

PEACE RIVER REGIONAL DISTRICT ELECTORAL AREA DIRECTORS COMMITTEE MEETING

A G E N D A

for the meeting to be held on Tuesday, January 26, 2016 in the
Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC
commencing at 10 a.m.

1. Call to Order: Director Goodings to Chair the meeting
2. Director's Notice of New Business:
3. Adoption of Agenda:
4. Adoption of Minutes:
 - M-1 Electoral Area Directors' Committee Minutes of December 17, 2015
5. Business Arising from the Minutes:
6. Delegations:
7. Correspondence:
 - C-1 January 19, 2016 - Vitaly Fendel, Pilgrim Bros. Ventures Ltd. - Wonowon Subdivision
 - C-2 January 14, 2016 - NEBC Resource Municipalities Coalition - Invitation to Join (Handout)
8. Reports:
 - R-1 January 2, 2016 - Chris Cvik, Chief Administrative Officer - Building Inspection Services
 - R-2 Discussion Item - Chris Cvik, Chief Administrative Officer - Next Steps for a Water Services
 - R-3 December 31, 2015 - Erin Price, Bylaw Enforcement Officer - Enforcement File Update
9. New Business:
 - NB-1 Director Goodings, Electoral Area B - Notes regarding the Premier's BC Natural Resources Forum in Prince George (Handout)
 - NB-2 Stakeholder Voting
 - NB-3 Pipelines crossing private property
10. Communications:
11. Diary:
12. Adjournment:



**PEACE RIVER REGIONAL DISTRICT
ELECTORAL AREA DIRECTORS' COMMITTEE
MEETING MINUTES**

M-1

DATE: December 17, 2015
PLACE: Regional District Office Boardroom, Dawson Creek, BC
PRESENT:

Directors: Karen Goodings, Director, Electoral Area 'B' and Meeting Chair
Brad Sperling, Director, Electoral Area 'C'
Leonard Hiebert, Director, Electoral Area 'D'
Dan Rose, Director, Electoral Area 'E'

Guests: Lorna Wollen, Citizen, Montney, BC
Delbert Benterud, Montney, BC

Staff: Chris Cvik, Chief Administrative Officer
Shannon Anderson, Deputy Chief Administrative Officer
Trish Morgan, General Manager of Community and Electoral Area Services
Jo-Anne Frank, Corporate Officer
Fran Haughian, Communications Manager / Commissions Liaison
Barb Coburn, Recording Secretary

Call to Order Chair Goodings called the meeting to order at 11:40 a.m.

ADOPTION OF AGENDA:

December 17, 2015
Agenda

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee agenda for the December 17, 2015 meeting,
including items of New Business, be adopted:

Call to Order: Director Goodings to Chair the meeting

Director's Notice of New Business:

Adoption of Agenda:

Adoption of Minutes:

M-1 Electoral Area Directors' Committee Meeting Minutes of November 19, 2015.

Business Arising from the Minutes:

Delegations:

Correspondence:

Reports

R-1 Chris Cvik, Chief Administrative Officer - Post Referendum - Potable Water and Domestic Sewer Service Report

R-2 Trish Morgan, General Manager of Community and Electoral Area Services - Discussion regarding Changes to the *Local Government Act*.

R-3 Trish Morgan, General Manager of Community and Electoral Area Services - Public Engagement Process on Building Inspection (referred from the November 26, 2015 Regional Board Meeting)

R-4 Chris Cvik, Chief Administrative Officer - Building Bylaw No. 2131, 2014 - Request for Feedback (referred from the December 11, 2015 Regional Board Meeting)

R-5 Kole A. Casey, South Peace Land Use Planner - Development of Proposed A-3 Agricultural Wind Zone (referred from the December 11, 2015 Regional Board Meeting)

New Business:

NB-1 Wind Farms

NB-2 Baldonnel Post Office

NB-3 Invasive Plants

NB-4 Wooden pallets at Landfills

NB-5 West Peace Official Community Plan

Communications:

Diary:

Adjournment:

CARRIED.

January 26, 2016

ADOPTION OF MINUTES:

M-1
EADC meeting minutes of
November 19, 2015

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee Meeting minutes of November 19, 2015 be
adopted.

CARRIED.

Vary the Agenda

MOVED by Director Rose, SECONDED by Director Hiebert,
that the agenda be varied to deal with R-5.

CARRIED.

R-5 (and NB-1)
Proposed Wind Farms

A lengthy discussion ensued with some important issues identified. The Report will be further
discussed at a Committee of the Whole meeting early in 2016.

Recess
Reconvene

The meeting recessed at 12:35 p.m.
The meeting reconvened at 1:25 p.m.

NEW BUSINESS:

NB-2
Baldonnel Post Office
Closure

The Directors requested that Trish Morgan, General Manager of Community and Electoral Area
Services respond to Canada Post providing the following comments:

- the potential site location of 5794 Baldonnel Road seems acceptable for the proposed
community mail boxes;
- large parcel pick-up should be located in Fort St. John;
- the community names of Baldonnel and Two River be retained and the Digital Road Atlas
(DRA) boundaries are satisfactory (Aden Fulford, GIS Coordinator, will work with Canada
Post to assess boundaries and identify any significant differences);
- Canada Post consider keeping the two community names and boundaries, with delivery to
the one community mail box location based on the postal code.

NB-3
Invasive Plants

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that the free
dumping program for invasive plants taken to the Bessborough, Chetwynd and North Peace
landfills, in clear plastic bags, be reinstated.

CARRIED.

NB-4
Wooden Pallets

MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommends to the Regional Board that staff
investigate the feasibility of creating share sheds for the distribution of wooden pallets that are
taken to landfills and transfer stations.

CARRIED.

NB-5
West Peace OCP

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommends to the Regional Board that
Diane Canning be approved as a member to the West Peace Fringe Area Official Community
Plan Community Advisory Committee.

CARRIED.

ADJOURNMENT:

The Chair adjourned the meeting at 4 p.m.

January 26, 2016

----- Original message -----

From: Vitaly Fendel <vitaly@pilgrimbros.net>
Date: 01-19-2016, 5:17 PM (GMT-08:00)
To: karen.goodings@prrd.bc.ca
Subject: Wonowon Subdivision

Hi Karen,

We would like to meet with you at your earliest convenience to discuss possibility of subdividing more crown land in to residential lots. We as one of the largest employers in the Wonowon see the need in attracting employees. People express interest to move to Wonowon but scarce availability and as a result high land cost discourage them.

We did few subdivisions in the past and know how lengthy and time-consuming this process might be. We are seeking for support from Peace River District to speed up the process.

Attached is the sketch of the proposed subdivision we are planning to pursue.

