region residents to have continued access to facilities for recreational and cultural purposes

ZONING: Peace River Regional District Zoning Bylaw No. 1343, 2001

The subject property is zoned A-2 (Large Agricultural Holdings) within the Peace River Regional District Zoning Bylaw No. 1343, 2001.

A Public Recreation Facility is not a permitted use within this zone. Therefore, this proposal will require a zoning amendment.

WATER & SEWER Only onsite outhouses and onsite tanks will be used at this time.

IMPACT ANALYSIS

AGRICULTURE: The proposal may have minimal to no impact on the agricultural productivity of this parcel. However, from the public hearing minutes and public comments obtain during public notice, there are indications that impacts to surrounding agricultural uses may be present.

CONTEXT: Concerns at the Public Hearing indicates that there is some issues that may be required to be mitigated before approval of these bylaws such as:

- Safety
 - Gun Range
 - Road
- Environmental Impacts:
 - Soil
 - Riparian Habitat
 - Hydrology

With these concerns observed by staff, recommendation to obtain information on, and respond to these concerns may be warranted.

POPULATION & TRAFFIC No permanent increase in population, however there would be an increase of use associated with the recreational activities proposed. Traffic may increase as there will be additional options for gun range use. Possible increase of gun range users is expected.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

DISTRICT OF TAYLOR: Interests unaffected by Bylaw

CITY OF FORT. ST. JOHN: Interests unaffected by Bylaw

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE: The Ministry of Transportation and Infrastructure has received and reviewed your referral of June 29, 2017 to amend the zoning bylaw text of A-2 (Large Agricultural Holdings Zone) to P-2 (Civic, Assembly and Institutional Zone). The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. The Ministry has no objections to the zoning text amendment. Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kristy Prothman at (250) 787-3336.

CITY OF DAWSON CREEK: Our interests are unaffected. Happy to see the Club is expanding. Thanks,

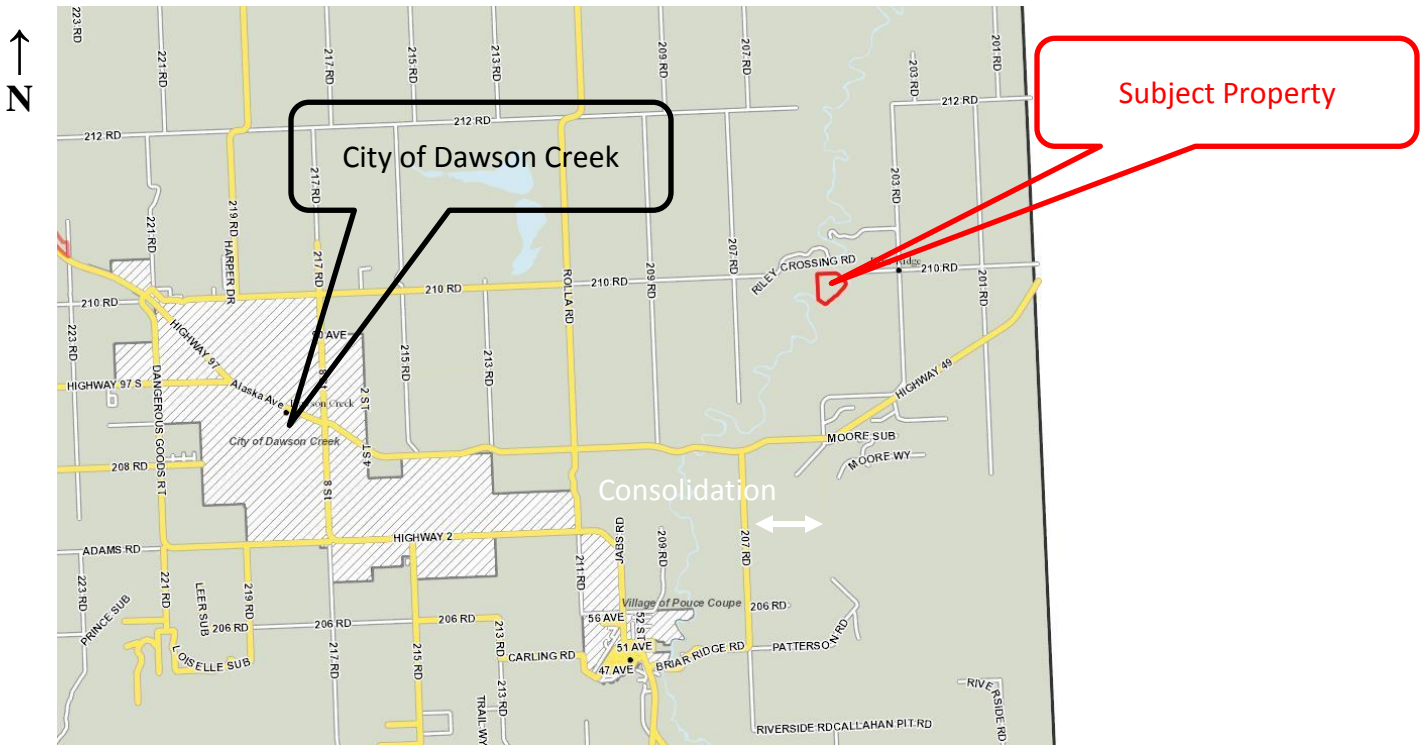
January 25, 2018



MAPS

FILE NO. 100/2017 (DC SPORTSMAN'S CLUB)

