



PEACE RIVER REGIONAL DISTRICT
REGIONAL PARKS COMMITTEE MEETING

A G E N D A

for the meeting to be held on Wednesday, May 10, 2017
in Room 3, Calvin Kruk Centre for the Arts, 10401 10 Street,
Dawson Creek, BC, commencing at 10 a.m.

1. CALL TO ORDER:
2. DIRECTOR'S NOTICE OF NEW BUSINESS:
3. ADOPTION OF AGENDA:
4. ADOPTION OF MINUTES:
M-1 Regional Parks Committee Minutes of February 6, 2017
5. BUSINESS ARISING FROM THE MINUTES:
6. DELEGATIONS
7. CORRESPONDENCE:
C-1 April 21, 2017 - Doug Fleming, CAO, District of Chetwynd - Park Proposal on the South Banks of the Peace River
8. REPORTS:
R-1 April 21, 2017 - Bryna Casey, Parks and Rural Recreation Coordinator - Peace Lookout
R-2 April 20, 2107 - Bryna Casey, Parks and Rural Recreation Coordinator - Blackfoot Park Boat Launch Update
R-3 April 26, 2017 - Bryna Casey, Parks and Rural Recreation Coordinator - Prophet River First Nations - Minaker River Regional Park
9. NEW BUSINESS:
10. ADJOURNMENT:



PEACE RIVER REGIONAL DISTRICT
REGIONAL PARKS COMMITTEE
MEETING MINUTES

M-1

DATE: February 6, 2017

PLACE: Regional District Boardroom, Dawson Creek, BC

PRESENT: Directors
Director Dan Rose, Meeting Chair
Director Karen Goodings (via telephone)
Director Don McPherson (via telephone)

Staff
Trish Morgan, General Manager of Community and Electoral Area Services
Bryna Casey, Parks and Rural Recreation Coordinator
Barb Coburn, Recording Secretary

Guests
Inge-Jean Hansen, Wildlife Biologist, Independent Researcher and
Brian Patterson, Wildlife Biologist, Hemmera eDNA
Re: Invasive Species Detection in Aquatic Environments

ABSENT: Directors
Director Rob Fraser

CALL TO ORDER: The meeting was called to order at 1:22 p.m.

VARY THE AGENDA MOVED by Director Goodings, SECONDED by Director Rose,
That the agenda be varied to hear from the delegates at this time
CARRIED.

D-1
eDNA Presentation The delegates explained the process and advantages of using eDNA to identify all species found in water courses. It is a cost-effective, time-saving, non-invasive accurate means of identifying aquatic species. Only three samples are required to be collected and filtered then sent to a lab for processing and reporting back rather than collecting samples over several years as was the practice in the past.

ELECTION OF CHAIR AND VICE-CHAIR Trish Morgan, General Manager of Community and Electoral Area Services called of nominations for Chair of the Regional Parks Committee.

Director Goodings nominated Director Rose for the office of the Chair for 2017, Director McPherson seconded the nomination. Director Rose accepted the nomination.

Trish Morgan declared Director Rose Chair of the Regional Parks Committee for 2017.

Trish Morgan, General Manager of Community and Electoral Area Services called of nominations for Vice-Chair of the Regional Parks Committee.

Director Rose nominated Director Goodings for the office of the Vice-Chair for 2017, Director McPherson seconded the nomination. Director Goodings accepted the nomination.

Trish Morgan declared Director Goodings Vice-Chair of the Electoral Area Directors' Committee for 2017.

Chair Rose assumed the Chair at 2:05 p.m.

ADOPTION OF THE AGENDA:

October 24, 2016
Agenda

MOVED by Director Goodings, SECONDED by Director McPherson,
That the Regional Parks Committee agenda for the February 6, 2017 meeting be adopted.

Call to Order
Director's Notice of New Business
Adoption of the Agenda
Minutes
M-1 Regional Parks Committee Meeting Minutes of October 24, 2016
Business Arising from the Minutes
Delegations
D-1 Inge-Jean Hansen, Wildlife Biologist, Independent Researcher and Brian Paterson, Wildlife Biologist, Hemmera eDNA – Invasive Species Detection in Aquatic Environments
Correspondence
C-1 December 14, 2016 – Re: eDNA Background
C-2 December 14, 2016 – Re: eDNA Poster
Reports
R-1 January 16, 2017 – Bryna Casey, Parks and Rural Recreation Coordinator – 2017 Recreational Trails Grants-in-Aid Allocations
R-2 January 25, 2017 – Bryna Casey, Parks and Rural Recreation Coordinator – 2017 Regional Parks Budget
R-3 January 25, 2017 – Bryna Casey, Parks and Rural Recreation Coordinator – 2017 Parks Maintenance Contracts Pre-Budget Allocation
New Business
Adjournment

CARRIED.

MINUTES:

M-1
October 13, 2016

MOVED by Director McPherson, SECONDED by Director Goodings,
That the Regional Parks Committee Meeting minutes of October 24, 2016 be adopted.

CARRIED.

REPORTS:

R-1
2017 Recreational
Trails Grants-in-Aid
Allocations

MOVED by Director McPherson, SECONDED by Director Goodings,
That staff draft a proposed change to the policy, requesting that recreational groups applying for a Recreational Trails Grants-in-Aid include provide an inventory of all equipment owned by that group.

CARRIED.

MOVED by Director Goodings, SECONDED by Director McPherson,
That the Regional Parks Committee recommends to the Regional Board that the 2017 Recreational Trails Grants-in-Aid be provided as follows:

Bear Mountain Nordic Ski Association	\$46,142.83
Blizzard Bike Club	\$7,155.33
Wolverine Nordic and Mountain Society	\$8,034.00
Northland Trail Blazers Snowmobile Club	\$13,667.84

CARRIED.

MOVED by Director McPherson, SECONDED by Director Goodings,
That the Regional Parks Committee recommends to the Regional Board that the application received from the Dawson Creek Ski and Recreation Association be referred to the Rural Budgets Administration Committee for consideration.

CARRIED.

REPORTS (CONTINUED):

R-3
2017 Parks
Maintenance Contracts
Pre-Budget Allocation

MOVED by Director Goodings, SECONDED by Director McPherson,
That the Electoral Area Directors' Committee recommends to the Regional Board that pre-budget approval for the following contracts be authorized in the 2017 budget, with contracts starting as early as March 1 and extending as late as October 31, for a one-year term with an option to extend the contract for two additional years with satisfactory results, up to maximum amounts as follows:

Blackfoot Regional Park (Stacey Lajeunesse)	\$8,662.50
Minaker River Regional Park (Dave Wiebe Contracting)	\$23,908.50
Spencer Tuck Regional Park (Morgan Rae Contracting)	\$14,812.88
Montney Centennial Regional Park (Morgan Rae Contracting)	\$20,911.28

CARRIED.

MOVED by Director McPherson, SECONDED by Director Goodings,
That the Electoral Area Directors' Committee recommends to the Regional Board that CAO or Chair be authorized to sign the Parks Contracts for Maintenance as per the purchasing policy.

CARRIED.

Adjournment: The Chair adjourned the meeting at 3:15 p.m.

Director Rose, Chair

Barb Coburn, Recording Secretary

From: Doug Fleming

Sent: Friday, April 21, 2017 1:59 PM

To: Trish Morgan; Bryna Casey

Cc: Director Dan Rose; Director Merlin Nichols; Carol Newsom

Subject: Park Proposal on the South Banks of the Peace River

Trish/Bryna: During an In Camera Council meeting held on March 20, 2017 District Council discussed at some length the options available to the municipality in moving forward with a park land dedication on the south bank of the Peace River. Initially we had approached the Regional District to see if there was interest in such a project. The response we received towards this concept was somewhat moderate. We have since made deep inroads with the Ministry of Forests, Lands and Natural Resources (their Parks division) and believe that we can develop a partnership with the Province to achieve both District of Chetwynd and Provincial goals in developing new and additional parklands and campsites in BC. The Province is currently fostering a program to develop new campsites in BC and our project fits right in to their mandate.

We appreciate how extremely busy the regional district currently is, and we do not wish to add to your burden. Because of the support offered by the Province and Council's desire to see this initiative proceed, District Council has instructed municipal staff to move forward with discussions and negotiations with the Province on park development and new camping opportunities on the south bank. We feel a tremendous opportunity exists to enhance recreational facilities on the south bank, and this will ultimately benefit the entire region. We are also fortunate to have received support from both of our local First Nations groups towards this concept.

While we would support any assistance the regional district may direct our way, we feel we have the necessary drive and momentum to initiate and deliver on this project. Should the RD wish to become involved at some point in the future, we would certainly welcome that.

Best regards,

D.B. (Doug) Fleming
Chief Administrative Officer

May 10, 2017



Peace River Regional District REPORT

R-1

To: Regional Parks Committee

Date: April 21, 2017

From: Bryna Casey, Parks and Rural Recreation Coordinator

Subject: Peace Lookout

FOR CHAIR AND DIRECTOR'S INFORMATION

BACKGROUND/RATIONALE:

At the Regional Board meeting of October 13, 2016, the following resolution was passed;

"that a letter be forwarded to the Ministry of Transportation and Infrastructure to request a meeting with Electoral Area 'C' Director, Brad Sperling, to discuss ownership and maintenance of the Peace Valley Lookout; and further, that a representative from the City of Fort St. John be invited to attend same."

On March 14, 2017, this meeting took place. All parties at the meeting recognized the cultural, environmental, and historical value of the lookout, and also the challenges to maintaining the property. Current concerns were stated as;

- Safety for users
- Liability
- Potential geotechnical instability
- Site cleanup and accessibility
- High costs to remove debris, remediate, maintain and capital costs to develop
- Steep and challenging landscape for development
- Currently un-policed
- Potential for vandalism

There is a renewed push for the Regional District to take on this property as a Regional Park – as can be seen in the attached letters sent in April, 2017.