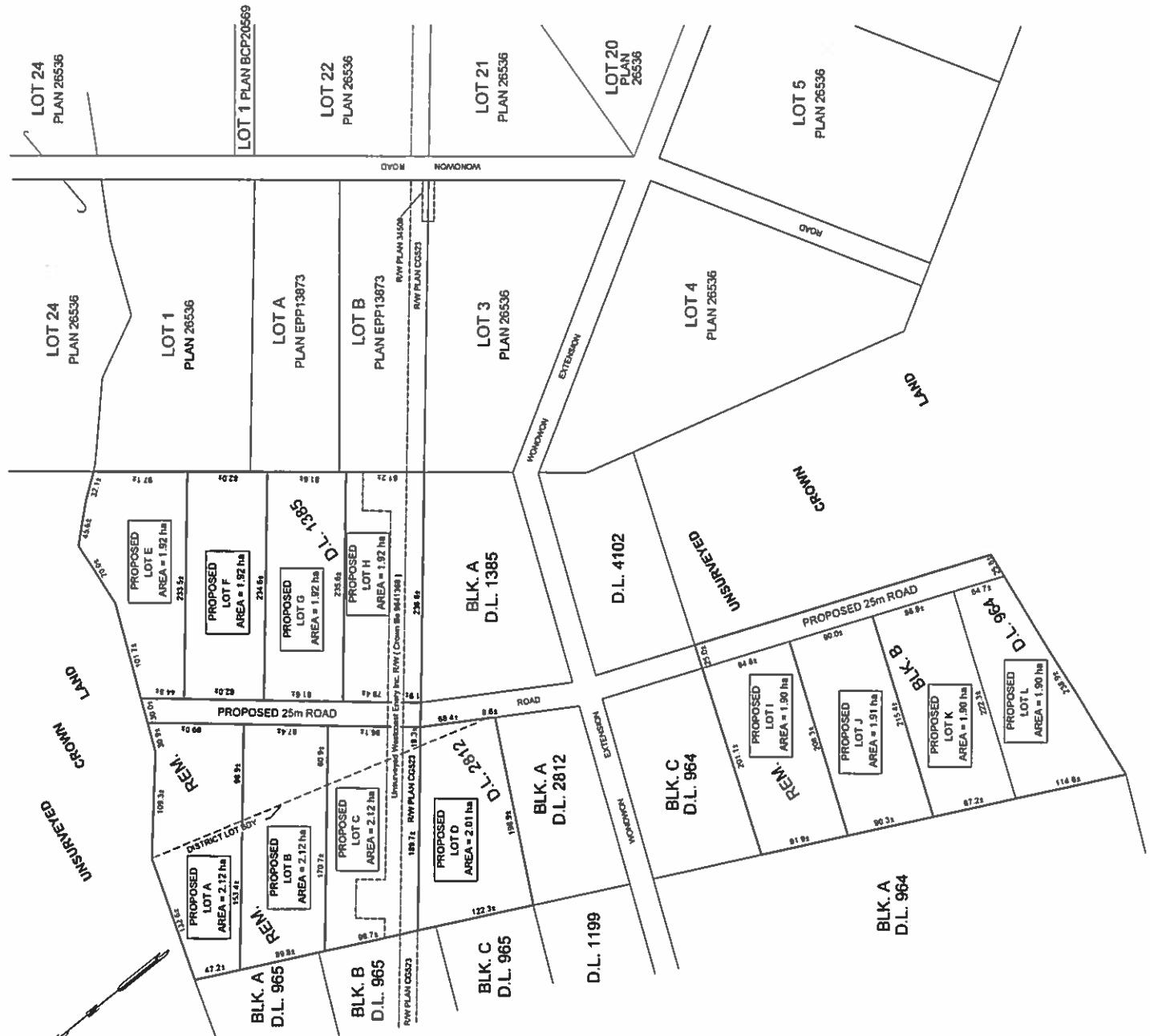
On one of meetings in Wonowon you mentioned that underground water report will be available in November 2015. Wandering if it is available already?

Thank you,

Vitaly Fendel

PILGRIM BROS. VENTURES LTD.
Box 138
Wonowon, BC V0C 2N0
Tel: (250)772-3082
Fax: (250)772-3083
Cell: (250)261-0924

January 26, 2016



January 26, 2016

ZONING = RZ (MAP 8-WONOWON-ETLAW NO. 1000, 1989)



LEGEND:

SKETCH PLAN SHOWING
PROPOSED SUBDIVISION OF PORTIONS OF:
1) REM. BLOCK B, D.L. 964;
2) REM. D.L. 2812;
3) REM. D.L. 1385
PEACE RIVER DISTRICT
UTM ZONE 18 (NAD83)

SCALE 1:3000
Drawn By: F52008342021
ECOS 844 071

OPUS STEWART W
10229 - 101st Avenue
Fort St. John, BC
V1J 2S8
Tel: 250-787-0620
Job No.: F532655

No.	DATE	DESCRIPTION	BY
0	May 01, 2015	Original Plan Issued	TC
1	Jan 08, 2016	Final Plan Issued	TC
2	Jan 08, 2016	Final Plan Issued	TC

APPROVED BY: [Signature] CALCULATED BY: [Signature] DRAWN BY: [Signature]

January 14, 2016

Peace River Regional District
P.O. Box 810
Dawson Creek, BC V1G 4H8

Attention: Director Dan Rose, Area E

Dear Director Rose:

Following up on our successful Upstream Update Forum in November 2015 the NEBC Resource Municipalities Coalition is actively expanding its scope and membership.

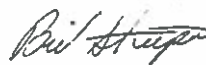
Organizations such as Energy Services BC, the Northern Trucker Association, Chambers of Commerce and other community and business organizations will be welcomed as members of the Coalition.

The Coalition wants to reiterate our invitation to you to join the Coalition and to play a leadership role in the governance and priority setting process. We have attached our 2016 Business Plan for the Coalition and we would be pleased to attend meetings with you for further discussions as to the Coalition's purpose, mission and goals and any questions you may have.

Yours Sincerely;



Mayor Lori Ackerman
City of Fort St John



Mayor Bill Streeper
Northern Rockies Regional Municipality



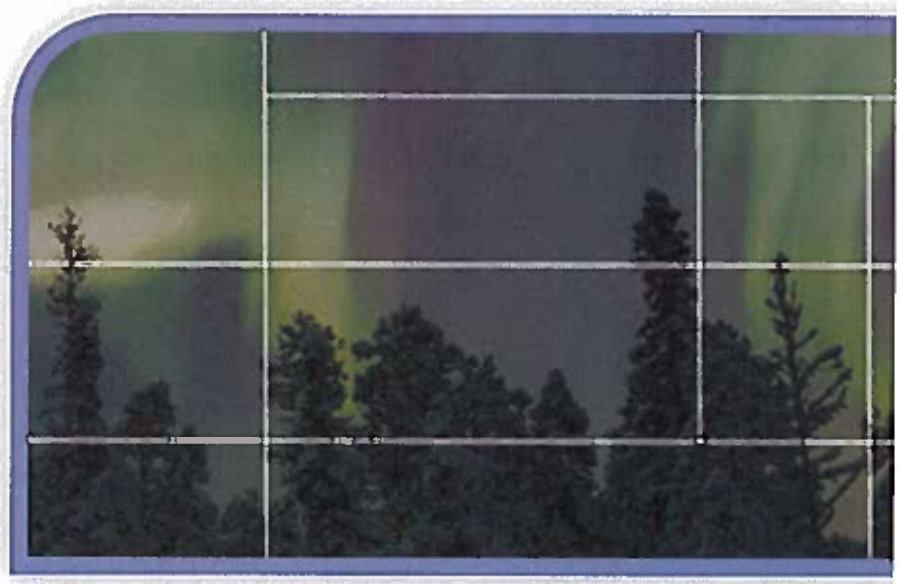
Mayor Rob Fraser
District of Taylor

January 26, 2016

NEBC
RESOURCE
MUNICIPALITIES
Coalition

"The Engine of BC's Sustainable Future"