Context Photo



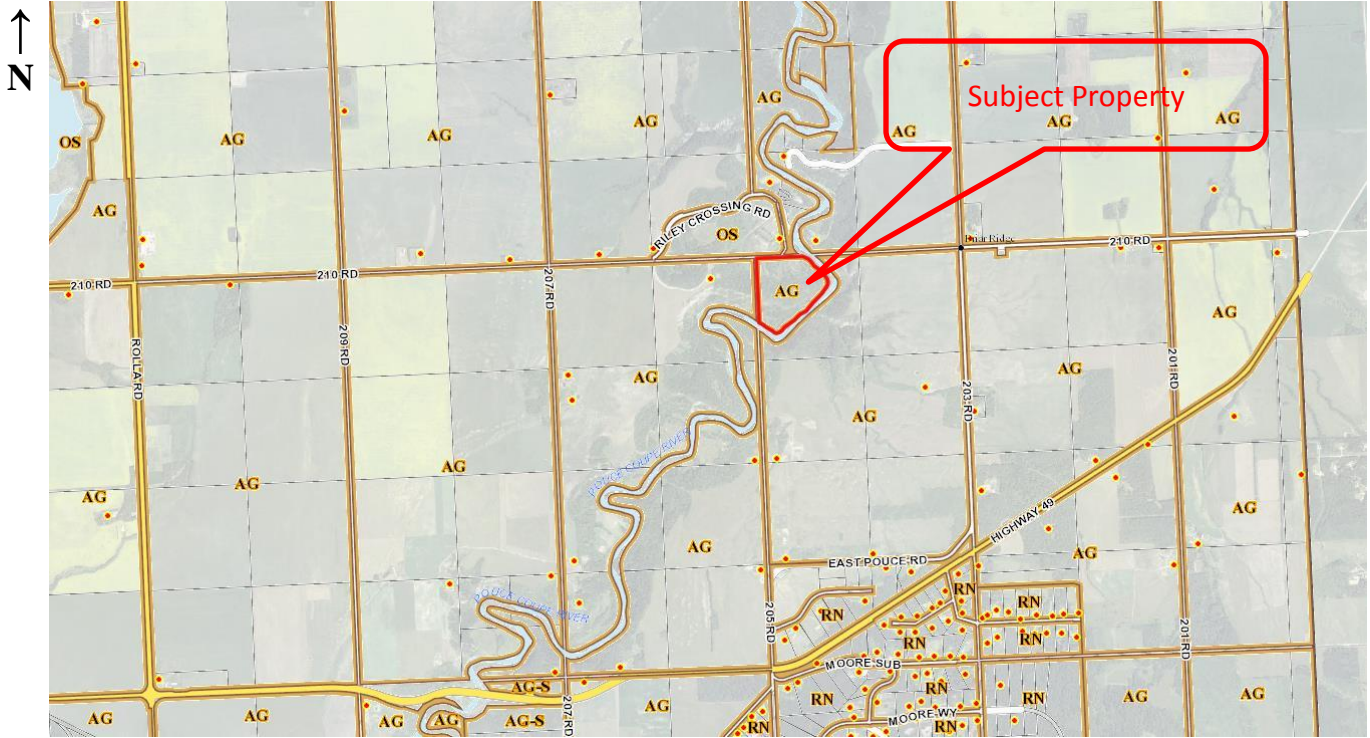
Air Photo



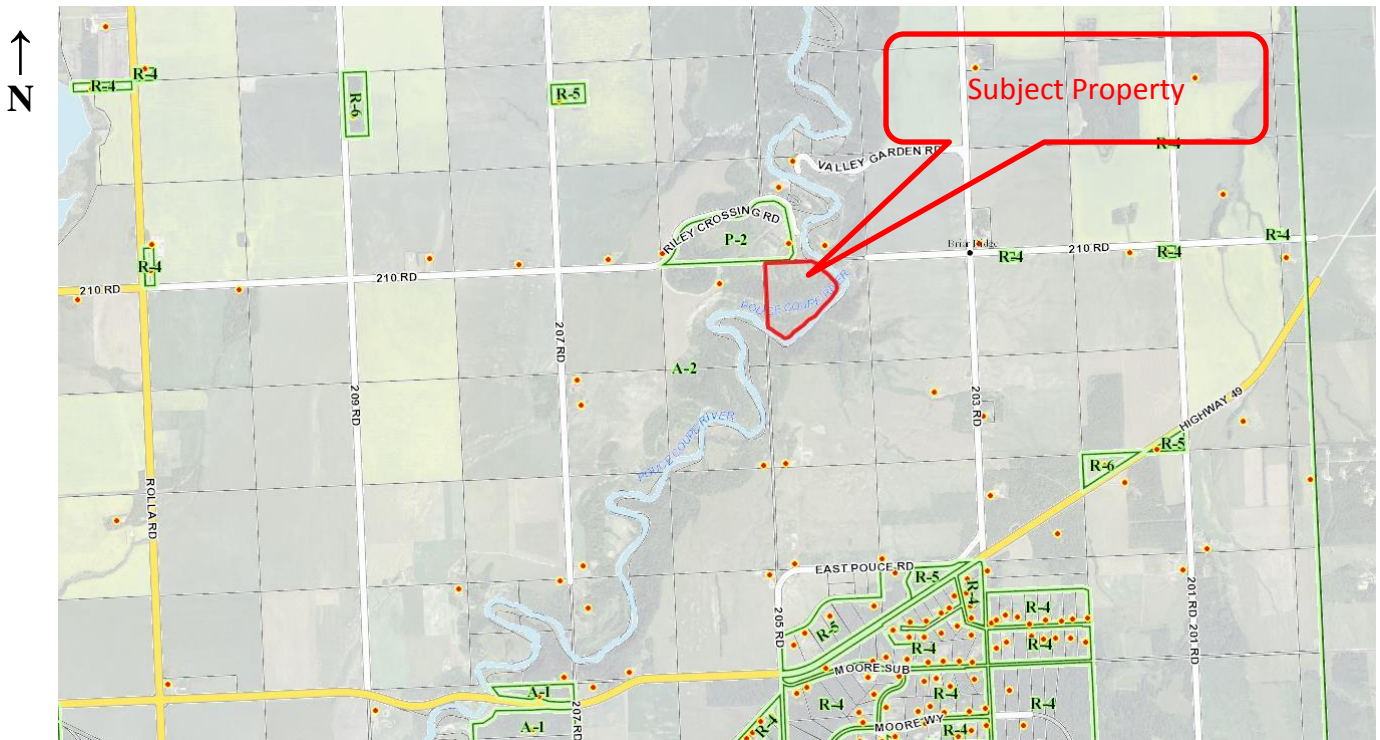
January 25, 2018



SPFA OCP Bylaw No. 2048, 20112 (Schedule B Map 3)



PRRD Zoning Bylaw No. 1343, 2001 (Schedule B Map 5)



January 25, 2018



Photo



Fig#1: subject property looking south



Fig#2: subject property soil



Fig#3: subject property looking west



Fig#4: observed old gravel extraction pit



Fig#5: Pouce Coupe River looking east



Fig#6: Present gun range and rec facilities



**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES**

B-1a

Proposed OCP & Zoning Amendment Bylaw No. 2289 & 2290, (DC Sportsman Club) 2017

September 6, 2017 @ 7:00 p.m.