In 2009, a feasibility study was commissioned by the PRRD to investigate the potential to develop this site, but the project was ultimately discontinued by the Regional Board resolution on January 10, 2013;

"that the Regional Board discontinue the Peace Lookout Park project and that all reports developed to determine the feasibility of the site be shared with other interested government agencies or non-profit groups should they wish to examine developing the site as a local park."

This resolution was made in part because of the potential of slide activity at this location and the increased expense to operate and monitor this site as compared to other potential park sites.

The Peace Lookout is located on crown land approximately 3km south on 100th Street from the intersection of 100th Street and Highway 97 in Fort St. John. A right-of-way belonging to the Ministry of Transportation and Infrastructure runs along the west side of the Lookout site. As this property sits on crown land, the responsibility for upkeep and maintenance has traditionally been undefined.

Staff Initials: *Casey*

Dept. Head: *May 10, 2017*

CAO: *Chibuk*

Page 1 of 2

OPTIONS:

For information only.

STRATEGIC PLAN RELEVANCE:

None.

FINANCIAL CONSIDERATION(S):

The 2010 Feasibility study outlined potential costs to develop the Peace Lookout into a Regional Park. By their 2010 estimation, this project would cost around \$1,000,000 for development, with at least \$50,000 in maintenance costs annually (not including equipment or supplies). Should the Regional Parks Committee choose to move ahead with this project, potential grant funding sources exist to offset the cost of capital development (Strategic Priorities Fund, Brownfield Remediation, etc.), though they are not guaranteed.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

This project was removed from the Regional Parks and Trails Master Plan in 2012, which is defined as an operational priority for the Community Services Department.

Attachments:

Letter from North Peace Historical Society & Fort St. John North Peace Museum

Letter from Mayor and Council – City of Fort St. John

Peace Lookout – Location Map

Peace Lookout Abandonment Report – December 17, 2012

Peace Valley Lookout – Planning Feasibility Study

Letter from BC Parks – Response to request for taking on the lookout as a Provincial Park



North Peace Historical Society & Fort St. John North Peace Museum R-1

9323 - 100th Street, Fort St. John, B.C. V1J 4N4

Telephone: (250) 787-0430

E-mail: fsjnpmuseum@fsjmail.com

Website: www.fsjmuseum.com

Mr. Brad Sperling
Chair, Peace River Regional District

April 4, 2017

Dear Mr. Sperling,

The North Peace Historical Society and Fort St. John North Peace Museum strongly support the creation of a park at the Peace River Lookout at the bottom of 100th Street in Fort St. John. This is a beautiful site over the Peace River and is a destination for both residents and visitors. Staff and volunteers here at the museum are constantly sending tourists down there when they want to know what else they can do around town. It's free, scenic, and a great way to learn about the history of this area.

The two interpretive signs we placed at the lookout back in 2013 with funding from the Peace River Regional District emphasize the historical importance of the areas seen from the lookout. The locations of two of our former forts can be seen from the lookout as well as the former site of the British Columbia Police Barracks and Jail (now restored on our museum grounds). The Pacific Great Eastern Railway Bridge is in the distance as is the former route of the North West Mounted Police trails. The lookout is also the perfect place to show how the river shaped the development of this area from First Nations and the fur trade through the arrival of settlers on steamboats.

The development of a park here would make this location a huge tourist draw. It would mean that trash and graffiti would be dealt with on a regular basis, giving residents a place to be proud of and visitors a place to enjoy. Let's share the history and natural beauty of this area with the world through the creation of the 100th Street Lookout Park.

Sincerely,

Heather Sjoblom
Manager/Curator, Fort St. John North Peace Museum

Cc: Mayor Ackerman and Fort St. John City Council

Cc: Christina Seguin, Chair, Tourism Fort St. John

Cc: Lisa Robowtham, Community Development Coordinator, City of Fort St. John

May 10, 2017

Received DC Office April 21/17



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

April 21, 2017
File No. 0400-50

Peace River Regional District
Box 810
Dawson Creek, BC V1J 4H8

Attention: Board of Directors

Reference: **Peace River Valley Lookout**

City Council received a copy of the letter from the North Peace Historical Society and Fort St. John North Peace Museum to the Peace River Regional District requesting reconsideration of the Board's decision to discontinue the Peace Valley Lookout Project. As noted in the Historical Society's letter, this area provides spectacular views of the river and played a significant role in the history of the area. The site's flat geography allows residents and visitors of all ages and physical abilities to use this area.

Please accept this letter as City Council's formal support of the Historical Society's request for reconsideration of this initiative that was passed by Resolution No. 151/17 at the April 10, 2017 Regular meeting.

It is acknowledged that this parcel of land is owned by the Province and the cost to develop the area as a regional park was estimated at over \$1 million (2013 dollars) although the benefit to both residents and visitors alike in the future to enjoy an additional park to experience the great outdoors is priceless. The PRRD have acknowledged that there is high public interest and support for this project and there is the ability to allocate funding from the regional parks function or to establish a sub-regional North Peace Recreation and Cultural Services function for the lookout. The City is respectfully requesting that this be considered.

The City looks forward to receiving a reply in due course.

Yours truly,



Lori Ackerman
Mayor

cc North Peace Historical Society and Fort St. John Museum

May 10, 2017

www.fortstjohn.ca

Peace Valley Lookout Location Map

1000 0 1000 2000 Meters

Scale 1: 50,000



R-1

City of Fort St John

100th Street

Highway 97 (Alaska Highway)

NW 1/2 of SW 1/4 Sec 19
TP 83 R18 W6M
Peace District

236 Road

Electoral Area C

Peace River

Electoral Area E

May 10, 2017

Peace Valley Lookout

Detailed Site Map 1

Peace River Regional District
April 30, 2010

R-1

265 Road

Proposed Peace Valley
Lookout Regional Park
development area (see map of
preliminary concept plan for details)

Investigative Use
Permit Area

~ 400m x 800m

Ministry of Transportation
Right of Way

NW 1/2 SW 1/4 Sec 19 TP 83 R18 W6M
Crown Provincial

Old Fort Road

Peace River

100 0 100 200 300 400 500 Meters

Scale 1:5,000



May 10, 2017



Peace River Regional District REPORT

R-1

To: Board of Directors

Date: December 17, 2012

From: Director Fred Jarvis, Regional Parks Committee Chair

Subject: **Discontinuation of Peace Valley Lookout Project**

RECOMMENDATION:

THAT the Regional Board discontinue the Peace Lookout Park project and that all reports developed to determine the feasibility of the site be shared with other interested government agencies or non-profit groups should they wish to examine developing the site as a local park.

BACKGROUND/RATIONALE:

Timeline of Activities:

- 2009 the Peace River Regional District (PRRD) commissioned a feasibility study to investigate the potential to develop the Peace Valley Lookout Site as a regional park. The Peace Valley Lookout, despite offering a spectacular 180° view of the Peace Valley and the Old Fort, historically has been used as an informal garbage dump where everything from household waste, to appliances and vehicles have been dumped;
- February 2010 the feasibility study was completed and recommended moving forward with phased development of the site once an environmental site assessment and geotechnical report were completed to determine site suitability;
- May 2010 the Board authorized staff to apply for a land use permit in order to conduct studies on the site to determine whether the site was suitable for further development and that the results of such studies should be brought back to the Board for consideration before development could proceed;
- March 2011 the environmental site assessment was completed and suggested that although the site was relatively clear of contaminants it did recommend that a drainage plan be developed to manage the site in the future;
- August 2011 Focus Engineering was contracted to conduct geotechnical monitoring of the site and develop a remedial options report;
- September 2011 the Ministry of Transportation and Infrastructure (MOTI) proceeded with removing a significant portion of the garbage that was located on the south bank of the Lookout. In addition, substantially developed the site by gravelling the parking area, installing fencing, concrete slabs and picnic tables near the edge of the slope;
- Spring/Summer 2012 at least two significant slides were noted at the Lookout by PRRD staff which resulted in MOTI's contractors having to relocate some of the picnic tables, concrete slabs and fencing to ensure public safety;
- October 2012 the geotechnical and remedial options reports were completed and suggested that due to the potential for slide activity that there is some inherent risk in further developing the lookout area. Although the risk is low it is definitely not a zero

Staff Initials:

Dept. Head:

J. Morgan

CAO:

John Balon

Page 1 of 2

May 10, 2017

risk and it is a risk that needs to be carefully monitored and managed on a continuous basis particularly when inviting the public to the site. Both reports provided recommendations on how to reduce this risk including (but not limited to):

- monthly and annual survey monitoring program to identify slope changes – slope indicators and professional geotechnical support may be required in the future to conduct monitoring;
- a drainage plan be developed and implemented to reduce surface run-off and further erosion; and,
- additional signage should be installed and that fences should be maintained and set back to account for shallow slides.

As a result of the considerations brought forward in the geotechnical report, the cost to operate and monitor this site is extremely high as compared to other potential sites.

STRATEGIC PLAN RELEVANCE: By decision of the Regional Parks Committee the Peace Valley Lookout project will be removed from the draft Regional Parks and Trails Master Plan which is identified as an operational priority for the Community Services Department.

FINANCIAL CONSIDERATION(S): By discontinuing the project there will be a cost savings to the public as the cost to develop the Peace Lookout as a regional park was estimated at over \$1 million.

OTHER CONSIDERATION(S):

There has been significant interest in developing the site as a park in one form or another by a number of other government agencies and non-profit groups. As such the Regional District should consider sharing the reports that have been commissioned to date with other agencies should they wish to consider developing the site themselves.