2016 Business Plan



January 11th, 2016

January 26, 2016

Handout C-2

1. The Current Challenges in Northeastern BC.....	2
2. Purpose of the Coalition	2
3. Coalition Mission.....	3
4. Coalition Goals	3
5. Governance Structure.....	5
6. Memberships & Partnerships (Organizations within NEBC).....	6
7. External Relations - Maintaining relationships.....	6
8. 2016 Calendar of Events	6
9. Communications and Social Media.....	7
10. Comprehensive Economic Planning and Projections.....	8
11. The Coalition will give Priority to Protecting and Sustaining Provincial Grant Programs that Provide Local Government Funding in Lieu of Direct Access to the Industrial Tax Base.....	9

January 26, 2016**January 11th, 2016**

Handout C-2**1. The Current Challenges in Northeastern BC**

As a result of the economic downturn caused by low oil, natural gas and commodity prices the service sector and employment levels in Northeastern BC are being severely impacted. Many service sector companies have closed down operations or laid off significant numbers of employees and this is reverberating through to all facets of the local economy.

Despite the economic slowdown there is still significant activity related to the Site C Dam and a number of gas plant and pipeline projects that are underway.

2. Purpose of the Coalition

Natural resource development should sustain communities and provide citizens with a high quality of life through the provision of services that ensure safety, education, health, economic vitality and a healthy natural environment.

Members of the NEBC Resource Municipalities Coalition plan to advance common interests through education, research and analysis and monitoring industrial development and associated impacts in the Northeast.

Concepts for pooling our energy and resources, in a manner complementary to existing planning processes include:

- Education and dialogue on the status of and trends in resource development across the region
- Identification of cross-boundary sustainability issues for Northeast communities
- A cumulative impacts assessment flowing from resource development
- A regional economic diversification strategy
- Protocols, agreements and best practices for community-to-industry relations
- Research, strategies and additional investments needed to advance such issues as:
 - Recruitment, retention and training of workers
 - Building a resident workforce
 - Housing
 - Telecommunications
 - Health of the air, watersheds and environment
 - Human health issues, addictions and medical care



3. Coalition Mission

The mission of the NEBC Resource Municipalities Coalition is to protect and enhance existing resource municipalities and rural communities of Northeastern BC

- The overarching objective of the Northeast B.C. Resource Municipalities Coalition is to protect and enhance existing resource municipalities and rural communities so that they continue to develop as permanent, sustainable and vibrant communities providing a high quality of life for existing and future residents. While the Resource Municipalities Coalition supports the important role that the resource municipalities and rural communities play in supporting existing and future resource development, the resource municipalities and rural communities cannot be defined solely on the basis of their service centre function but must be seen as economically diversified and socially vibrant municipalities and rural communities that will continue to develop and prosper in the long term.



4. Coalition Goals

The goals and objectives of the Coalition were initially adopted in June 2014 by all Municipalities in the NEBC excluding Hudson's Hope. These original goals and objectives have been refined and adopted as of January 11th, 2016 and will be used for all communications and strategies.

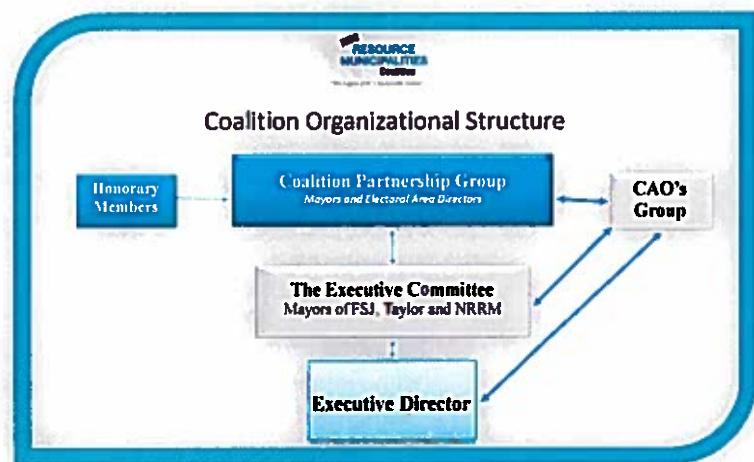
1. **Maximize local supply of labour, goods and services utilized in resource development**
 - The Resource Municipalities Coalition will work with Energy Services B.C., Chambers of Commerce and Trucking Associations to advocate to industry and senior levels of government the goal of maximizing local content of goods and services utilized in resource development in Northeast B.C.
2. **Increase the proportion of workers and their families that will take up permanent residence in the Northeast resource municipalities and rural communities**
 - The Resource Municipalities Coalition will work with industry and the provincial government to increase the proportion of workers and their families that permanently reside in the region as a whole.
3. **Provide a unified voice for local governments, businesses and citizens on all aspects of sustainable development for Northeastern BC.**

- Ensure that all resource municipalities and rural communities are involved and consulted in all resource development decisions that impact them directly or indirectly
 - The Resource Municipalities Coalition will advocate that resource municipalities are involved and consulted in all resource development and policy decisions that directly or indirectly affect their interests.
- 4. Advocating for timely Provincial investments to expand community and regional services and infrastructure that are a Provincial responsibility.**
- The Resource Municipalities Coalition will advocate for the provincial government to make timely investments in the expansion of provincial services and infrastructure within Northeast B.C.
- 5. The Coalition will monitor and advocate for equitable levels of industrial property tax base support for NEBC local governments and for maintenance and extension of provincial grant in lieu programs.**
- The funding provided through the Peace River MOU negotiated between the provincial government and resource municipalities and the Peace River Regional District must be protected and extended. This is required to ensure adequate tax base or revenue support to address the financial impacts on the resource municipalities as well as the need to provide for the economic sustainability of the resource municipalities. The NRRM IDCA negotiated between the provincial government and the NRRM must be fully implemented and revised to address not only natural gas development but resource development in general.
- 6. Protection of the environment.**
- The Resource Municipalities Coalition will work to ensure that the resources are developed in a manner that protects the natural environment and the safety and health of the residents of the region as a whole.
- 7. Collaboration and partnerships with First Nations.**
- The Resource Municipalities Coalition and the individual resource municipalities will work to sustain and further develop relationships with the First Nations of Northeast B.C. to address issues of mutual concern related to provision of local government services and future resource development within the region.
- 8. The coalition will undertake research, analysis and economic projections related to all aspects of resource development in Northeastern BC.**
- Guiding Principles:
 - The Coalition will advocate for a consensus with the Provincial Government on broad goals for regional resource and economic development which is vital to the achievement of economic and financial benefits.
 - Impacts of resource development on the resource municipalities must be addressed to protect the quality of life within the municipalities and region as a whole and to enable the municipalities to support development.