Rolla Community Hall, 5173 407 St., Rolla, B.C

ATTENDANCE:

Peace River Regional District: Joe Breti, Alternate Director of Electoral Area ‘D’ (Chair)
Claire Negrin, Manager of Planning
Kole A. Casey, South Peace Land Use Planner

Applicant:

Andy Waddell Candice Waddell

Public:

Carolyn Merrick Red Merrick Matt Casselman
Bert Veiner Ruth Veiner Stan Johns
Coleen Mathews Red Merrick

1. CALL TO ORDER
The Chair called the meeting to order at 7:13 pm
2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING
The Chair reads the Statement of Public Hearing
3. INTRODUCTION TO PROPOSAL
Kole reads through introduction of proposal and brief synopsis of the report.

LANDOWNER: Dawson Creek Sportsman’s Club

AGENT: Canada West Land Services

**LEGAL DESC: That part of the NW ¼ of Section 23, Township 78, Range 14, W6M, PRD,
Lying to the West of the left bank of the Pouce Coupe River**

PROPOSAL: To extend the existing gun range that is adjacent to the proposed project by re-designating the subject property from ‘Agriculture’ to ‘Parks, Recreation and Natural Environment’, and rezoning from A-2 (Large Agricultural Holdings Zone) to P-2 (Civic, Assembly and Institutional Zone).

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January 25, 2018

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

B-1a

DISTRICT OF TAYLOR: Interests unaffected by Bylaw

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The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact

Kristy Prothman at (250) 787-3336.

CITY OF DAWSON CREEK: Our interests are unaffected. Happy to see the Club is expanding.
Thanks,

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES: It is difficult to identify what permits may be required from our aspect until we know what work is intended once (if) lands are rezoned.

ie. Any works in and around legally defined Streams (or water bodies) will likely require permits to be issued from the Provincial Government (or potentially Federal Government) dependent of the water body/course and work proposed.

Sincerely,

Sgt S. Brinsky

North Peace Zone

Conservation Officer Service

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- Letter received from Kevin & Barbara Knoblauch on September 1, 2017
- Letter received from Kevin & Barbara Knoblauch on September 6, 2017
- Soil sample from AGAT Laboratories (however there is no location stated on the Soil sample report so it is determined inconclusive.)

8. COMMENTS FROM APPLICANT

Andy Waddell:

- Introductions
- Looking to keep as natural as possible
- Some sporting plays & archery
 - Use natural cover to simulate birds coming out of the bush, so need to keep it.
- One gun range for 50 yard shots, no long range
- May need levy system in future to keep water from rising from river.
- Not best land for farming

9. COMMENTS FROM PUBLIC

Matt Casselman:

- Adjoining parcel to the west of the project
- Reiterating letter from Kevin Knoblauch
 - Any testing done for lead contamination?
- Question on why a 50 yard shot range?

January 25, 2018

Andy Waddell:

- Some members wanted it

Kole Casey:

- Some discussion with FLNRO, but no response on lead testing

Matt Casselman:

- I have tested
 - 54% higher than soil standards
 - Based on levels of acceptable contamination
- If no one has done any testing, then why are we here as this expansion will cause additional contamination
- (submitted soil test)
- What is the point of a 50 yard range?
- Separate area for free fire
- Direction needs to be determined with CO

Matt Casselman:

- All photos show water
- Land is low lying and near water, does not make sense to have a gun range here

Kole Casey:

- Clarify difference with ALR- is not an exclusion, it was a non-farm use application

Coleen Mathews

- Response from MoTI- road will not require approval
- With increased amount of traffic, road is in constant disrepair. Requires slow speed to travel.
- Evening traffic is very heavy & is respectful
- CRS is called to fix the road
- The end is not maintained
- Road maintenance and safety is our main concern
- At the Gate to Gun Range- sign says no shooting past 10 pm, but sunset is earlier-so shooting should only occur in daylight.
- Alcohol containers in roadway all along the way from drivers
- Feel strongly about conserving wildlife and environment
- Probably a better area may be appropriate
- Have experienced 3 times a stray bullet fly overhead
- Have a bullet hole in my chimney and is unnerving and upsetting.
 - Three different instances where stray bullets go above me, not at targets

Ruth Veiner:

- Road maintenance and safety -2 concerns
- No MoTI approval
- Residents are always asking CRS for Maintenance & dust suppression
- Increase in traffic is exponential
- Resident's years ago petitioned to have road paved. Only 10-12 people at the Gun Club signed the petitioned
- Video surveillance on our property shows high volume, high speeds on roads
- Safety of family
 - If there are stray bullets already, how will families feel safe & comfortable using that area? With a proposed nature trail beside a gun range.

January 25, 2018

Andy Waddell:

- Regarding road work
 - Not getting anywhere with MoTI, have been told not enough traffic.
 - 4000 per year is current use
 - I agree road needs to be in better shape
 - Beats up your and my vehicles
 - It is the cost of doing business for Gun Club
 - Unsure on how else to approach the road condition, and is willing to listen to example.
- Addressing safety
 - Do best to keep bullets on property, odd one does get away

Ruth Veiner:

- Yes have tried to work together
- Looking for life saving infrastructure to prevent loss of life & injury.
- We (residents) have to use the road to live. The Gun club it is an option.
- Not enough support from Club on petition.

Andy Waddell:

- Petition was before the applicant's time.
- It is difficult to get members out for things like that.

Discussion pursued on how to get the government to work on the road.

Candace Waddell:

- Treasurer for Gun Club
- Main purpose of new area is not for a gun range but is for a 'C' Loop
- Each loop is for bows and arrows for 'C' loop foam animal shoot and for competition
- Road is awful Windy and pitiful
 - Like other things, it takes time and persistence
 - All members agree as well
- Don't want to build a gun range anytime soon, want a walking path for archery loop.

Matt Casselman:

- Statement that it is only for an archery range is an empty promise
- Safety concern: bullets
 - To have had numerous issues with stray bullets, and have bullets embedded in home including Sons bedroom.
 - A letter was sent to Club years ago in response to the bullet lodged in roof and no response was received
 - Trying to keep bullets on site is not sufficient
 - unacceptable
- Indoor range or new location would be preferred
- No remediation regarding impacts to neighboring lands have occurred.
- Club should be relocated on a full quarter on approved road in an undeveloped area.
 - Would be willing to buy a quarter and trade them for that land to get them out.
- Members caught drinking or speeding (over 50 km/hr) should be fined or banned, easy letter to members explaining this.
- Concerns: Safety, Road, Contamination.

Andy Waddell:

- July 14, Ron Hardy (CO) did a range inspection & did not receive any complaints, and passed the Club
- Club answers to a provincial body and get certified every 5 years and are required to meet standards
 - Reason we are a 400m range and not a 500 m range
 - Berms and backstops meets standards

Stan Johns:

- So how did bullet get lodged in roof?