Date: April 19, 2013

File #: 98100-20/GAI Peace Valley Lookout

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

Dear: Ms. Goodings

Thank you for your February 14, 2013 letter addressed to Dave Merritt, encouraging provincial park designation for a 31.6 hectare portion of Crown land identified as "Peace Valley Lookout," located at the south end of 265 Road in Fort St. John. Mr. Merritt has forwarded your enquiry to me for a response, as the protected areas planner responsible for this area.

BC Parks uses the following criteria when considering requests to add lands to the provincial protected areas system: connectivity, representation, replication, cultural heritage, operational benefits and recreational benefits. The Peace Valley Lookout property ranks high in representation (less than 6% of the ecosection/biogeoclimatic code in the province is protected), but low for all other criteria.

In addition, as identified by Peace River Regional District staff, a number of management challenges exist for this site. Despite the work that the Peace River Regional District has undertaken over the last few years to clean up the site and assess its feasibility as a regional park, it is my understanding that those challenges resulted in the recent decision to remove this site from the Peace River Regional District's Regional Parks and Trails Master Plan. Those management challenges, particularly with respect to public safety, would be equally problematic for BC Parks to address.

BC Parks thanks you for your interest, but at this time, based upon the operational management challenges, its low ranking against BC Parks criteria for additions to the system, and the ongoing public safety risks, the Peace Valley Lookout property would not complement the provincial protected areas system.

Sincerely,



Dani Money
Planning Section Head – Peace
Northern Region, BC Parks
Ministry of Environment

cc: Honourable Steve Thomson, Minister of Forests, Lands and Natural Resource Operations
Larry Boudreau, Regional Director, Northern Region, BC Parks, Ministry of
Environment
Joelle Scheck, Ecosystems Section Head, Northeast Region, Ministry of Forests, Lands
and Natural Resource Operations

May 10, 2017



PEACE RIVER REGIONAL DISTRICT

R-1

Office of: the Chair

February 14, 2013

Mr. Dave Merritt
Area Supervisor/Recreation Service Officer
Northern Region
Ministry of Environment
BC Parks and Conservation Officer Services
Room 400, 10003 – 110th Avenue
Fort St. John, BC V1J 6M7

Dear Mr. Merritt:

Re: Peace Valley Lookout - South End of 265 Road, FSJ

At its January 10, 2013 meeting the Board of the Peace River Regional District resolved:

'that the Peace River Regional District approach the Ministry of Environment, BC Parks Branch Fort St. John to initiate a process of developing / designating this site as a Provincial Park, with a copy to Pat Pimm, MLA – North Peace.'

The location at the south end of 265 Rd (100th Street, Fort St. John) has seen a significant amount of public consultation research and site work, conducted by a number of different government agencies. The Regional District believes this site really belongs to all citizens of BC and should be designated as such under the Parks Act.

The Peace River Regional District would like to really encourage BC Parks to recognize the value of this special location by making it a Provincial Park. Thank you for your attention to this matter.

Yours truly,

Karen Goodings,
Chair

cc: Mr. Pat Pimm, MLA – Peace River North
The Honourable Steve Thomson, Ministry of Forests, Lands and Natural Resource Operations

R-6

PLEASE REPLY TO:

☒ BOX 810, DAWSON CREEK, BC V1G 4H8 TELEPHONE: (250) 784-3209 or (800) 670-7773 FAX: (250) 784-3201 EMAIL: prrd.dc@prrd.bc.ca
☐ 9505 100 STREET, FORT ST. JOHN, BC V1J 4N4 TELEPHONE: (250) 785-8084 Fax: (250) 785-1125 EMAIL: prrd.fsj@prrd.bc.ca

May 10, 2017

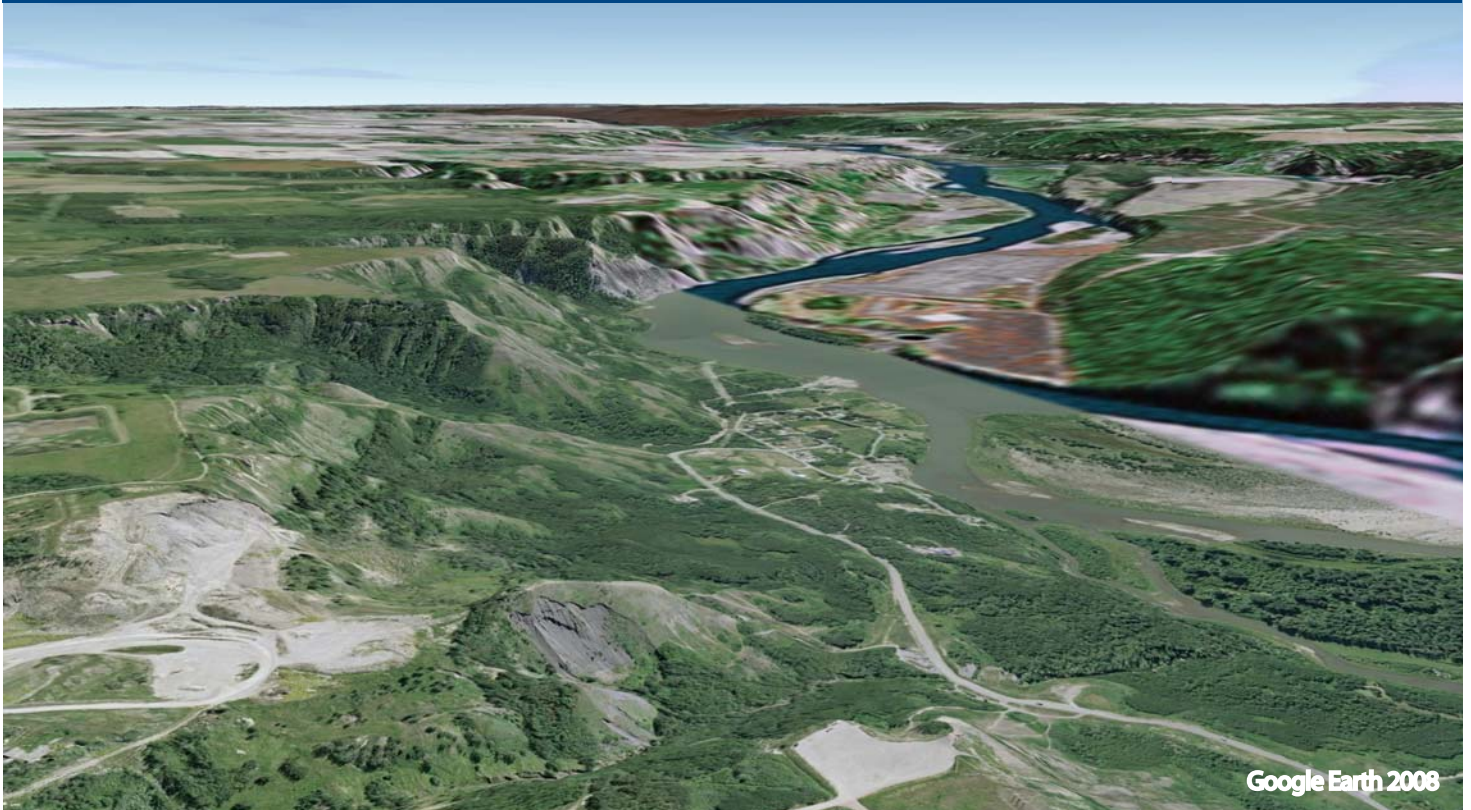


Peace River Regional District

R-1

PEACE VALLEY LOOKOUT

Planning Feasibility Study

**Prepared By:**

Focus Corporation
10716-100th Avenue
Fort St. John, BC V1J 1Z3
Phone: (250) 787-0300
Fax: (250) 787-1611
Email: fortstjohn@focus.ca

Prepared For:

Peace River Regional District
Attention: Ron Storie
Manager of Community Services
Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

FOCUS

May 10, 2017

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Appendix 1 - Community Check-In (November 30, 2009)

Appendix 2 - Geotechnical Quote

Appendix 3 - Stakeholder Consultation

Appendix 4 - Community Check-In (February 17, 2010)

Appendix 5 - Peace Valley Lookout – Concept Plan

Appendix 6 - Cost Estimates And Phasing

1.0 INTRODUCTION / BACKGROUND

The Peace Valley Lookout is located on Crown Land approximately 3 km south on 100th Street from the intersection of 100th Street and Highway 97 in Fort St. John. The site provides a panoramic view of the Peace River which winds through a valley and beside a community called The Old Fort.

The Peace River Regional District (PRRD) is investigating the feasibility of converting the Peace Valley Lookout into a Regional Park. The North Peace Fringe Area Official Community Plan supports the development of this area through the following policies:

Section 10
PARK, OPEN SPACE AND NATURAL ENVIRONMENT

10.3 Policies

Policy 6 To work with the general public, committees, societies, organizations, First Nations and provincial agencies in identifying and protecting sites of scenic, heritage, cultural, historical, paleontological or archaeological significance within the Plan area.

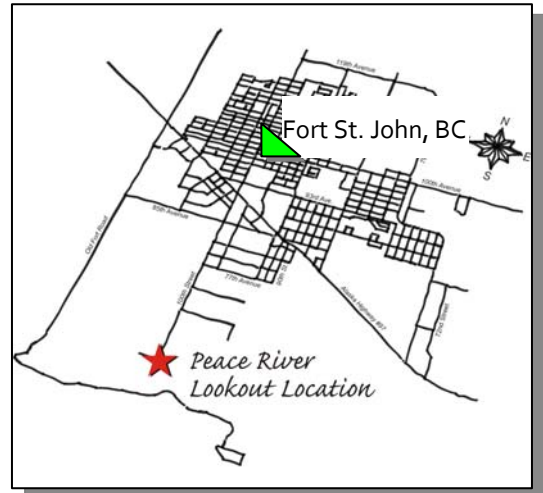
Policy 9 To work collaboratively with the stakeholders and agencies having jurisdiction to discourage damage caused by all terrain vehicles.