- The cumulative impacts of resource development on the resource municipalities and the region as a whole must be identified and addressed through appropriate mitigation.
 - Local and regional economic benefits associated with resource development must be optimized.
 - The plans, policies, initiatives and investments of the Provincial Government, the resource municipalities, rural communities and industry must be coordinated and aligned to enable the full benefits of regional resource development to be realized.
- 9. Address the impacts of worker accommodations on municipal services and infrastructure.**
- The Resource Municipalities Coalition will work with the Provincial Government and industry to ensure that worker accommodations are well planned and serviced and that any impacts on the services and infrastructure of the resource municipalities are mitigated.
- 10. Mitigate negative impacts of development on resource municipalities and rural communities**
- All short and long term economic, social, community, financial and environmental impacts incurred by the resource municipalities of Northeast BC attributable to future industrial development, including the cost to municipal infrastructure and services, must be fully mitigated by the senior governments and by industry.

5. Governance Structure

The governance structure for the Coalition has to anticipate and accommodate new membership in the organization. The organizational structure proposed for consideration provides that each new member would participate on the Coalition Partnership Group. Currently with only 3 members the Mayors' Executive Committee is being utilized as the decision making body for the Coalition. As new members join the governance model will likely involve to suit the needs of the larger membership. As membership expands the Coalition Partnership Group would move to holding regularly scheduled meetings. Additionally, we need



to include plenary meetings that involve all members of each council and the best opportunity will be to do that in conjunction with our 3 one day forums.

6. Memberships & Partnerships (Organizations within NEBC)

- Open to all Municipalities and Electoral Areas
 - The municipal members would form the executive governance component
 - Business case to include conditions for joining the Coalition
- General memberships are available to community and business organizations. A membership document to be designed outlining membership terms, shared goals and objectives etc.
 - Chambers of Commerce
 - Energy Services BC
 - Northern Truckers Association
 - Oil & Gas Commission
 - Other Community or Business Organizations and Government Agencies

7. External Relations - Maintaining relationships

The Coalition will maintain harmonious working relationships with the following organizations:

- Ministry of Natural Gas
- BC Chamber of Commerce
- BC Business Council
- CAPP
- Individual Companies (industry)
- Explore the concepts of the development of working agreements with organizations such as:
 - Resource Works
 - UNBC
 - Fraser Basin Council
 - Northern Development Trust

8. 2016 Calendar of Events

JANUARY 2016

- 13th Annual BC Natural Resources Forum - Jan 19-21, 2016, Prince George

FEBRUARY 2016

- First Nations Forum on Energy: Setting Priorities - Feb 10-11, 2016 Vancouver

MARCH 2016

- CDI Workshop on Building Community / Camp Relations - Fort St John, BC

APRIL 2016

Handout C-2

- COFI Convention - April 6 - 8, Delta Grand Okanagan Resort, Kelowna
- Upstream Update Forum - The District of Taylor - April 18th - 20th
 - CIRC Workshop, Fort St John, BC
 - CDI Workshop, Fort St John, BC

MAY 2016

- BC Mayor's Caucus Meeting - May 1-3, 2016
- North Central Local Government Association's - 2016 Annual General Meeting & Convention - May 4-6, 2016 Dawson Creek

JUNE 2016**JULY 2016****AUGUST 2016****SEPTEMBER 2016**

- UBCM - Sept 26-30, 2016 - Victoria, BC
- Tentative Upstream Update Forum - Fort Nelson, BC

OCTOBER 2016**NOVEMBER 2016**

- Tentative Upstream Update Forum - Fort St John, BC

DECEMBER 2016**9. Communications and Social Media**

The Coalition will complete development of a communication strategy to enhance the following:

- Website
- News Updates
- Calendar
- General updates for membership and updated documents/reports
- Social Media
 - Facebook
 - Twitter
- Press Releases
- Quarterly Newsletter - electronic

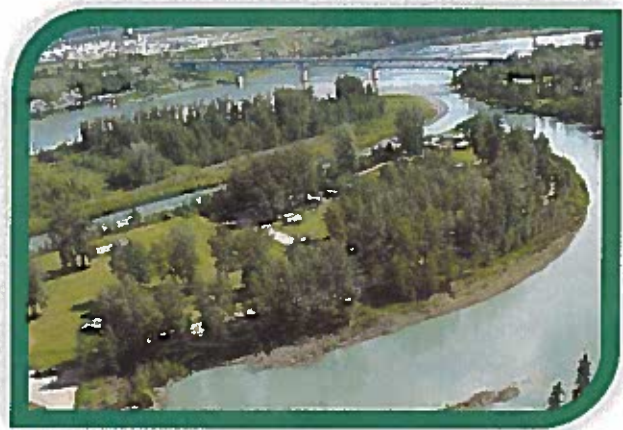


10. Comprehensive Economic Planning and Projections

The adopted positions and strategies of the Coalition included undertaking a Comprehensive Resource Development Impact Analysis and Projections, of which preliminary results were released to the members and public in January 2015 at public Coalition meetings.

The Comprehensive Economic Planning and Projections were developed into an economic model that is leading edge with the capacity to do sub regional impact analysis and projections on a project specific basis for permanent and transient work force, population growth forecasts, as well as industry investments and government revenue projections.

This model was developed in consultation with the BC Ministry of Natural Gas and is of ongoing interest to industry, government and other agencies given its capacity to undertake specific project related projections particularly related to singular LNG projects.



The Economic Planning Projections were also intended to be the primary platform for the Business Planning Process that the Coalition established to assist individual municipalities. The economic planning outcomes would be available to

Municipalities and Electoral Areas to provide vital information for upgrading OCPs and undertaking more intensive Capital and Operational Planning Assessments. This should assist Municipalities and Electoral Areas with documented evidence as to the impacts that major resource development would have on their community infrastructure and services.

In addition to the Coalition's economic planning data there are a number of additional economic planning initiatives underway and the Coalition will work with these agencies to synergize efforts, improve collaboration and to avoid duplication of effort.

- Ministry of Natural Gas - Economic Projections (Ines)
 - Monitor and liaise with the Ministry's in terms of their research and projections
- CDI Work Camp Study.
 - Monitor and liaise with the Community Development Institute and propose collaboration over public input and consultation processes
- UNBC - CIRC Studies
 - Monitor and liaise with the UNBC as to their Cumulative Impacts Research Consortium and propose collaboration over public input and consultation processes

11. The Coalition will give Priority to Protecting and Sustaining Provincial Grant Programs that Provide Local Government Funding in Lieu of Direct Access to the Industrial Tax Base

The only sources of revenue to address potential impacts on the municipalities are:

- Mitigation and benefit agreements negotiated with proponents.
- Grants provide by the Provincial Government through the recently negotiated Peace River Agreement.

The process which has been established between the NRRM and the provincial government for the implementation of the Infrastructure Development Contribution Agreement (IDCA) has also become complex and the criteria for evaluation and approval of plans have become onerous. Efforts will need to be devoted to simplifying the processes and ensuring that the criteria for approval do not impede the NRRM putting in place the infrastructure and facilities that will be required in advance of growth occurring.

The Peace River Agreement, because of its static level of funding, also does not enable municipalities to address the possibility of higher rates of population growth associated with resource development and the high cost to expand infrastructure and services. The grant funding is also conditional upon the municipalities submitting plans that are acceptable to senior bureaucrats of the provincial government. The process of implementing the agreement through the preparation and approval of plans has not yet been clarified. Based on the experiences of the Northern Rockies Regional Municipality, the inclination of the provincial government is to make this process costly, time consuming and difficult if not countered by the municipalities.