Andy Waddell:

- Unless buddy lifted gun and shot off, I would like to know

Red Merrick:

- Any chance we could get applications (BCCFO-RCMP) for gun ranges in last 5 years that have been approved/denied to see how they compare

Kole Casey:

- Commented on rezoning application and procedure, and local government control.
- Possible ways we can request that information.

Claire Negrin:

- As this is an land use discussion
- Not sure on any additional permits
- More on discussion on whether the use is appropriate, not the regulations of a gun range.

Red Merrick:

- Would give residents a better sense and could see what had been accepted or rejected.

Ruth Veiner:

- Still think that from a Land Use perspective, that to not have sufficient infrastructure should be in place first.
- As this is a discussion on Land Use, to wait for something to happen is not good, we need to address the safety and infrastructure during this time.
- Community would be supportive of Gun Club approaching MoTI

Coleen Mathews:

- Seeking Clarity of process, Land use first, then certification from province.

Claire Negrin:

- Both, land use comes first the provincial certificate comes next.

Andy Waddell:

- We also answer to federal certification

Ruth Veiner:

- OCP & Zoning right now
- Has it gone to the ALC?

Claire Negrin:

- It has received ALC approval for a Non-farm Use
- Describes ALC procedure

Ruth Veiner:

- Asked date of approval?

Kole Casey:

- Stated date:

Ruth Veiner:

- Seems backwards
 - Should have had the ALC application go to the public body first.

Claire Negrin:

- Explains ALC procedure
- Resons a provincial body has veto arbitrators on land
- Application on land is made public, just not in a forum
- It is the fact we are here today
 - Just because it got ALC approval does not make this application said and done.

Coleen Mathews:

- What is next steps

Kole Casey:

- After Public Hearing, Staff writes minutes for review
- Goes to regional Board for decision
 - Staff makes recommendations to Board
 - Board makes decision
 - Approval
 - Refusal
 - Conditional

Matt Casselman:

- Sample taken in NE corner of property in top 1' of soil
- Current use of the gun range, we cannot use treed area on property for 100 yards from NE corner because of location of skeet range
- No clean up occurring, Zero regard
- Expansion will increase unusable land on my property.

10. FINAL COMMENTS FROM APPLICANT

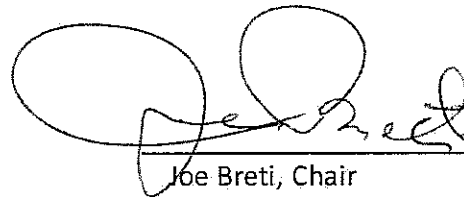
- **None**

11. TERMINATION OF PUBLIC HEARING

- Chair Adjourned the Public Hearing at 8:18 pm.



Kole Casey, Recorder



Joe Breti, Chair

Received @ Public Hearing Sept 6, 2017



AGAT Laboratories

10203B 123 STREET
GRANDE PRairie ALBERTA
B-1a 8V 8B7
... 402-2050
FAX (780)402-2078
<http://www.agatlabs.com>

CLIENT NAME: MISC AGAT CLIENT AB, AB

ATTENTION TO: Matt Casselman

PROJECT:

AGAT WORK ORDER: 17G255091

SOIL ANALYSIS REVIEWED BY: Natasha Arsenault, Project Manager, Environmental

DATE REPORTED: Sep 05, 2017

PAGES (INCLUDING COVER): 6

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (780) 402-2050

***NOTES**

January 25, 2018

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.

AGAT Laboratories (V1)

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation.

*Results relate only to the items tested and to all the items tested
All reportable information as specified by ISO 17025:2005 is available from AGAT Laboratories upon request*

Page 1 of 6



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 17G255091

PROJECT:

B-1a
10203R 123 STREET
ALBERTA
T8V 8B7
TEL (780)402-2050
FAX (780)402-2078
<http://www.agatlabs.com>

CLIENT NAME: MISC AGAT CLIENT AB

SAMPLING SITE:

ATTENTION TO: Matt Casselman

SAMPLED BY:

Lead - GP							
DATE RECEIVED: 2017-08-31				DATE REPORTED: 2017-09-05			
SAMPLE DESCRIPTION:		#1	#2	#3	#4		
SAMPLE TYPE:		Soil	Soil	Soil	Soil		
DATE SAMPLED:		8679747	8679749	8679750	8679751		
Parameter	Unit	G / S	RDL				
Lead	mg/kg	0.5	64.0	72.2	154	25.0	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

8679747-8679751 Results are based on the dry weight of the sample.

January 25, 2018 Certified By:

Natasha Auserault

Quality Assurance

CLIENT NAME: MISC AGAT CLIENT AB

AGAT WORK ORDER: 17G255091

PROJECT:

ATTENTION TO: Matt Casselman

SAMPLING SITE:

SAMPLED BY:

Soil Analysis

RPT Date: Sep 05, 2017			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Lead - GP

Lead	2283	5232	7.6	7.8	2.6%	< 0.5	100%	80%	120%		95%	75%	125%
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Comments: If the RPD value is NA, the results of the duplicates are under 5X the RDL and will not be calculated.

If Matrix spike value is NA, the spiked analyte concentration was lower than that of the matrix contribution.

January 25, 2018
Certified By:

Natasha Auserault



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B-1a

Schedule

Substance ¹	Soil Relocation to Nonagricultural Land ⁶⁵	Soil Relocation to Nonagricultural Land ⁶⁵	Waste Disposal Prohibited without Authorization ⁶⁷
Standards Triggering Contaminated Soil Relocation Agreements ¹			
Inorganic Substances			
Antimony	20	20	40
Arsenic	15	15	15
Barium	400	400	400
Beryllium	4	4	8
Boron (hot water soluble)		2	
Cadmium	1.5	1.5	1.5
Chloride ion (Cl-)	35	35	90
Chromium (+3)	60	50	65
Chromium (+6)	60	60	60
Chromium (total)	60	50	60
Cobalt	50	40	300
Copper	90	90	90
Cyanide (WAD) ²	10	0.5	100
Cyanide (SAD) ³	50	5	500
Fluoride	400	200	2 000
Lead	100	100	100
Mercury	15	0.6	150
Molybdenum	10	5	40
Nickel	100	150	500
Selenium	3	2	10
Silver	20	20	40
Sodium ion (Na+)	200	200	1 000
Sulphur (elemental)		500	
Thallium		2	
Tin	50	5	300
Vanadium	200	200	
Zinc	150	150	150
Miscellaneous Inorganic and Organic Substances			
Nonaqueous phase liquids	not present ⁶⁸	not present ⁶⁸	not present ⁶⁸
Odorous substances	not present ⁶⁹	not present ⁶⁹	not present ⁶⁹
VPHs ⁴	200	200	200
LEPHs ⁵	1 000	1 000	2 000
HEPHs ⁶	1 000	1 000	5000
Organic Substances - Chlorinated Hydrocarbons			
Chlorinated aliphatics ⁹ (each)	5	0.1	50
Chlorobenzenes ⁸ (each)	2	0.05	10
Dichlorobenzenes ⁷ (each)	1	0.1	10