Policy 15 To recognize that the Peace River is one of 20 rivers in BC proclaimed as a BC Heritage River in order to provide greater emphasis on river related values during land use planning processes, to raise awareness of the importance of a healthy river system, to help protect the special values of the river and to build a stronger public support for and involvement in stewardship of the river.

The Lookout Site is already established as a locally known viewing point for rural and Fort St. John residents. The site has potential as a Park which, when reclaimed and redesigned, would draw local visitors and tourists due to its location overlooking a beautiful valley with the Peace River running through it.

This Planning Feasibility Study is intended to guide the PRRD in their decision pertaining to acquisition of park land, development of park facilities and a lookout, and projections for potential capital and costs related to on-going maintenance. This Study will outline steps and fees associated with creating a Regional Park and Lookout including:

- Geotechnical Information;
- Environmental Information;
- Conceptual Design of the Lookout;
- Marketing Analysis;
- Maintenance / Preservation; and



➤ Next Steps / Recommendations.

This Planning Feasibility Study incorporates input from PRRD staff as well as community organizations, associations, societies and businesses in the Peace River Regional District. Two public Community Check-In sessions were held. The goal of the first Community Check-In session was to set priorities and gauge the public's interest in the project. At the second Community Check-In session, a proposed concept plan and related budget and phasing options were presented for the public to comment on. Results from the two Community Check-In sessions can be found in Appendices 1 and 4.



Photos from Community Check-In #1 held at the North Peace Leisure Pool in Fort St. John on November 30, 2009.



2.0 GEOTECHNICAL

Northern Geo Testing & Engineering Ltd. (Northern Geo) was contacted by Focus to provide a quote for a Geotechnical Investigation and Slope Stability Assessment. The following is an overview of their recommendations and fees.

Based on the conceptual drawing provided to Northern Geo, it is understood that the Peace River Regional District proposes to develop a site at the south end of 100th Street. The lookout area would include a paved parking area, staging and picnic areas, a viewing platform, parks, trails, monuments and educational features. The site overlooks the Peace River Valley, with a long slope extending approximately 160m vertically to Old Fort Road over steep and undulating slopes, and an additional 60m over flatter, hummocky slopes down to the Peace River channel.

There are significant surface erosion features (water carved channels with debris), soil slumps and scarps, indicating both surface and subsurface soil instability potential on and below the site. It is also understood that there have been geotechnical assessments undertaken by others in the Old Fort area below the proposed development, and these assessments have indicated both shallow and moderately deep to deep-seated instability. The anticipated soil stratigraphy below the outlook area will likely consist of clay, clay tills and clay shale with possible sand and gravel layers.

Northern Geo proposes a threefold investigation process to accomplish the following objectives:

- ♦ Desktop Study - initially review existing landslide and slope inclinometer information in the area
- ♦ Slope Stability Assessment - assess overall global slope stability conditions at the site with deep test hole drilling and slope data
- ♦ Foundation Assessment - evaluate the near surface conditions at the site for foundation design of the proposed development with shallow test hole drilling

The proposed investigation may be carried out as one project simultaneously or as three separate but related studies. Detailed descriptions of these objectives can be found in Appendix 2.

Task	Timeline	Fees
Desktop Study	1 week	\$2,575
Slope Stability Assessment	1 Year (monitored)	\$53,045
Foundation Assessment	1 day	\$7,931
TOTAL (with disbursements and GST)		\$63,551

3.0 ENVIRONMENTAL

3.1 *Introduction*

During the preparation of this pre-feasibility cost estimate, environmental site assessments reports were not available for review. Focus understands that the subject property has been used for a long time by the public for recreational purposes. However, illegal dumping of household and commercial solid waste is evident on the slopes. In addition, based on anecdotal information provided by local residents, there could be debris disposed and buried at the flat portion of the subject property.

3.1.1 **Scope of Work**

The following scope of work is suggested for the property prior to re-development:

1. Conduct an Environmental Site Assessment (ESA) and limited soil sampling;
2. Develop Conceptual Site Remedial Options; and
3. Provide rough site clean up cost estimate.

3.1.2 **Phase I Environmental Site Assessment (ESA)**

The objective of the Phase I ESA would be to comment on whether past or present site use, either on-site or off-site, may have a potential to cause environmental impairment of the subject property. The Phase I ESA will be conducted in general accordance with the Canadian Standards Association (CSA) document "Z768-01 Phase I Environmental Site Assessment", dated November 2001 and reaffirmed in 2006.

The scope of work for the Phase I ESA will include the following:

- Review available historical information for the subject site and the immediate surrounding areas, including air photos and property listing and street directories;
- Review relevant environmental information from the BC Online Site Registry, the BC Ministry of Environment online Water Resources Atlas and the City of Fort St. John;
- Obtain and review historical and current land titles of the subject site;
- Review available public information such as geological and hydrogeological reports and maps;
- Conduct a site visit and personal interviews to evaluate the historic site activities and determine if there is a presence of materials which could cause harm to humans and ecological systems; and
- Prepare the Phase I ESA report suitable for submission to the Peace River Regional District in support of the property re-development application.

Focus is proposing to conduct the Phase I ESA site visit at the time of geotechnical soil investigation which will allow for environmental soil logging and sampling. Limited quantities of soil samples (4 to 6) will be collected during the geotechnical investigation to assess the soil quality at the site.

The Phase I will identify areas of potential environmental concern (APEC) and areas where additional environmental assessment is warranted.

Based on the Phase I ESA recommendation and soil quality assessment results conceptual site remediation – restoration options will be developed and presented to the Peace River Regional District for review and comments.

3.2 Remedial Options Report

Based on the information gathered during this pre-feasibility proposal preparation, the following media have been identified that could be potentially impacted by historic activities at the site: soil, surface water and groundwater. It is expected that shallow soils and surface water bodies (creek) at the site or near the site could be potentially impacted by illegal dumping, import of fill material from unknown sources and unreported releases of contaminants. Since the water table at the site is expected to be located several meters below the local grade, the impacts to the local groundwater are estimated to be at the lesser rate. Therefore, a contingency for the groundwater quality assessment is not included in this proposal.

The remedial objectives (RO) developed for the site should be based on BC Ministry of Environment (MoE) Contaminated Site Regulations¹ (CSR). Under the CSR, based on the proposed land use, the site specific APEC and the primary contaminants of concern (CoC) will be identified. Furthermore, mandatory and site specific exposure pathways and potential receptors will be identified and numerical standards applied to assess the soil quality and likelihood of contaminants from soil leaching into surface and groundwater. In addition a pre-screening risk assessment could be conducted.

Remedial options implementation and performance monitoring would require implementation of a sampling and analytical testing rationale for soil, groundwater and, potentially, surface water and air. These media samples should be collected before, during and after the remedial activities.

3.2.1 Remedial Methods

Impacted media, such as soil, surface water, sediment and groundwater at the site should be remediated to the environmental objectives developed following the completion of assessment activities. At this point in time, only a conceptual remediation action plan (RAP) is presented. The following conceptual remedial options have been considered for the proposed Lookout.

- Shallow Soils in Source Areas - excavate, treat, segregate, reuse and/or dispose of soils and debris from 'hot spots' at the flat portion of the site;
- Deep Soil – In-situ bioremediation (soil vapour extraction – bio venting);
- Collect, segregate and dispose of soils and debris from the slopes of the property, if required;
- Groundwater - In-situ bioremediation, Monitored Natural Attenuation (MNA), if required; and
- Surface water – creek channel restoration.

The methods selected are based on the brief review of a Google Map[®] image of the site, some anecdotal information, and common industry practices.

¹ Contaminated Sites Regulation (CSR), B.C. Reg. 375/96, including amendments up to B.C. Reg. 239/2007.

Flat Area

An excavation area based on the environmental site assessment should be reviewed by the geotechnical engineer to determine if all impacted soils could be safely removed and replaced with non-impacted fill material without compromising the site slope stability and bearing capacity. If soils can not be excavated in certain areas, impacted soils should be contained by applying a low-permeability barrier (clay or synthetic liner) and if necessary, capped. In areas where asphalt pavement will be applied, the capping material thickness should be adjusted accordingly. The impacted soils containment and capping should be completed in accordance with CSR and local municipality requirements. Generally, within the parking area, soils should be compacted to 95% of Standard Proctor and hydraulic conductivity of 10^{-7} m/s would be sufficient to prevent surface water intrusion. In addition, surface water runoff should be diverted from the site to minimize surface water intrusion into contaminated soils.

For cost estimate purposes, 0.5 m thick layer of surface soil distributed across the site was used in the remedial cost estimate.

Slopes

On the slopes of the site, large areas of distressed vegetation are visible. In addition, large pieces of abandoned equipment, cars, household appliances and other solid waste debris are noted. In order to restore the slopes, the debris should be removed and the slopes re-vegetated with native species and existing vegetation growth promoted.

Prior to commencing debris collection and disposal, special attention should be paid to the project safety procedures development. The site-specific hazards assessment, administration, hazard control and mitigation procedures should be developed. In addition, a site-specific health and safety plan should be prepared and available at the site during the remedial activities. The debris at the slopes should be collected manually wherever possible to minimize further damage to vegetation on the slopes. The hand-collected debris should be stored in large waste bins (totes) and prepared for removal. Larger pieces (appliances, cars, etc.) should be secured in place to prevent mobilization (tumbling) before commencing their removal. Once secured, larger pieces of debris and waste bins will be airlifted by helicopter and brought to the flat part of the property for further processing, separation and disposal to a landfill.