It is also evident that the prospect of negotiating mitigation and benefit agreements with other resource developers will be difficult. While efforts have been made by some municipalities to improve the provincial EIA process and other supplementary processes such as the Socio Economic Effects Management Plan (SEEMP) process, these remain unsatisfactory both in terms of process and results.



Peace River Regional District MEETING REPORT

R-1

To: EADC

Date: January 2, 2016

From: Chris Cvik, CAO

Subject: Building Inspection Services

RECOMMENDATIONS:

1. That EADC receives the attached report as information.

BACKGROUND/RATIONALE:

At the Board Meeting on November 26th, the Board approved the following motion in regards to Building Inspection Services:

RD/15/11/18 (26)

MOVED Director Sperling, SECONDED Director McPherson,

That the report dated November 15, 2015 from Chris Cvik, Chief Administrative Officer, regarding the public opinion process on Building Inspection Services, be forwarded to the Electoral Area Directors Committee for the purpose of:

- a) considering amending "Building Bylaw No. 2131, 2014" by reducing the mandatory service area to fire protection areas only and making the rest of the service area voluntary, and examining removal of Schedule 'A'; and,
- b) identifying an appropriate public consultation process.

CARRIED.

As part of the discussion, it was suggested by a Director that the municipalities that provide rural fire protection be contacted for any comments on the new direction that was being proposed. An email to this effect was sent out on December 1, 2015, with a December 31st response timeframe. The email was sent to: Dawson Creek, Fort St. John, District of Taylor, District of Chetwynd, Village of Pouce Coupe and the Charlie Lake Fire Department. As of the December 31st date, responses were received from Fort St. John, District of Taylor, and the District of Chetwynd. Copies of the email and responses are attached.

OPTIONS

1. That EADC receives the attached report as information.
2. That EADC provides further direction to administration.

STRATEGIC PLAN RELEVANCE: N/A

FINANCIAL CONSIDERATION(S): N/A

COMMUNICATIONS: N/A

OTHER CONSIDERATION(S): N/A

Staff Initials:

Dept. Head:

CAO: *Chris Cvik*

Page 1 of 1

January 26, 2016

From: Chris Cvik [<mailto:Chris.Cvik@prrd.bc.ca>]

Sent: November-30-15 11:31 AM

To: 'Dianne Hunter' <DHunter@fortstjohn.ca>; ichute@dawsoncreek.ca; Doug Fleming <DFleming@gochetwynd.com>; Terry Truchan <Terry.Truchan@prrd.bc.ca>; Charlette McLeod <CMcLeod@districtoftaylor.com>; Pouce Coupe <CBishop@poucecoupe.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>; Protective Services <protective.services@prrd.bc.ca>

Subject: FW: Letter to Organizations on Impact on Removal of Mandatory Building Permit Area.pdf

Further to the email that was sent out in July, the Building Permit topic was discussed at the PRRD Board Meeting on November 26th. The resolution from that meeting was:

Refer the conversation to the Electoral Area Directors to discuss the removal of Schedule A from the Building Bylaw which defines the area as mandatory building inspection and replace that with an area defined by the fire protection area and all other areas would be voluntary.

So in essence, the PRRD would have a mandatory building permit area that would match the rural fire protection area boundary. As this is different from the question I asked in July, the Directors felt it was important that I seek your input on the revised question.

Please provide feedback on any impacts to providing Fire Protection Services to the rural fringe areas (positive or negative) if the mandatory building permit area was changed to reflect the rural fire protection area. As part of this, please comment on the impact on any area that would be in the voluntary area (i.e., outside of the rural fire protection zone) and any future request to be considered for inclusion into the rural fire protection zone.

Please call me with any questions. If possible, I would appreciate any comments by the end of December at the latest.

Thanks,

Chris

January 26, 2016



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

December 15, 2015
File No. 0400-50, 2280-20
Sent by email

Peace River Regional District
Box 810
Dawson Creek, BC V1G 4H8

Attention: Chris Cvik, Chief Administrative Officer

Dear Mr. Cvik,

Reference: **Peace River Regional District Building Bylaw No. 2131, 2014**

This letter is in response to your email to the Region's Municipal CAO's dated November 30, 2015. In your email you requested feedback on the mandatory building inspection within the fire protection area with all other areas being voluntary for Regional District's Building Bylaw No. 2131, 2014. There are many positive aspects of the Peace River Regional District requiring a mandatory building permit process within the Rural Fire Protection Areas.

The City appreciates the opportunity to provide comments.

Building Permits and Inspections

The perimeter currently proposed for mandatory building permits are within the Rural Fire Protection Areas. Building construction without permits and regulatory oversight often results in substandard building practices and a higher risk to residents and firefighters. Considering the amount of growth in the North Peace Fringe, this boundary in its entirety, should be included within the mandatory building permit area. Fire protection requests from unprotected areas are a reality facing both the Regional District and the City. Continuing to allow building construction without permits in areas that could potentially be incorporated into either the fire protection area or City boundaries in the future will impact City taxpayers and could be a life safety issue.

If these unpermitted buildings are still in use when/if City incorporation takes place, future development of those properties will be hindered. The City will not be able to issue building permits for additional buildings or renovations until the owner has had the original unpermitted building(s) inspected and approved by a registered professional. This will definitely restrict development in these areas.

... 2

January 26, 2016

December 15, 2015 Letter to the Peace River Regional District

Building Occupant's Health and Safety

It is assumed that the permitting of new construction will also include the process of British Columbia Building Code (BCBC) enforcement along with building inspection. The Building Code is a minimum standard for building construction with its main purpose being to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The permitting process ensures that the appropriate life safe issues and protection are covered as those items are addressed in the BCBC such as fire separations, adequate exiting, sprinkler and fire alarm systems.

Firefighter Health and Safety

Many of the health and safety issues covered in the building occupants section also applies to firefighter safety. But more importantly, proper construction practices accompanied with the engineering of structures as required come into play. The fire service has parameters to follow when certain types of construction processes are exposed to fire. This includes approximate time lines that certain work can be performed safely based on fire conditions. For example, in regard to roof collapses on a particular truss system, we know that direct flame impingement on a particular truss system is going to result in a failure after X number of minutes. When unpermitted construction occurs we have no guarantee that the system holding up the roof was engineered for the load. This also includes building process systems such as dust collection or removal that occurs in the wood processing industry, paint booths in auto body shops, tire retreading facilities, cabinetry shops, school wood working shops, etc.

Building Uses and Occupancy Matches Design

Permitting within the Fire Protection Area will ensure building construction consistency between the Regional District and the City of Fort St. John so that the building design matches the intended building use and occupancy. For example a building used for storage of hazardous, combustible or flammable materials or engaged in a hazardous process will have been engineered and designed with the appropriate type of construction along with the required systems to protect that building and its occupants. Ultimately this will make it safer for building occupants and firefighters in fire conditions.

Apparatus Access to Building

Section 3.2 of the BCBC manages building safety. Within that section 3.2.3.4 – 3.2.5.6 deals with Access Routes, Location of Access Routes and Access Route Design. These areas are extremely important to ensure that based on the occupancy and building size the Fire Department can access the sides of the building, the Fire Department's connection on the building and other exterior storage of hazardous materials and combustible and flammable liquids.