January 25, 2018

Footnotes

B-1a

Schedule 4 & 7 - General Footnotes

1. All values in $\mu\text{g/g}$ unless otherwise stated. Substances must be analyzed using methods specified in a director's protocol or alternate methods acceptable to a director.
2. WAD means weak acid dissociable.
3. SAD means strong acid dissociable.
4. VPHs include: volatile petroleum hydrocarbons with the exception of benzene, toluene, ethylbenzene and xylenes.
5. LEPHs include: light extractable petroleum hydrocarbons with the exception of benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene.
6. HEPHs include: heavy extractable petroleum hydrocarbons with the exception of benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene.
7. Dichlorobenzenes include: 1,2-dichlorobenzene, 1,3-dichlorobenzene, and 1,4-dichlorobenzene.
8. Chlorobenzene includes: trichlorobenzene, tetrachlorobenzene, and pentachlorobenzene.
9. Chlorinated aliphatics include: chloroform, dichloroethane (1,1-,1,2-), dichloroethene (1,1-,1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), carbon tetrachloride, trichloroethane (1,1,1-,1,1,2-).
10. Nonchlorinated phenols include: 2,4-dimethylphenol, 2,4-dinitrophenol, 2-methyl 4,6- dinitrophenol, nitrophenol (2-,4-), phenol, and cresol.
11. Chlorinated phenols include: chlorophenol isomers (ortho, meta, para), dichlorophenols (2,6-,2,5-,2,4-,3,5-,2,3-,3,4-), trichlorophenols (2,4,6-,2,3,6-,2,4,5-,2,3,5-,2,3,4-,3,4,5-), and tetrachlorophenols (2,3,5,6-,2,3,4,5-,2,3,4,6-).
12. Phthalic acid esters include: dibutyl phthalate (DBP), and di(2-ethylhexyl) phthalate(DEHP).
13. DDT is 2,2-bis(p-chlorophenyl)-1,1,1-trichloroethane.

Schedule 4 - Footnotes

14. Standard has been adjusted based on analytical detection limit of $2 \mu\text{g/g}$ for substance.
15. Soil must be remediated so that nonaqueous phase liquids are not present in quantities in excess of that acceptable to a director.
16. Soil must be remediated so that odorous substances are not present in quantities in excess of that acceptable to a director.

Schedule 7 - Footnotes

65. Pursuant to section 55 of the Act and section 40 of this regulation, a soil relocation agreement is not required to relocate soil to a different site, other than a site used for agricultural land use, if the concentration of substances in the soil is less than specified in Column II.
66. Pursuant to section 55 of the Act and section 40 of this regulation, a soil relocation agreement is not required to relocate soil to a different site used for agricultural land use if the concentration of substances in the soil is less than specified in Column III.
67. Pursuant to section 41 of this regulation, the prohibition on waste disposal in sections 6(2) and 6(3) of the Act do not apply if the concentration of substances in the soil is less than specified in Column IV.
68. Soil must not be relocated with nonaqueous phase liquids present in quantities in excess of that acceptable to a director.
69. Soil must not be relocated with odorous substances present in quantities in excess of that acceptable to a director.
70. Polychlorinated biphenyls (PCBs) include Arochlor mixtures 1242, 1248, 1254, and 1260.
71. Polychlorinated dibenzo-p-dioxins (PCDDs) and polychlorinated dibenzofurans (PCDFs) expressed in 2,3,7,8-tetrachlorodibenzo-p-dioxin (2,3,7,8-TCDD) toxicity equivalents. NATO International Toxicity Equivalency Factors (I-TEFs) for congeners and isomers of PCDDs and PCDFs are as follows:

January 25, 2018

<p>14. Includes DDT metabolites.</p>	
<p>Schedule 5 Footnotes - Arsenic</p>	
10.	Standard has been derived based on results of clinical studies at sites. Standard represents the rounded sum of the toxicologically-based value plus the soil ingestion clinical study factor. For AL, PL and RL the soil ingestion clinical study factor is 80 µg/g. For CL soil ingestion the clinical study factor is 240 µg/g.
11.	Standard has been adjusted based on a reference provincial background soil concentration. Standard represents the rounded sum of the toxicologically-based value plus the reference provincial background soil concentration. For all land uses, the reference provincial background soil concentration is 14.9 µg/g.
<p>Schedule 5 Footnotes - Barium</p>	
36.	Assumes barium Kd = 100 L/kg.
37.	Standard has been adjusted based on a reference provincial background soil concentration. Standard represents the reference provincial background soil concentration. For all land uses, the reference provincial background soil concentration is 412 µg
<p>Schedule 5 Footnotes - Benzene</p>	
12.	Standard is equivalent to the reference analytical detection limit of 0.04 µg/g. The toxicologically-based value equals the reference analytical detection limit for the substance.
<p>Schedule 5 Footnotes - Benz(a)pyrene (BaP)</p>	
13.	NS — no standard. Model predicts that under the scenario used to derive matrix standards, Canadian Water Quality Guidelines will not be exceeded.
<p>Schedule 5 Footnotes - Cadmium</p>	
14.	If land is used to grow produce for human consumption, the standard is 3 µg/g; if not, the standard is 35 µg/g.
15.	The 3 µg/g standard has been derived based on results of clinical studies at sites. It represents the rounded remainder of the toxicologically-based value, 35 µg/g, minus the soil ingestion clinical study factor, 32 µg/g.
16.	Standard has been adjusted based on a reference provincial background soil concentration. Standard represents the rounded sum of the toxicologically-based value plus the reference provincial background
<p>Schedule 5 Footnotes - Chloride Ion (Cl⁻)</p>	
38.	Standard established based on toxic reference dose (tolerable daily intake) derived for NaCl. Toxicity attributed primarily to cation (Na ⁺) not anion (Cl ⁻).
39.	Standard varies with Kd for chloride ion in the soil of a site. Standard is appropriate to a chloride: soil Kd range of 0 to 0.1 mL/g. Consult director for further advice.
<p>Schedule 5 Footnotes - Chromium</p>	
17.	Standard is for chromium (+6).
18.	Standard is for chromium (total).
19.	Standard has been adjusted based on a reference provincial background soil concentration. Standard represents the rounded sum of the toxicologically-based value plus the reference provincial background soil concentration. For all land uses and chromium species, the reference provincial background soil concentration is 58.9 µg/g.
20.	Standard is for chromium (+3).
21.	Standard is applicable to both chromium (+3) and chromium (+6).
<p>Schedule 5 Footnotes - Copper</p>	
22.	Standard has been adjusted based on a reference provincial background soil concentration. Standard represents the rounded sum of the toxicologically-based value plus the reference provincial background soil concentration. For all land uses, the reference provincial background soil concentration is 74.0 µg/g.
23.	Standard is applicable to livestock other than sheep. Consult director for further advice.
<p>Schedule 5 Footnotes - Dichloro-diphenyl-tichloroethane (DDT)</p>	
24.	Includes DDT metabolites.
25.	NS — no standard. Substance is sufficiently hydrophobic to render it essentially insoluble and therefore immobile in aqueous media.
<p>Schedule 5 Footnotes - Ethylbenzenes</p>	
26.	Standard would generate leachate concentrations at source in excess of solubility limit for substance. Substance would be present as NAPL in groundwater at soil concentrations greater than 1 000 µg/g.
<p>Schedule 5 Footnotes - Lead</p>	
27.	Standard has been derived based on clinical studies at sites. Standard represents the rounded sum of the toxicologically-based value, 115 µg/g, plus the soil ingestion clinical study factor, 385 µg/g. For CL soil ingestion the clinical study factor is 650 µg/g.
28.	Standard has been adjusted based on a reference provincial background soil concentration. Standard represents the rounded sum of the toxicologically-based value plus the reference provincial background soil concentration. For all land uses, the reference provincial background soil concentration is 108.6 µg/g.
<p>Schedule 5 Footnotes - Pentachlorophenol</p>	
29.	Standard varies with temperature of surface water used by aquatic life; 20°C is assumed. Consult director for further advice.

Kevin & Barbara Knoblauch
 Valley Gardens since 1975
 Site 3 Comp 15 R.R. 2 V1G 4E8

Chris Cvik, CAO,
 Peace River Regional District
 Box 810 1981 Alaska Ave.
 Dawson Creek, B.C. V1G 4H8



Dear Sir,

Thanks again to all the Directors and office folks at the Regional District for some very challenging and productive years of efforts to enhance and protect the entire Region. And thanks for your inviting us at Valley Gardens to make previous presentations to meetings. Our presentations tried to focus on the business case for our direct symbiotic link to the ecosystem immediately at hand at Riley's Crossing in the Pouce River Valley.

Small example: The river offers numerous dragonfly species that feed relentlessly all summer on thrips, aphids and pretty much anything smaller than them that fills the air in summer. So I don't have to spray to stop a plague, and I have fresh chemical free and organic food for the entire Region, including for many years folks in all the surrounding communities. The list goes on of daily reminders of how essential that wilderness right around us is. A tangible essential link to a viable diverse Valley Ecosystem as a pillar of our production model.

That was the intent of Martin and Olga Hunter, and the Hunter family when the lands occupied by the Sportsman's Club were gifted to them. Martin was a groundbreaking top tier Pioneer Farmer who wanted a family oriented natural experience when folks came to the Club. One that values and respects the wildlife around us. Some of the Hunter family are still in the Region. That legacy needs to be respected.

The Gun Club folks have pretty much done that; please note the Beaver Ponds around the shooting area, as well as the floodplain wetlands and surrounding forests to the south and west. These Beaver are actually a repository for repopulating the River itself downstream, and the dams they made kept us in stable water for irrigation during many summer heat waves. And cleaned the water at the same time. We lost most of the river populations in the last flood, so keeping the beaver is very important for the whole system. We were pleased when the gun club accepted our advice on keeping the wetlands to the south intact as an essential component for a sustainable Wildlife plan. Snow Geese, Great Blue Heron, etc. etc. etc... follow the Pouce Valley in search of nesting waters, secluded marshes, old growth forest protection, and foraging opportunity as they complete a seasonal cycle from the South to the Peace and Mackenzie Deltas and back again. The Pouce Valley migratory corridor is essential, and good stewardship of this area should actually provide enhanced value in direct membership values and therefore fees, as well as a serious opportunity to create a destination trailwalk and camera shoot that provides a long term ecotourism opportunity.

However, in order to achieve this, any enlargement of the firearms target shoot component of the gun club experience would be a negative, and the last ten years of increased traffic verify the load already on that wildlife. So we would approve of the move to rezone based on an agreement to keep the balance by not having any increase in shooting noise. It's about as big as it can get now, without wrecking the remaining very stressed wildlife.

January 25, 2018

Perhaps another venue for heavy target practice should be considered if they need more room to shoot more guns.

If they worked with ducks unlimited and enhanced the wildlife viewing component, it could very easily provide a long term revenue stream for day outings from the immediate surrounding region.

At Valley Gardens, a long term aspiration for us is to build Botanical Gardens that could become another component to a developed Pouce River Valley Nature Trail Hike operated by the Sportsman's Club. Close to town, it would have to hinge on a plan that restricted vehicles into the Valley if it became large enough. So any development that results in heavier traffic volumes would definitely have to be contingent on serious upgrades to pavement status on the main road, as well as a vehicle park at the crest of the Valley, with a Nature Walk Operation centered from there. A valuable wilderness experience for the very immediate Dawson Creek area.

We are at a tipping point with traffic now, with the main 210/Riley's Crossing Road a serious maintenance and safety issue with the steady traffic at present. Have a drive and enjoy the mess created by some pretty obnoxious monster trucks, all hell bent on the Gun Club run before dark. Us residents are paying at the Tire Shops for the ongoing hammered up road. The dust and wear and tear on vehicles and the folks who live along the road is not great. And the increase in firearms noise, especially at dusk is stressing us and the wildlife more. So more areas to have more shooting is not great at all for any of us.


So we would really appreciate that the area in question be used to enhance long term wilderness values that underpin the Club experience. More shooting ranges there will destroy what is left of the wilderness values, affecting those long term values that wildlife needs all up and down the Valley from there. We've lost a significant list over the last 40 years in this neck of the Valley, so we feel very Duty Bound to protect what little is left, and really need Regional District and Gun Club help to do that.