Task	Timeline	Fees
Environmental Site Assessment	1 week	\$10,045
Remedial Options Report	1 week	\$6,320
Remediation and Reporting	6 weeks	\$270,625
TOTAL (with disbursements and GST)		\$286,990

4.0 CONCEPTUAL DESIGN

4.1 Background

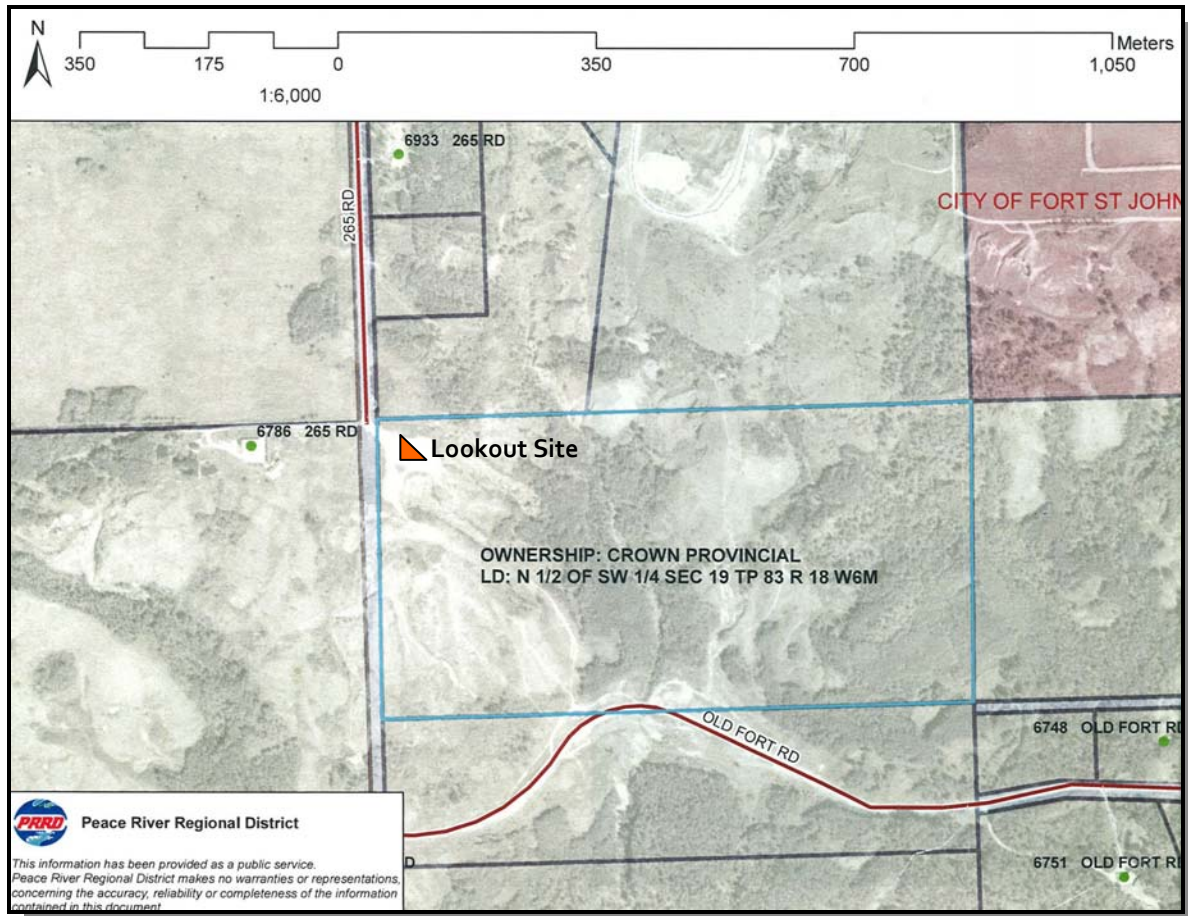
The conceptual design of the Peace Valley Lookout is a direct result of public input that was gathered at a Community Check-In session held on November 30th, 2009 at the Peace River Regional District office in Fort St. John (refer Appendix 1 for Community Check-In results). A few of the main themes that were expressed at the Community Check-In as well as through an online survey and individual conversations include:

- Safety - create a safe environment for visitors to walk around and enjoy the view – create a vehicle buffer to keep cars away from the edges and prevent dumping
- Security – issues surrounding youth parties and vandalism at the site and surrounding properties
- Retaining the site's integrity – site is currently used as a passive space for picnicking and site-seeing – residents in surrounding areas bring visitors to the site for the view, which is its greatest draw
- Tell the history – many historical sites can be seen from the Lookout, as well as the Peace River, which is an important asset to the area
- Keep it simple – current users enjoy the site and all it has to offer just as it is but expressed their desire to make it safe and functional without detracting from its natural beauty

Based on this feedback, a concept plan was created in consultation with the Peace River Regional District. The following information explains the rationale and preliminary findings.

4.2 Development Area

The current site of the Peace Valley Lookout is located on Provincial Crown Land described as the N ½ of SW ¼, Sec. 19, TP. 83, R18, W6M (refer Map 1). A right-of-way belonging to Ministry of Highways runs along the west side of the Lookout site and the site is not within the current Agricultural Land Reserve boundary. Historically, this site has been used as an informal land fill. For this planning feasibility study, only the Study Area as identified in Map 2 is being considered. In the future, it is recommended that a broader study area be considered to incorporate a trail system linking the existing graveyard and "Old Fort" community to the Lookout site.



Map 1 – Parcel Information



Map 2 – Study Area

4.3 *Topography*

For this planning feasibility study, a topographical survey of the area was not provided or conducted. All topography has been gauged based on photos and site visits only. The site, while generally flat at the immediate Lookout site, slopes to the south. It is estimated that there is a 1 to 2m difference in elevation from the north side of the site to the south side. The southern edge of the site drops down vertically approximately 160m to the Old Fort Road below and an additional 60m (approx.) to the Peace River channel. The topography not only makes the site unique but also poses a challenge in terms of safety.

4.4 *Access Roads and Drainage*

The site has one access which is located approximately 3 km south on 100th Street from the intersection of 100th Street and Highway 97 in Fort St. John. Pavement on this access road ends approximately at the City of Fort St. John municipal boundary. Beyond the municipal boundary, this access road also services 3 residents on the way to the Lookout site. This existing access road adequately provides access to the Lookout site. The proposed concept plan (refer Appendix 5) illustrates a large parking island at the entrance to the site. This would direct through traffic into the site and creates a right turn out of the site. It is recommended that in the future, if any upgrades are made to the road (e.g. widening or paving) that consideration be made for a roadside walking trail, making pedestrian access to the Lookout site safer.

From preliminary review of the site, it appears that some of the bank instability may be due to spring run-off being directed over the southern side of the bank. A provision for drainage has been included in Appendix 6 – Cost Estimates and Phasing. It is recommended that rain water and run-off be collected either on-site and piped to other areas or alternatively, a ditch be constructed that directs the water around the site. Further investigation and study by an engineer is needed to address drainage for the Lookout site.

4.5 *Underground Utilities*

To the best of our knowledge and with all the information presented to date, Focus believes that there are currently no underground utilities at this site.

4.6 *Concept Plan*

4.6.1 Theme

The concept theme of the proposed park is both functional and historical, with a focus on using local materials whenever possible. The name “Peace Valley Lookout” speaks to the function of the site - a place to take visitors for a panorama of the Peace River flowing through the valley and a resting site for passing travelers. While visitors gather at the Lookout site, the interpretive components spell out the history of the area from both the Settlers and the First Nation perspective.

Suggested materials include items such as:

- Boulders, possibly donated from the surrounding farmland;
- pipe (e.g. surplus from pipeline projects) used for post and chain barriers;

- concrete benches and picnic tables;
- timber frame constructed washroom facilities, gazebo and entrance sign; and
- wood decking, possibly sourced from pine beetle infested trees.

4.6.2 Parking

The Concept Plan provides for a number of parking options including:

- 2 dedicated bus parking stalls;
- 6 recreation vehicle (RV) stalls; and
- 15 regular 3.0m wide parking stalls and 1 designated accessible stall.

Parking will not be designated until Phase III (refer Appendix 6) of the project when it is intended that the parking area will be paved with asphalt. At that time, lines will be painted and the designated accessible stall will be identified with a vertically mounted sign and the International Symbol of Access painted on the pavement.

4.6.3 Landscape Items

Landscaping in terms of plant material has been kept to a minimum and will be chosen from a palette of species that are hardy and native to the area. No provisions have been made for an irrigation system and plants will need to be hand watered for the first year or until established. Grass areas will be seeded with native grass species and hand watered until established. A windrow will be provided along the west side of the site to screen the Lookout site from the neighbouring property.

4.6.4 Site Amenities

The concept plan intends that overhead lighting be provided to improve safety and security for users during early morning or evening use. However, the site is not intended to be used for overnight camping.

No potable water source and no community sewer service are available at the site.

The concept plan has sited 2 washroom (outhouse type) facilities that will have buried holding tanks and will require maintenance on a regular basis.

4.6.5 Interpretive Components

The interpretive components of the Lookout will be on-site and potentially off-site. Kiosks placed at the staging area (southeast corner of parking lot) will contain relevant information about the park, including hours of operation (if required), safety information, relevant public notices, sponsor advertising, etc. Interpretive panels will be placed on the large viewing deck located on the southern point of the park. These interpretive panels will tell the history of the valley below from the Settlers and First Nations perspective. A map of all the historic Forts will be made available, and will refer to sites along the river bank below. In future phases, these sites could be tied into the mapping by placing physical markers at the actual sites large enough to be seen from the Lookout and colour coded to correspond to the mapping. There are also opportunities to inform visitors about the local area and its history, current uses, local legends, First Nations or information about the night skies and the mighty Peace River.