Another critical part of Fire Department access to a building is Access Route Design. This is dealt with by having a centerline turning radius of not less than 12m and overhead clearances are not less than 5m. These are all critical distances to ensure that the Fire Department can maneuver in and around a facility. It also identifies that these accesses be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions, have turnaround facilities for any dead-end portion of the access route more than 90 m long and be connected to a public thoroughfare.

... 3

January 26, 2016

December 15, 2015 Letter to the Peace River Regional District

Fire Department Plan Review

Fire Department Plan Review is an important part of the process. This ensures that large proposed residential, multi-family, commercial and industrial plans are sent to the Fire Department for comment. In the review the Fire Prevention Division looks for the building use, requirement for life safety equipment, occupant egress, fire safety plans, building protection systems, Fire Department access, water supply and hazards associated to the occupancy.

The plan review process allows the Fire Department to start the development of a Pre-Fire Plan specific to that occupancy. By June 2016, Fire Departments will be required to have Pre-Fire Plans of all high occupancy residential, commercial and industrial facilities if they are to engage in interior firefighting tactics in those buildings.

Water Supply

Water supply is an important factor in regards to building construction, occupancy use, hazardous processes and occupant's use of the building. Permitting of building construction and the process leading up to actual construction of the building are important aspects of that process. The BCBC section 3.2.5.7., Appendix A, Water Supply discusses the requirements and intent of this section. The intent is to ensure there is an adequate water supply for firefighting and be readily available with sufficient volume and pressure to enable emergency response personnel to control fire growth that enables the safe evacuation of occupants, conduct search and rescue operations, prevent the fire from spreading to adjacent buildings and provide a limited measure of property protection.

The water supply requirements for buildings containing internal fire suppression systems, including sprinkler systems and standpipe systems are contained in specific standards within the BCBC. However, it will be necessary to verify that an adequate source of water is available at the building site to meet the required quantities and pressures. For a building with no internal fire suppression system, the determination of the minimum requirements applicable to the water supply for firefighting is relevant mainly to building sites not serviced by municipal water supply systems. However, where municipal or regional water supply capacities are limited, it may be necessary for buildings to have supplemental water supplies on site or readily available. The sources of water supply for firefighting purposes may be natural or developed. Natural sources may include ponds, lakes, rivers, streams, bays, creeks, and springs. Developed sources may include aboveground tanks, elevated gravity tanks, cisterns, swimming pools, wells, reservoirs, aqueducts, artesian wells, tankers, hydrants served by a public or private water system and canals. It also states that consideration should be given to ensuring that water sources will be accessible to Fire Department equipment under all climatic conditions. The volume of the on-site water supply is dependent on the building size, construction, occupancy, exposure to other buildings or facilities and environmental impact potential and should be sufficient to allow at least 30 minutes of fire department hose stream use.

Building construction that is done through a permit and inspection process and meets the requirements of the BCBC provides for a safer community.

Once again, thank you for the opportunity to comment.

Respectfully,



Lori Ackerman, Mayor

January 26, 2016

From: [Chris Cvik](#)
To: [Ronda Wilkins](#)
Subject: FW: Rural Building Inspection
Date: January-03-16 7:26:47 AM

Chris Cvik
Direct: 250-784-3208
Cell: 250-784-4603
chris.cvik@prrd.bc.ca

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

From: Doug Fleming [<mailto:DFleming@gochetwynd.com>]
Sent: Monday, November 30, 2015 5:50 PM
To: Chris Cvik <Chris.Cvik@prrd.bc.ca>; Dianne Hunter <DHunter@fortstjohn.ca>; jchute@dawsoncreek.ca;
cmcleod@districtoftaylor.com
Subject: Rural Building Inspection

Chris, an RD decision to make building inspection mandatory within a rural fire protection area is very logical.
Maps and boundaries are already created, and can be extended or reduced as required.
Good plan.

Sent from my iPhone

This message and any accompanying attachments may contain confidential information intended only for the use of the individual(s) named above. Any disclosure, distribution or other use of this information by persons other than the intended recipient(s) is prohibited. If you have received this message in error, please contact the sender and delete all copies immediately. Thank you.

January 26, 2016

From: Charlette McLeod [<mailto:CMcLeod@districtoftaylor.com>]

Sent: Wednesday, December 23, 2015 2:36 PM

To: Chris Cvik <Chris.Cvik@prrd.bc.ca>

Subject: RE: Letter to Organizations on Impact on Removal of Mandatory Building Permit Area.pdf

Taylor is in favour of mandatory building inspection within our Fire Protection Area. Although we have been receiving requests to enter into agreements for fire protection outside our area, we have not done so. I think these requests will increase over time, though.

Also, we do not anticipate expanding our fire protection boundaries in the near future. As a volunteer department, we simply do not have the capacity for an expanded service/area.

Charlette McLeod
Administrator
District of Taylor
PO Box 300
Taylor, BC VOC 2K0
(250) 789-3392
(250) 789-3543 fax

January 26, 2016



Peace River Regional District
Development Services
BYLAW ENFORCEMENT REPORT

R-3

To: Electoral Area Directors Committee
From: Erin Price, Bylaw Enforcement Officer
Subject: Enforcement File Update

Date: December 31, 2015

INFORMATION

Attached is a table summarizing the enforcement files- current to December 31st, 2015.

To date, there are 33 Bylaw Enforcement Files in total.

Active Files- shaded blue:

There are 25 active enforcement files.

5 are new since the last report.

1 file is a property owner who was found in contempt of court twice and fined.

Inactive or On Hold Files- shaded green:

There are 8 inactive or "on hold" files.

1 is a business that is not operating and is for sale (confirmed May 27, 2015).

1 had an extension from the ALC until December 31, 2015.

1 involves too many homes for the zone, 2 of the residents are trying to relocate.

The complainant and the other neighbors do not want them evicted and are happy with the current state of the file.

1 has been put on hold pending a new campground regulation bylaw.

1 has been put on hold pending a re-zoning application

(it was given 1st and 2nd reading on Oct. 7/15 and has been to a public meeting)

1 has been put on hold pending a re-zoning application but has not yet appeared before the board.

2 were put on hold pending Development Variance Permit applications for setbacks.

Closed Files- shaded orange:

1 file was closed in 2012 but had not been removed from the active list.

There have been 7 files closed since the last report

1 of these has been opened and closed since the last report.

6 were old files that have been closed since the last report.