The wilderness around us totally underpins our farm business, and there is no reason why that should not be the case for the Sportsman's Club. Let's do our best to respect the Hunter Family Legacy, as well as the legacy of the Vern Haney Family, and the Steve Romaniuk Family. Riley's Crossing is a significant Historical Nexus, at the heart of the Pouce River Crossing on the Old Spirit River Trail. Protecting the wilderness values could be key to a long term ecotourism opportunity, as well as key to significant Horticultural and Polycultural intensive farms in the area in the future. A pretty important thing, considering the Irrigable Floodplains and Valley Shelter in such close proximity to Dawson Creek. Pretty important for a long term sustainable economy for the entire Region.

We do not see higher value in any future Horticultural or Agricultural improvements on the Valley floor, in this area, given the wetlands values that are key to many species; it is much better left alone, as much as possible. So we see no issue with removing it from the ALR, so long as it receives the protection required to ensure long term wildlife values. As well, these values are best protected by ensuring that an expanded rifle range into this area is not part of the plan.

After 50 years in this location in the Pouce River Valley, we come to understand just how fragile the remaining wildlife is, and how our farming, as well as ongoing mining, acreages with too many dogs, and constant Gun Club Traffic all impact what little we have left.

Sincerely,


Kevin H. Knoblauch
Valley Gardens

January 25, 2018

Kevin & Barbara Knoblauch
Valley Gardens since 1975
250-786-5722
Site 3 Comp 15 R.R. 2 V1G 4E8



Sept. 5, 2017

Kole A. Casey, LUP, South Peace
Peace River Regional District
1981 Alaska Ave., Dawson Creek, B.C. V1G 4H8

Dear Sir,

Thanks for your Friday meeting RE: D.C. Sportsman's Club zoning amendments 2289 & 2290.

What totally slipped my mind was the lead shot contamination into the Valley watertable as it sits: Is or has there ever been any monitoring or mitigation work done in the past?

What are the implications to new target sites upstream into the wetlands area, that as far as we can determine directly feed a shallow gravel seam that feeds our well? Once new ranges are put in with it all going upstream and into the water table upstream, we would have to get help to monitor our well from day one and forever, given what flood events might do.

Our well is likely 2000 feet directly downstream in that water table. A well that is an essential component of our greenhouse food and pot culture business, as well as our main source of domestic water, to potable quality.

Thanks very much for taking this into the conversation. A totally new source of contamination that will go on forever? What about others like Randy who have historical wells on the Romaniuk Lands? Good wells that I used for decades? Maybe needed for trickle irrigation some day?

Sincerely,

Kevin & Barbara Knoblauch

Valley Gardens

January 25, 2018



PEACE RIVER REGIONAL DISTRICT

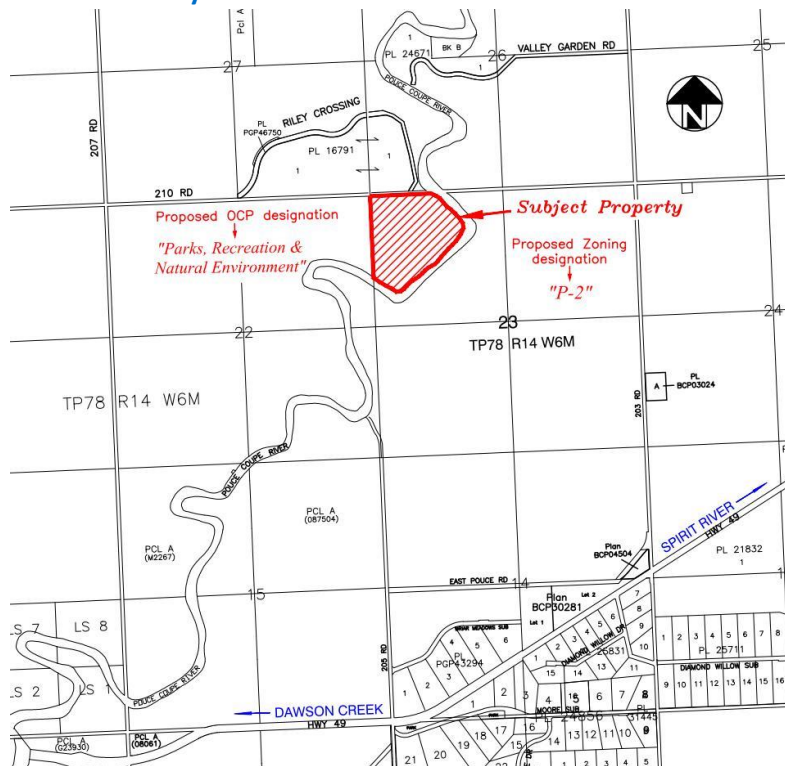
NOTICE OF PUBLIC HEARING

**FOR PROPOSED OCP & ZONING AMENDMENT
BYLAW NO 2289 & 2290 (DC SPORTSMAN CLUB), 2017**

**That part of the NW ¼ of Section 23, Township 78, Range 14, W6M, PRD,
Lying to the West of the left bank of the Pouce Coupe River**

Proposal: To extend the existing gun range that is adjacent to the proposed project by re-designating the subject property from 'Agriculture' to 'Parks, Recreation and Natural Environment', and rezoning from A-2 (Large Agricultural Holdings Zone) to P-2 (Civic, Assembly and Institutional Zone).

Landry Area



This notice is in general form only. Relevant background documents may be inspected between the hours of 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, excluding holidays, at the Peace River Regional District office located at 1981 Alaska Ave, Dawson Creek, BC.

Written comments or concerns accepted.

Chris Cvik, Chief Administrative Officer

When:

Wednesday, Sept. 6, 2017 at 7 pm

Where:

Rolla Community Hall
5173 407 St., Rolla, BC



www.prrd.bc.ca

For more information:

Development Services Department

Tel: 250-784-3200

Fax: 250-784-3201

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

diverse. vast. abundant.