4.6.6 Phasing

The Park could be developed in five phases (refer Appendix 6) . The priority of the phasing is to first improve the safety of the current site and subsequently layer in the aesthetic, and lastly, the interpretive components.

4.6.7 Crime Prevention Through Environmental Design (CPTED)

Lighting:

Lighting should be low-level, downward facing, vandal-resistant, and sufficient to illuminate walkways and washroom buildings. Lighting will be directed away from the deck so as not to interrupt star-gazing activity etc.

Sightlines:

In terms of CPTED, sightlines, both into and within the Lookout site have been maintained and opportunities for hiding places have been minimized.

Signage:

Good signage is important. The design allows for entry signage, information kiosks, and interpretive panels. Signs should state hours of operation, rules of conduct, contact numbers, and wayfinding if necessary.

Safety:

Oftentimes, a real test is to ask yourself “would I feel comfortable here?” The intent of the design is to clearly see the site and what it offers - viewing deck, washrooms, picnic sites and information boards. People can get out and stretch their legs, have some lunch, walk around a bit, “ooh” and “aaah” at the stunning views and the great park space, and then be on their way.

A key to the success of this development is not only the natural surveillance on the site, but diligent maintenance and upkeep. While no one element is entirely vandal-proof, there is also responsibility on the part of the District to look after the site. If it looks rundown and abandoned, the message will be that it is an unloved and uncared for site, and the resultant behavior will reflect that. Broken bulbs or glass, graffiti, and litter should be cleared promptly. Also having community groups involved with clean-up and maintenance would bring a sense of ownership to the site.

Sponsorship for the site could come from a variety of sources such as the Kinsmen, Rotary, Lions, or other service groups, or the First Nations Treaty 8 group. They could sponsor or fund elements such as the deck, the interpretive panels, the gazebo, the benches and picnic tables, working in partnership with the regional district. There tends to be a greater sense of ownership and pride when organizations fundraise for project components.

4.6.8 Universal Accessibility

One accessible parking stall will be provided and the parking lot access, walking path, gazebo and wood viewing decks will be made wheelchair accessible. There will be an effort as well to incorporate Braille into the interpretive panels.

5.0 MARKETING ANALYSIS

The site should be promoted in several different ways to gain the most exposure and draw the most visitors.

Signage: Signage along Highway 97 (the Alaska Highway) will be a key component to marketing the Lookout. Binocular symbols much like the ones that designate “wildlife viewing” could be incorporated into the City of Fort St. John attraction signs. At the corner of 100th Street and Highway 97, another sign should be posted for the turn off, and lastly, the entrance sign to the Lookout site will announce arrival to the site.

Print: The following are opportunities for print advertising:

- Peace Valley Lookout brochures could be developed and made available at all surrounding visitor information centres including Dawson Creek, Taylor, Pouce Coupe, Fort St. John, Chetwynd, and as far away as Nelson and Prince George.
- Ads and information could be provided to the following print magazines: British Columbia Vacation Planner, BC Outdoor Adventure Guide and the BC Insiders Guide.

Internet and Digital Marketing Opportunities:

- HelloBC.com
- fortstjohn.ca
- prrd.bc.ca
- poucecoupe.ca
- districtoftaylor.com
- gochetwynd.com
- dawsoncreek.ca
- northernbritishcolumbia.com
- bctravelguide.ca
- camping.bc.ca

Word of Mouth / Programming: The Lookout site is already a place where local residents take visitors to enjoy the view. The site has potential to host small celebrations and events. A good way to animate the space, thus getting people to use it, is to program it. Programming opportunities could include star gazing, painting, nature appreciation, crafting, plant walks and historical talks. The Lookout site could also become part of school curriculum.

6.0 MAINTENANCE / PRESERVATION

The concept for the Lookout site caters to low maintenance and preservation costs. Most of the site furnishings will be concrete and wood. More specific and appropriate materials will be researched in subsequent phases once this project moves forward.

Weekly maintenance could include:

- Watering trees and grass until establishment
- Emptying garbage cans
- Picking up litter from site
- Ensuring the washroom facilities are cleaned and stocked, repairing any vandalism and monitoring holding tank levels
- Maintaining the kiosk information
- Winter snow removal and sanding as needed
- Sweeping / shoveling walkways

Monthly maintenance could include:

- Mowing the grass once established
- Pumping outhouse holding tanks
- Painting over any graffiti
- Grading gravel parking lot

Yearly maintenance could include:

- Painting
- Repairing potholes
- Adding gravel to parking lot as needed until it is paved

Task	Approx. hrs	Fees
Maintenance Contractor Wages	800hrs/yr	\$20,000
Equipment and Supplies		\$30,000
TOTAL		\$50,000

7.0 LIMITATIONS

This report is limited in nature and should not be relied upon either as a confirmation of regulatory compliance or of conditions on site, either above or below grade.

The evaluations presented in this report are based on information provided by individuals, available site records, readily available historical documents and observations made during limited site reconnaissance. Focus has accepted as true the information obtained from these sources but makes no representation or warranty regarding the accuracy or reliability of the information.

The services provided by Focus and the sub-consultants retained for this project have been provided in accordance with the standard of care applicable to similar services provided at the place and time of these services.

This report and the information contained in it is intended solely for the use of The Peace River Regional District for that project described as the Peace Valley Lookout Planning Feasibility Study and should not be relied upon or used by any other person whatsoever for any other purpose. Any such use is at the sole risk of the unauthorized user and without any responsibility on the part of Focus.

8.0 NEXT STEPS / RECOMMENDATIONS

The Peace Valley Lookout presents a unique opportunity to expand upon something that is currently unique and special to the residents in the Fort St. John and surrounding areas. The view of the valley from the Lookout site is meaningful both historically and aesthetically.

Given the remoteness of the site, problems have surfaced including vandalism, improper use and safety concerns. Through proper site planning, monitoring and maintenance, these problems can be minimized. Some next steps and recommendations that this report summarizes include:

1. Gather geotechnical data to gauge the stability of the slope with possible on-going monitoring.
2. Gain knowledge of the environmental history and possible solutions in terms of impact to surrounding water courses and habitat.
3. Retain an engineer to design the proper handling of drainage and run-off.
4. Obtain a detailed survey of the site for grading and drainage purposes.
5. Phase the development of the site to first address public safety.
6. Seek opportunities for partnerships / sponsors to aid in cost-sharing, monitoring and maintenance.
7. Partner with the local RCMP in a strategy to monitor the site at night.
8. Seek locally-made materials, products and services where appropriate during construction.
9. Set up a maintenance and preservation schedule to ensure vandalism is kept to a minimum and public safety is maintained.

10. Consult local First Nation communities and local historians for content in interpretive components.
11. Market the Lookout site in a variety of methods including signage, print and online sources to gain the most exposure.
12. In the future, consider linking the Lookout site with the historic graveyard below by means of a trail or stair system.
13. In the future, provide vehicle baffles at the bottom of the bank to prevent vehicular and off-road equipment access.
14. When the opportunity arises, approach the Ministry of Transportation and Infrastructure to consider upgrading the access road (100th Street) to include asphalt paving and a dedicated pedestrian lane.

A skilled team of professionals were called upon to consider the development potential of this site. Should the project move forward, all consultants and sub-consultants involved in this initial investigation would consider it a privilege to continue to work on the development of the Peace Valley Lookout site.

Appendix 1

Community Check-In (November 30, 2009)

Advertising for the event as follows:

Energeticcity.ca

Thursday, Nov. 19th thru to Monday, Nov. 30th

Alaska Highway News

Wednesday, Nov 25th and Friday, Nov 27th

CBC

Emailed to the CBC North website for their community events section

Moose FM

Press Release sent out

The PRRD website posted the day and time and posters were put up around FSJ announcing the event.

PRRD emailed electronic invites to various stakeholders for distribution to membership

Welcome to the
Peace River Regional District

Peace River Lookout Community Check-In

The Peace River Regional District (PRRD) is undertaking a feasibility study to guide their decision regarding acquisition of park land, development of park facilities and a lookout and projections for potential capital and costs related to construction and on-going maintenance for the Peace River Lookout site.

Community Check-In Purpose...

- Inform rural and Fort St. John residents as well as surrounding area stakeholders about projects happening in their area
- Gain local knowledge of the Lookout area
- Gather input on significant themes / concepts for the Lookout
- Gather input on marketing opportunities and benefits of creating a Regional Park

We Need your Input...

- Please provide comments on spaces defined on project boards
- Please vote for your favourite theme with red and green dots
- Please talk to PRRD staff and Focus representatives about your concerns, experience and vision for the Lookout site

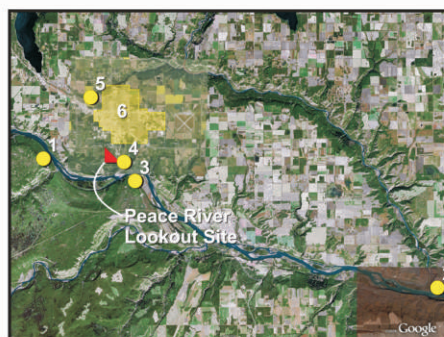


You Could Win!

Please fill out an exit survey and have your name entered into a draw for a Winter Vehicle Emergency Kit!