Staff Initials: *EKP*

Dept. Head: *Bruce Simard*
January 26, 2016

CAO: *Chris Birk*

Page 1 of 1

ACTIVE FILES

Bylaw Enforcement File Summary Dec. 31, 2015

R-3

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
1	2007	91	WHITFORD, Jerry	27-Apr-07	Junkyard in residential zone	Will continue to monitor	12498 256 RD Lot 1 & 2, Plan 27341, Part SW-15-86-19	B
2	2007	132	LUNDQUIST, Lanny	27-Jun-07	Junk yard in C-2 zone	Need to update Board after the expiry of the Bylaw Notice Ticket- on Oct. 5/15. Disputed ticket- working on a Compliance Agreement	7087 255 RD L 1 24-83-18 PI 9697	C
3	2007	203	CLAY, Martin & Wendy	17-Apr-07	Concern regarding a recycling and salvage yard operating in Rolla not in compliance with zoning	2 or 3 of the lots are completely clear of all scrap metals and vehicles. Mr. Clay passed away on or about Dec. 23, 2015	5209 Rolla RD Parcel A (S22581), Blk 1, Plan 10648, 32-79-14; and Parcel B (T18682), Blk 1, Plan 10648, 32-79-14; and Lots 5, 6, 7 & 10, Blk1, PI 10648, 32-79-14	D
4	2009	96	MEEK, Faye & SINCLAIR, Brandy	10-Jul-09	Non-farm use in ALR & commercial use in A-2 zone	sent to collections, Certificate of Judgement has been obtained- contact with Ms. Sinclair plan for compliance from Mr. Meek refused, asked for a plan for compliance that would see business moved in January 2016.	Just off Hwy 97N in FSJ Pt NE 1/4 3-84-19	C
5	2010	64	LEFFERSON, Allan	12-Apr-10	Salvage yard in A-2	March13,2015- I spoke to Tammy from Richmond Steel. They are planning to go when it dries up	13492 & 13522 Old Edmonton Hwy Lot 1, PL 28960, 21-77-14	D
6	2010	107	SAMUEL RANCH LTD	19-Jul-10	3 homes	I have not looked at this file yet	13805 Rose Prarie RD Lot 16, Plan 3986	B
7	2011	207	LUNDQUIST, Lanny	15-Nov-11	Unsightly Premises, 20-30 vehicles and junk yard	There has been some improvement, Mr. Lundquist has sold the tractor that was outside the fence.	9336 Willow RD Lot 2 & 3, Blk 4, 35-83-19 Plan 14402	C

January 26, 2016

ACTIVE FILES

R-3

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
8	2012	72	SCHAEFER, Waldemar & Olga	3-Apr-12	Industrial activity in residential area-Charlie Lake	Found in Contempt. Arrest warrants issued. Order amended to include commercial trailers with the trucks. Fines imposed Lawyer asked me to continue to monitor- burnt out commercial truck on property- asked lawyer to pursue more fines	13374 Park Front RD Lot 6, Blk 1, 19-84-18	C
9	2012	210	DONALDSON, Hilding	12-Oct-12	Salvage yard in A-2	Work in progress	15927 Prespatou RD NE 30-86-19	B
10	2013	91	SHEARS, John	23-May-13	unsightly premises	noticeable improvement, all the old vehicles have been removed	7585 269 RD Lot 6, PL 13235, 26-83-19	C
11	2013	102	NORNBERG, Neil	3-Jun-13	Salvage yard in R-4 Zone	March13,2015- I spoke to Tammy from Richmond Steel. They are planning to go when it dries up	1728 210 RD Lot 2, Plan BCP30608 28-78-15	D
12	2013	164	ZIRA PROPERTIES	03-Sep-13	Property set up as a trucking company	only 3 trucks and 1 trailer remain, sign advertising them for sale, no sign of business currently operating	10782 East Bypass RD Lot 8, 5-84-18 Plan 38300	C
13	2013	206	MAXWELL, Joe	4-Nov-13	Storage of many old vehicles	have not looked at file yet	13305 Fell RD Lot 2, Plan BCP38667 19-84-19	C
14	2013	207	WESTERGAARD, William	4-Nov-14	Storage of many old vehicles	have not looked at file yet	12937 Cherry RD Lot 1, Plan BCP 38667 19-84-19	C

January 26, 2016

ACTIVE FILES

R-3

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
15	2014	116	OSTERLUND/ GILLET/UNRUH	23-May-14	Railway repair business	I have had contact from Mr. Osterlunds bank asking about reasons for lot line removal. I gave Mr. Osterlund until Nov. 30 to provide proof of Land Title application or that his bank is still reviewing.	Between 6352 & 6342 Daisy Ave Lot 3, Block 2, 34-83-18 Plan 16203	C
16	2014	130	WHITE, Jamie and Jennifer	09-Jun-14	Dugout for fracking purposes	left a phone message asking for an update on the property. Mysite visit revealed that most of the equipment is gone	5371 West Arras RD NW 1/4 8-78-17	D
17	2014	219	BLAIR, Roxann	17-Sep-14	Junk yard in R-4 zone	sent to collections, certificate of judgement has been obtained, will go on title and report to Board being prepared asking for court assistance	3992 Blair RD DL 2083	E
18	2014	245	EVENSON, David	20-Oct-14	Junk yard in R-4 zone	ABC Recycling left a "metal only" container which Mr. Evenson filled. Mr. Evenson told ABC not to bring another bin for the garbage.- Sept.29/15 sent warning ticket and letter	1372 210 RD Lot 5, 27-78-15 Plan 11473	D
19	2015	96	STEWART, Andrea	5-May-15	Unsigthly Premises	Initial letter hand delivered on October 16, 2015	6702 Dokkie Access RD Lot A, DL 2980, PR, PL34149	E
20	2015	97	WIDDICOMBE, John & PHILLIPS, Randy	5-May-15	Unsigthly Premises	John called me and I asked for a written plan for compliance. I also called Neil Widdicombe as he is also an owner	5907 Hillview Access RD Lot 3, DL 1909, PR, PL 26267	E
21	2015	250	SMITH, Frank & John (both deceased)	6-Nov-15	Dangerous buildings & contents. Vacant land & buildings for years- owners both deceased. Strangers come to dump garbage and vandalize	Opened file, sent initial letter. Contacted Les Dellow(lawyer representing family)?? Asked for his assistance in contacting executor.	7114 Jorgensen Sub Lots 20-23, S31, T78, R15, W6M, PR, PL 13534	D
22	2015	254	SUNDMAN, Glenn	13-Nov-15	No sewer, furntature and hay bales stacked around holiday trailer being used as a residence, wood stove	Opened file, sent initial letter to complainant, did a property visit	5266 West Arras RD E1/2, S8, TP 78, R17, W6M PR EXC PCL A(A1051), PCL B(PL 17268) & PL H311	D

January 26, 2016

ACTIVE FILES

R-3

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
23	2015	268	PRRD- Montney Centennial Park	25-Nov-15	2 abandoned campers in park	posted letters on campers, sent letter to a name found inside unit #1.	14460 279 RD PT SE1/4, S23, T85, R20 W6M Lying S of Bk F	B
24	2015	276	FAB ALL NORTH SERVICES	3-Dec-15	plumbing deficiencies	sent letter to complainant, structure is under BP # 15-0135- Jacquie will have BI look at it.	10913 Enterprise Way Lot 10, S25, T83, R19, W6M, PRD, PL EPP24591	C
25	2015	288	GOLDEN SUNRISE LAND DEV	14-Dec-15	Industrial Use in C-2 zone, yard lights shine in homes	opened file, not able to find a DP on file- did a property visit	13076 Firehall RD Lot 1, S17, T84, R19, W6M PL 4750, EXC portions of PL PGP47983 & BCP 5647	C