January 25, 2018

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2289, 2017

B-1b

A bylaw to amend the "South Peace Fringe Area
Official Community Plan Bylaw No. 2048, 2012"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012";

AND WHEREAS an application has been made to amend the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" to facilitate an associated zoning affecting that part of the Northwest ¼ of Section 23, Township 78, Range 14, W6M, PRD, lying to the west of the left bank of the Pouce Coupe River;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "South Peace Fringe Area Official Community Plan Amendment Bylaw No. 2289 (DC Sportsman Club), 2017."
2. Schedule B - Map No. 3 of the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by re-designating that part of the Northwest ¼ of Section 23, Township 78, Range 14, W6M, PRD lying to the west of the left bank of the Pouce Coupe River, from "Agriculture" to "Parks, Recreation and Natural Environment" as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>27th</u>	day of	<u>July</u>	, 2017.
READ A SECOND TIME THIS	<u>27th</u>	day of	<u>July</u>	, 2017.
Public Hearing held on the	<u>6th</u>	day of	<u>September</u>	, 2017
Notification Mailed on the	<u>17th</u>	day of	<u>August</u>	, 2017
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2017.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2017

Chair Brad Sperling

(Corporate Seal has been affixed to
the original bylaw)

Corporate Officer – Tyra Henderson

I hereby certify this to be a true and correct copy
of "South Peace Fringe Area Official Community Plan Amendment
Bylaw No. 2289 (DC Sportsman Club), 2017", as adopted
by the Peace River Regional District Board
on _____, 2017.

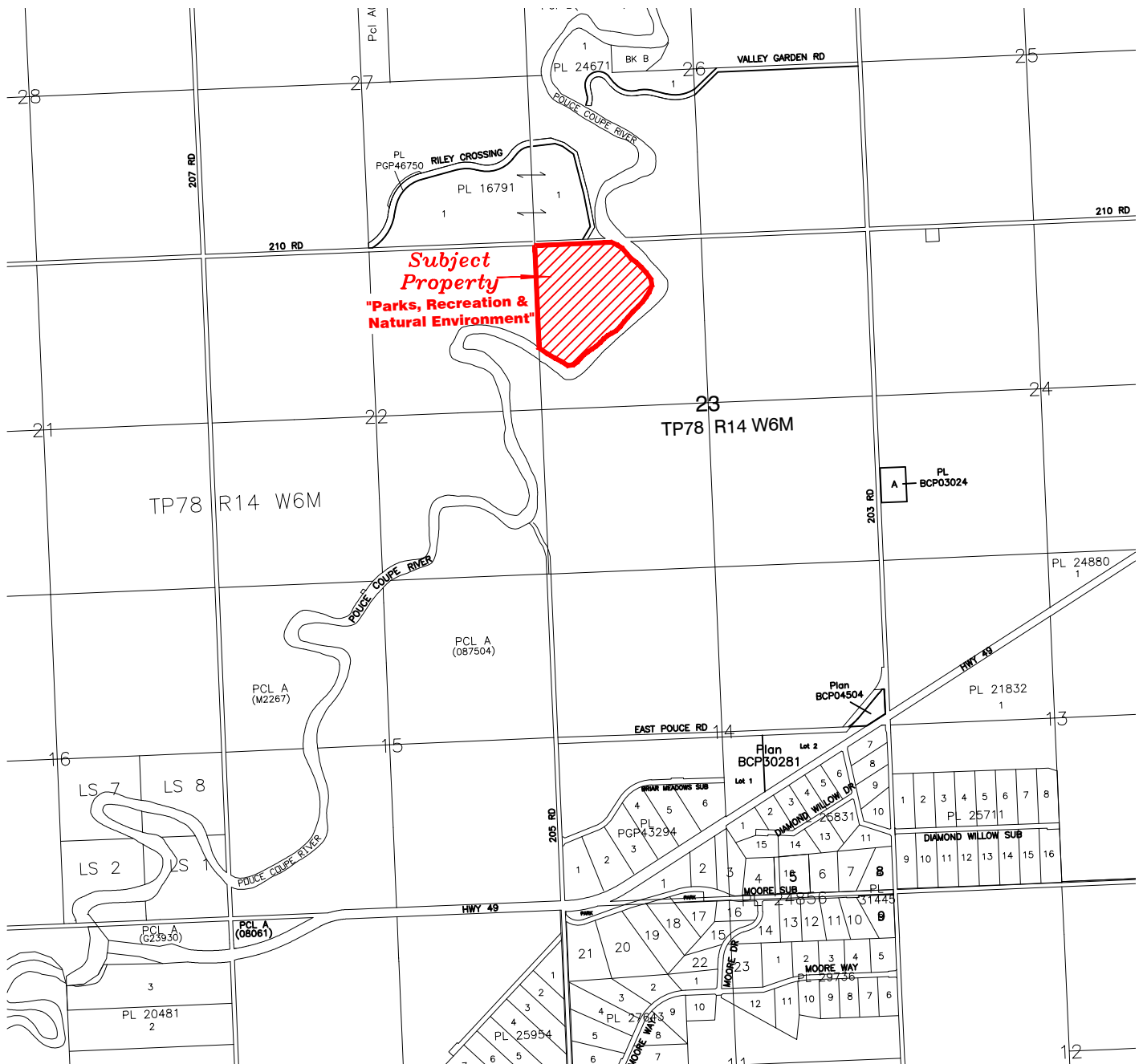
Corporate Officer

January 25, 2018



Peace River Regional District
By-law No. 2289, 2017
SCHEDULE "A"

Map. No. 3 - Schedule B of "South Peace Fringe Area Official Community Plan By-law No. 2048, 2012" is hereby amended by redesignating that part Northwest 1/4 of Section 23, Township 78, Rge 14, W6M, PRD lying to the west of the left bank of the Pouce Coupe River **from "Agriculture" to "Parks, Recreation and Natural Environment"** as shown shaded on the drawing below:



January 25, 2018

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2290, 2017

B-1c

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2290 (DC Sportsman Club), 2017."
2. Schedule B – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning that part of the Northwest ¼ of Section 23, Township 78, Range 14, W6M, PRD lying to the west of the left bank of the Pouce Coupe River from A-2 "Large Agricultural Holdings Zone" to P-2 "Civic, Assembly and Institutional Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>27th</u>	day of	<u>July</u>	, 2017.
READ A SECOND TIME THIS	<u>27th</u>	day of	<u>July</u>	, 2017.
Public Hearing held on the	<u>6th</u>	day of	<u>September</u>	, 2017
Notification Mailed on the	<u>17th</u>	day of	<u>August</u>	, 2017
READ A THIRD TIME THIS	_____	day of	_____	, 2017.
ADOPTED THIS	_____	day of	_____	, 2017

Chair Brad Sperling

(Corporate Seal has been affixed to
the original bylaw)

Corporate Officer – Tyra Henderson

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2290 (DC Sportsman Club), 2017,
as adopted by the Peace River Regional District
Board on _____, 2017.

Corporate Officer

January 25, 2018