Peace River Lookout

Welcome



Trading Post Locations in the Fort St. John Area

(courtesy of the Fort St. John Museum and Archives)

- 1 ROCKY MOUNTAIN FORT 1794-1805
 - earliest European settlement on mainland British Columbia
- 2 FORT J'EPINETTE 1806-1823
 - established by the Northwest Company called St. John name changed in 1821 when Hudson's Bay company took over the management of the fort
- 3 FORT ST. JOHN 1860's-1872
 - fort re-opened after a lapse of 40 years
- 4 FORT ST. JOHN 1872-1925
 - Hudson's Bay Company factor Frank Beaton moved post to a new location across the river
- 5 FORT ST. JOHN 1925
 - Frank Beaton again moved the post to be closer to the new settlers
- 6 FORT ST. JOHN PRESENT (approximate boundary)



Parks / Attractions in the area

- Scenic Highway from FSJ to Hudson's Hope
- W.A.C. Bennett Dam
- Williston Lake
- Beaton Provincial Park
- Charlie Lake Provincial Park
- The Alaska Highway
- The Exemplar
- North Peace Museum
- Taylor Gold Panning Days

Glaciation, tectonic forces (movement of the earth's plates) and climate have created the soils, vegetation, forest ecosystems and subsurface formations that exist today. The vast **flat plateau** that dominates the eastern regions of the planning area was formed by retreating glaciers. **Soils are generally fine textured** with deeply incised streams. The north eastern area tends towards saturated soils and **muskeg** while south eastern soils are drier. Moving westward, the topography rises to the rolling and hilly landscapes of the foothills and ends in the Rocky Mountains. River systems originating in the mountains cut deeply through **bedrock** and can be straight, **meandering or braided**. Rivers are the dominant hydrological feature in the planning area. The major river systems include the **Halfway, Graham, Beaton, Sikanni-Chief, Fontas and Peace River** systems. Where **lakes** exist, they tend to be **small and shallow** with low to moderate productivity. Significant lakes include **Charlie Lake and Redfern Lake**. Over **40 fish species**, including mountain whitefish, bull trout, Arctic grayling, rainbow trout, lake white fish and walleye are found, mostly in the large rivers and streams. The area has a fairly typical northern continental climate. Cold winters, short growing seasons and low precipitation limit the vegetation, agricultural crops and forest ecosystems that can thrive here. Mean **daily temperatures** range from -30.4°C to +21.50°C. Most of the moisture carried by the **prevailing westerly winds** falls on the west side of the Rocky Mountains, outside of the planning area. Average annual precipitation is 295.9 mm of rainfall and about 198.2 mm in equivalent **snow cover**. Some areas can suffer a water deficit, especially during summer. The **short growing season** is somewhat offset by the long sunny northern days during spring and summer. Substantial populations of large mammals such as **deer, elk, sheep, goat and moose** inhabit the LRMP area. Both **black and grizzly bear** are found across the planning area. Other significant wildlife include fur bearers such as marten and a variety of birds, including **waterfowl and warblers**. **White spruce, lodge pole pine and trembling aspen** are the main commercial tree species, accounting for most of the timber harvested in the planning area.

(courtesy of Integrated Land Management Bureau - Fort St. John Land and Resource Management Plan)

Participant Input

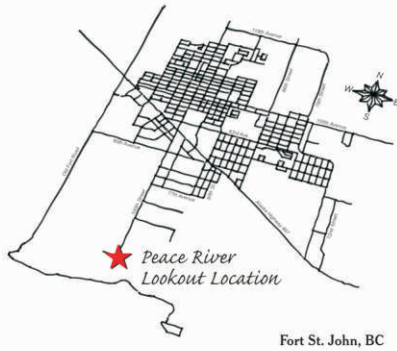
Please list any other relevant information that makes this site unique.

Peace River Lookout

May 10, 2017

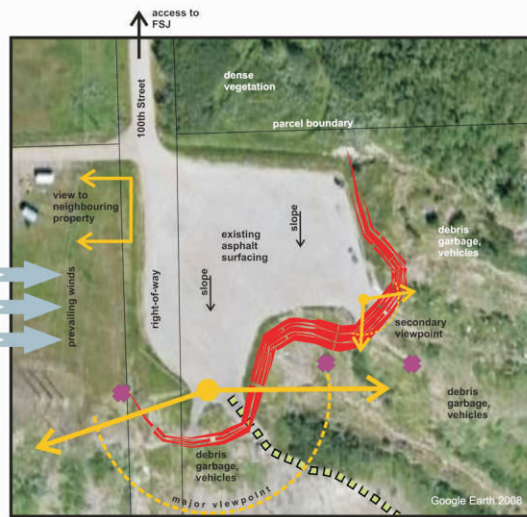
Background





Peace River Lookout

Context



Legend

- steep slopes
- memorial markers
- existing trail



November 10, 2009

On-site Observations:

- used for camping
- lack of "dead end" sign
- debris thrown over the bank
- asphalt area slopes south towards edge
- while on site: 1 person camping
- 1 person took dog for a walk
- 1 vehicle, people eating lunch

Participant Input

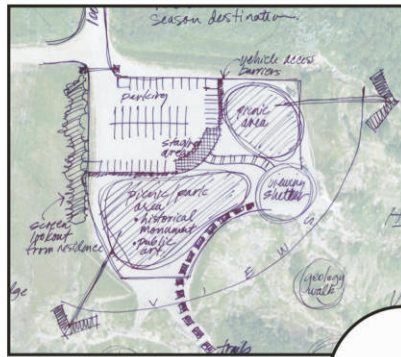
Please list what you perceive as attributes and detractors of the Lookout site (what's good, what's bad)

Peace River Lookout

May 10, 2017

Site Analysis





Draw Your Vision!



Participant Input
General Comments

R-1

Peace River Lookout

Preliminary
Concept



Theme One

The Peace in all Seasons

A place to go to experience nature in the north, see the amazing landscape change with all the seasons, website link to show when best times are to view northern lights or shooting stars, storm watching, sun rise / sun set watching, star gazing, "big sky" experience, wedding photo opportunities, wildlife viewing

Theme Two

A Historical "Viewpoint"

Interpretive kiosk showing locations of all Fort locations that can be seen from Lookout, fossil hunting, geology walk, man-made markers insert across the valley that are visible from the Lookout showing rock formations, markers showing historical river levels, history and significance of the Alaska Highway,



Peace River Lookout

May 10, 2017

Themes



November 30th Peace River Lookout Survey Results

Questions	Results
1. Check where you currently live: • Electoral B • Electoral C • In Fort St. John • Other	0 9 7 1
2. Do you currently use the Lookout site? • Yes • No If so, what for?	15 2 ▪ Sight seeing ▪ Walking ▪ Eating lunch ▪ Just visiting ▪ Walking ▪ Bring family and friends to see the beautiful scenery ▪ I work on 100th street and occasionally walk to the point at lunch and after work ▪ Eating lunch on occasion ▪ Viewing the fall leaves changing colours ▪ Watch the valley in early morning full of fog ▪ Scenic viewing ▪ Show visitors a wonderful vista ▪ Viewing scenery ▪ Moderate hiking ▪ Lunch site ▪ Showing visitors and new to town people ▪ See the river in all 4 seasons ▪ To show every person who visits FSJ or is new to the area the outstanding view of the Peace River, where the approx. Site C Dam might be located and where FSJ was located on the river etc. ▪ Walking ▪ I've gone there but don't use it regularly ▪ Visitors ▪ Lunch or supper site while RV-ing ▪ I have used the site over 200 times - I am a retired educator turned counselor – have counseled countless men while eating lunch there ▪ To show off area history to visitors ▪ To enjoy the view ▪ Relaxing ▪ Taking the visitors to see the Peace ▪ Sometimes but it is presently a bit

	embarrassing because of litter and old cars etc.. Fun to run to on a nice day ▪ Eat lunch
3. Do you see any benefits to developing the lookout site? If so, what are they?	▪ Very much, clean area up and make it a welcome spot for tourists ▪ Yes, it is already advertised as a tourist attraction ▪ Yes, tourists, more local usage, Less garbage ▪ I believe the lookout would be a wonderful place to attract tourism to the City and area ▪ Yes, if the site was developed, with a walkway from FSJ, many more people would utilize it, the view is beautiful ▪ Reduction of garbage – it spoils the view, great place for photos etc. ▪ Enhance visitor appreciation, greater constructive use by community members ▪ Recreational / picnic / walks ▪ Yes, get rid of garbage & develop it as a lookout point ▪ TREMENDOUS, FSJ needs a tourism site to promote the area & it's the area that can cater to all the historic aspects as well as the environment ▪ Absolutely, and it is long overdue. ▪ Provide a much cleaner / neater image of the region if all the garbage is removed ▪ Provide a safer area for vehicles and visitors ▪ Provide a tourism attraction for visitors ▪ Yes, clean it up, mark the heritage, create a safe site to visit ▪ Absolutely. One of the only places to view the Peace. I've seen many tourists there. Many folks go for an evening drive. Fabulous sunsets or moon rises ▪ Safety – improved barriers since it is already used ▪ Visitor information, historical site viewing ▪ Clean up garbage over the edge ▪ Yes tourism – lots of history ▪ Tourism or local people want to look out on one of the most impressive rivers in Canada ▪ Yes, NEBC does not have enough Parks
4. Are there any amenities that you could envision being located at the Lookout site?	▪ Playground ▪ Picnic area ▪ Walking trails ▪ <u>No</u> playground ▪ Lookout shelter, picnic area with garbage and recycling ▪ I see a tourism centre with a lookout porch along with trails attached as being the best option