January 26, 2016

INACTIVE FILES

R-3

Bylaw Enforcement File Summary Dec. 31, 2015

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	LEGAL DESCRIPTION	ELECTORAL AREA	DATE PLACED ON INACTIVE LIST
1	2006	279	HOSKYN, Louise & Angela	19-Dec-06	Running 1st Aid business from home in R-3 zone, too many business related vehicles	The business is not operating and is for sale. Property visit May 27/15 confirmed status	12475 Blueberry Ave. Lot 4, Plan 10215, 3-84-19	C	Feb-15
2	2011	5	GOERTZ, Howard- sold to WARD	7-Dec-11	Worker Camp	ALC gave new owner WARD extension until Dec.31/15. Our TUP is on hold until then	Block A, District Lot 1307	B	11-Mar-15
3	2012	109	AKULENKO, Andreas & Olga	28-May-12	four homes on A-2 Zone	Property owner knows no more homes can be placed, 2 of the families are looking for alternate place to live. Neighbours do not want them evicted and are satisfied with current state of file	12728 260 RD SE 1/4, 4-87-19 W6M	B	1-Apr-15
4	2014	104	SILVER SPIRITS INVESTMENTS	20-May-14	Campsite operating long term contrary to C-2 Zone	Text Amendment Application- received Tabled by The Board pending a new Campground Regulation Bylaw that Kole is working on	10688 Alder RD Lot 8, Plan 9723, 2-84-19	B	15-May-15
5	2015	103	GARDNER, Robert	6-May-15	Oilfield equipment storage on A2 land	Has started a re-zoning application may also need an OCP change	9819 240 RD PCL A (46726M), 19-83-18, W6M PR, EXC PL 20464	C	27-May-15

January 26, 2016

INACTIVE FILES

R-3

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	LEGAL DESCRIPTION	ELECTORAL AREA	DATE PLACED ON INACTIVE LIST
6	2015	265	Dr. BADENHORST	24-Nov-15	3 dwellings on .63 acres, no BP's, ALR Land	has started a DVP application for setbacks and a BP application (which can't be approved until setbacks are resolved)	8931 Old Fort Loop Lot 7, Bk 2, DL 418, Cariboo Situated in the PRD, PL 18222	C	11-Dec-15
7	2015	251	KILFOYLE, Robert	6-Nov-15	3 Sheds located within Interior Parcel Setbacks	has started a DVP application for setbacks	12278 Oak Ave. Lot 7, Block 5, S2, T84, R19, W6M, PRD, PL 15012	C	14-Dec-15
8	2015	263	DUSTY ROSE ENT	20-Nov-15	tank farm in I-1 Zone	Has started a re-zoning application may also need an OCP change	9808 240 RD Lot 10, S30, T83, R18, W6M, PR, PL 24226	C	18-Dec-15

January 26, 2016

CLOSED FILES

R-3

Bylaw Enforcement File Summary Dec. 31, 2015

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	DATE CLOSED	STATUS	LEGAL DESCRIPTION	ELECTORAL AREA
1	2012	177	KOBASIUK, Yohann & Eunice	22-Aug-12	Violation of HBB/Bed and Breakfast Regs. Aggregate floor space of accessory buildings over limit	12-Sep-12 (Removed from EDAC report on 2-Oct-15)	B&B has had stove removed, owners have taken down one building and sold another, PRRD is satisfied with the status of this property. File was closed in 2012, but not removed from this report.	9780 Jones Sub. Lot 2 18-84-18 W6M Plan 19460	C
2	2015	222	DANELUK, Russell	8-Oct-15	workers camping on A-2 land approx. 12 hoiday trailers and generators	22-Oct-15	A-2 allows for a work camp	12282 244 RD SE1/4, 15-84-19 W6M, PR, EXC PLS 5945, 13066, & 19775	C
3	2015	215	GARLAND, Stuart & Linda	24-Sep-15	Additional rental dwelling	28-Oct-15	Property inspection revealed no contravention	2059 Caroline Street Lot 8, DL 1449, PR, PL 8412	E
4	2011	119	FALK, Greg (PARDY, Gordon)	5-Jul-11	Business in contravention of R-3 zone	29-Oct-15	PRRD received cheque for costs, business removed from property	West Bypass RD Lot A PI BCP 39365 12-84-19	C
5	2015	213	WOJTALA, Stefon	22-Sep-15	HBB contrary to regulations	29-Oct-15	Property inspection revealed no contravention. HBB will operate within regulations	12239 Juniper Ave Lot 11, BK 4, S2, TP84, R19, W6M, PR, PL 15012	C
6	2014	266	COWGER, Lane	18-Nov-14	House on blocks	12-Nov-15	BP Issued for placment of the home on a foundation	13230 Paradise St. Lot 4, Block 4, 21-84-19 Plan 14263	C
7	2015	114	EDGEWOOD Trailer Park	21-May-15	Unightly in MHP Zone	17-Dec-15	Piles of garbage, appliances, metal and construction debris have been removed	6828 Alcan Frontage RD Lot A, S23 & 24, T83, R18 W6M PR PL PGP41744	C
8	2014	270	K-4 VENTURES	21-Nov-14	Industrial use in C-2 Zone	17-Dec-15	Sales and Rentals of shacks will continue on C-2 property. Manufacturing will occur on I-1 property recently purchased	8508 100 Ave Lot A, 5-84-19 Plan 25617 ex. BCP29506	C

January 26, 2016

I wanted to do a bit of a wrap up of the forum in PG

First my apology that I left the forum just prior to listening to the Haida FN and the information from Frank Leonard which I am very disappointed with. The weather didn't look great and our room reservation was not for Thursday night. Although I am sure we could have extended it I wasn't prepared to leave PG at 3:30 or 4 and head for home, It is a minimum of 5 ½ hours on good roads and daylight driving.

As always it is the people that you have an opportunity to talk with that makes a difference.

During the session with Rich Coleman I had an opportunity to do two things.

1. A compliment to Progress Energy with regard to the efforts from them to try and mitigate the concerns of residents in the Pink Mountain area and.
2. I asked if there was any appetite from the province to utilize some of the abundant natural gas to assist the residents of BC particularly in the north east to be able to access it for their use in home and business. The response from Rich was all about LNG. As I was leaving the room I had the perfect opportunity to ask Rich to help me understand how LNG would work in our area where we have huge farms some of them sections in size, sparse populations and no pipe in the ground. He asked me for a card and so now I will need to follow up with a letter to him about the use of natural gas. I asked if I could look forward to meeting with him in the near future and if I could bring with me a least one person who could explain what I was referring to. He was receptive.

The second connection I made was with Grant Lachmuth, presently working with Urban Systems out of the Kelowna office. He was with MOTI for a number of years and worked in the north east on many of the projects. A wealth of information and a possible connection with whom we could strategize on getting more road improvements. He mentioned the side road program which is across the province and has a minor budget of 1 ½ million dollars. We could spend all of that in one summer.

Although in competition with Urban, Dave Duncan who was the manager in the MOTI office for a number of years and who we worked with to get many of the improvements done. Both of these gentlemen would be great resource people.

I was able to corner Al Richmond, Chair of the Cariboo RD and this year is the president of UBCM. We talked about the need to make some changes to the RD system and get some of the services such as water and sewer as a necessary service. He would like to have a letter written to him as President of UBCM so he can bring this forward. I believe that Director Hiebert also spoke to him.

These were the highlights for me over the two days.

January 26, 2016

Updated: May 22, 2015

ELECTORAL AREA DIRECTORS' COMMITTEE

DIARY ITEMS

<u>Item</u>	<u>Status</u>	<u>Notes</u>	<u>Diarized</u>
1. Farmer's Advocacy Office	on-going	provide the agenda and meeting notes of the Farmer's Advocacy meetings on a quarterly basis	May 21, 2015