	▪ Walkway from FSJ on the other side of the ditch so walking is safe ▪ Xeriscaping ▪ Picnic site ▪ Garbage cans ▪ Water fountain ▪ Dog water fountain ▪ Lookout area ▪ Pave site – wind blows continually ▪ Road needs to be paved to lookout ▪ SPCA is up the road and it would be really nice to have a walking trail for dogs & walkers ▪ Benches ▪ Grassy area ▪ Retaining wall to stop vehicles from accessing the edge ▪ Interpretive signs ▪ Trails ▪ Benches ▪ Washroom ▪ Periodic security tours ▪ Facility inspection ▪ Only minimal or it becomes so complicated & the point of developing becomes lost in the bureaucracy ▪ Paving, barricades, picnic tables & garbage receptacles would be all that's needed in my opinion ▪ RV & bus parking ▪ Picnic area with small amphitheatre for music & busking ▪ Many kiosks scattered throughout the site with a variety of historic & environmental (geology/geography) information ▪ Hiking information ▪ Wildlife sighting plaques ▪ Picnic tables ▪ Sani-dump & toilets ▪ Garbage cans ▪ Historic info kiosk ▪ Safety trails ▪ Parking places outlined ▪ Bicycle parking ▪ Decent boardwalk site ▪ Garbage receptacles ▪ Picnic tables required on the periphery ▪ Eliminate the huge flat area for vehicle antics ▪ Kiosk with attendant needed ▪ Paved road to site ▪ Paved parking ▪ Info kiosk
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	▪ Decorative railing ▪ Safety barriers ▪ Boardwalk ▪ Outhouses ▪ Sani-dump ▪ Cement curbs well back from edge will slow up / stop people from dumping and stop vehicles from going over (average 1-2 a year) ▪ Lower speed limit – dust control – safety – lots of deer – hikers ▪ Walkway from town – safety – summer time has lots of foot traffic ▪ Steel bench screw piled in – longevity – low maintenance ▪ Overlooking heritage site – plaque – selling point for tourism ▪ Washrooms like the one on the Attachie Hill on Hudson Hope road. Pave, curb, clean-up and landscape. Vandals will mess it up but keep on it and keep it clean ▪ Playground and tables
--	---

5. Other comments

Shannon's List of Issues Discussed

- This project should be, and maybe is, part of a larger program of historic preservation and research. The Peace River (north and south) has no authority in charge of historic site research, archive collection, important political document preservation. The Regional District hopefully is developing such a program with this one project being one of many adding to a longer term goal.
- Site was a garbage dump until approx. 1967
- 1942 – army trucks dumped over the edge
- Be prepared for a lot of garbage – may affect budget
- Hill has slid in the past and may slide more in the future
- Drainage a big concern
- Need to take into consideration bottom of slope – need fencing at the bottom to prohibit ATV & motorbikes from going up the hill
- Historically connect the graveyard down below with the lookout
- McRae concerns (adjacent property owners) kids partying at night, fires in the summer, noise, garbage in the area, safety, maintenance, on-going monitoring, drainage
- Needs something to draw people off the highway – Regional Tourism Centre and possibly a partnership with oil and gas companies
- View to Site C – could have BC Hydro as a partner
- Build a restaurant
- Accidents happen on part of road just after pavement ends – fishtailing
- Lots of large trucks get lost and have to turn around at the lookout
- There have been people camping in the bush next just before the lookout and down the bank
- One resident thinks that the kids partying place has re-located so situation may be getting better for the immediate area
- Historically, pow wows were held at the bottom of the bank and the first nations

camped at the top of the bank

Ron's List of Issues Discussed

- quads and the problem on and around the lower area (mainly)
- security issues pertaining to improvements might be problematic (5-6 folks)
- opportunity to show tourists a wonderful viewscape
- upper pad -- great place to eat lunch by the locals ... 3 folks
- history – opportunity to provide an interpretive centre in a kiosk (area was a dumping site for US army vehicles, and dump site)
- put a fence on the lower road to impede quads
- put a picnic spot north off of Old Fort Rd
- consider site for stargazing 2-3 folks
- improve the road 2x
- consider using binoculars –vandalism was mentioned
- consider upgrading the trail
- consider a garbage cleanup of the site 2-3 folks (vehicles, fridges, stoves, microwaves, glass)
- look at providing just a minimal amount of money to upgrade the viewpoint
- from 12. eluding to not gating the parking area on the upper level
- from 12. eluding to perhaps just adding 60 tryons around the circumference of the upper parking area
- maintaining a Keep It Simple Concept approach

Trish's List of Issues Discussed

Issues:

- Speed limit needs to be reduced and/or enforced
- There needs to be a bigger stop sign at the entrance to the site
- Garbage left onsite and over the edge
- Location is used to shoot off fireworks
- After hours noise and parties
- Ditching on side needs to be replaced or upgrades
- Need signage that tells users there is a steep drop off
- Squatters
- Difficult to walk along the road to the site because there is no sidewalk or safe path
- Too much gravel, site needs paving to reduce dust and mud

Ideas:

- Despite the slope the area is good for hiking
- Make the lookout structure out of metal so it can't be burned
- Make a full circle walking trail that is off the road and safe
- Make it day use only
- The site could be made into a rest stop with a restaurant
- Add decking and guard rails
- Purchase adjacent parcel and make into a larger park
- Partner with the Energy Interpretive Centre to develop an attraction
- Make designated trails for hiking & ATVs
- Move the FSJ Tourism Centre to the site
- Add items that draw people there like monuments, proper signage and stationary binoculars
- Add picnic area with concrete tables

Concerns for future:

- Site needs have someone to maintain it and be a presence there to reduce vandalism and crime (possibly 24 hours)
- Ability to ticket for after hours use

History:

- The property may have at one time been owned by the Beattons

Email Response:

A resident from North Pine

- 1) the garbage needs to be cleaned up
- 2) she is concerned about safety and that barriers and reflectors should be installed to increase safety
- 3) there is an old sign that warns people about the drop off, but it has been grown over by trees or shrubs
- 4) they often take friends and family there when they come to visit and although they enjoy the scenery the safety issue always comes up
- 5) in 1985 when they moved to Canada there used to be very large trees at the site which she thinks stopped people from driving over the edge

Email Response:

The lookout is my favourite place to have lunch in the summer. Unfortunately I have a meeting during this community check in so I can't attend although I think that if the PRRD installed concrete picnic benches, garbage cans and cleaned up the bottom of the hill (all of the old vehicles) it would only enhance this area. Maybe a barrier or small fence should be installed at the end of the road (where you drive up to it) so that vehicles can't go over the end of the bank. There were a couple of concrete barriers there before but I can't remember if they are still there.

Email Response:

In regards to the proposed development of the lookout area, I have included a few points;

1. If we are to encourage people to take 100th to the lookout area then upgrades to the road will be a 'must' not only for the safety and comfort but also to the existing property owners who will see an increase in traffic.
2. Proper safety factors must take precedence to the view as history in this area has indicated safety needs a bit more attention. This not only should include barriers and safe parking/turning areas but also proper lighting.
3. If we are encouraging people to the area then we must also encourage proper maintenance; garbage, snow removal, security measures, etc.

Taking just these few points into consideration we can all see that a 'staged' upgrade is going to be more than a few dollars upfront to make the area look good.

In addition to the above concerns what about;

- The cost for the clean up needed just to get started,
- the upkeep and costs associated with the long term care for the area,
- costs for the marketing and promotion of the point to create interest,

- realistically how many people will visit this area (beyond the teenagers and existing users) and will it really offset the TOTAL investment being considered, and
- where will the money come from?

If additional traffic is created in this area resulting from the look out development, then does this mean that the district is willing to encourage tourist related development leading up to the lookout point – remembering that this is in ALR territory?

Faxed Comment

I like new parks, but my concern is the PRRD going to take care of it? Last year PRRD decided to close the Beaton Park on the way to Cecil Lake. This park was still well used even though no maintenance was done for years. On a hot day you could count 100 cars at this location. I question the use of our tax dollars after just abandoning the Beaton Park which would have been used more if maintained.

Appendix 2 Geotechnical Quote



Consulting
Engineering

Inspection
& Testing

Materials
Technology

9211 – 100 Ave.
Fort St John, BC
V1J 1X6

Tel. (250) 261-6615
Fax (250) 261-6614

Branch Offices:

- Abbotsford
(888) 855-9753
- Surrey
(604) 543-8871
- Whistler
(604) 938-2812
- Kelowna
(250) 860-9955
- Squamish
(604) 898-1420
- Salmon Arm
(250) 803-0248
- Burnaby
(604) 436-9111
- Williams Lake
(250) 296-4118
- Dawson Creek
(250) 782-8557

November 23, 2009
Our Proposal No.: FSJ204

Focus
10716 – 100th Avenue
Fort St. John, BC
V1J 1Z3

Attention: Mr. Rick Franzen, g.s.c.

**RE: Geotechnical Investigation and Slope Stability Assessment
Proposed Peace River Lookout Development
South End of 100th Street
Fort St. John, BC**

Northern Geo Testing & Engineering Ltd. (Northern Geo) is pleased to provide Focus (Client) with this cost estimate for Geotechnical Engineering services. Northern Geo is a full service, geotechnical engineering and materials testing company, fully qualified to carry out this assignment. We offer the services of over 150 engineers and technicians as well as CSA certified materials testing laboratories from four (4) locations throughout B.C. Our Fort St. John office is conveniently located to service your project on short notice.

GEOTECHNICAL INVESTIGATION

Based on the conceptual drawing provided to Northern Geo, it is understood that the Peace River Regional District (PRRD) proposes to develop the south end of 100th Street with an upgraded and restored lookout area, including a paved parking area, staging and picnic areas, a viewing shelter, parks, trails, monuments and educational features. The site overlooks the Peace River Valley with a long slope extending approximately 160 m vertically to Old Fort Road over steep and undulating slopes, and an additional 60 m over flatter hummocky slopes down to the Peace River channel.

There are significant surface erosion features (water-carved channels with debris), soil slumps and scarps, indicating both surface and below surface soil instability potential on and below the site. It is also understood that there have been geotechnical assessments undertaken by others in the Old Fort area below the proposed developments, and that these assessments have indicated both shallow and moderately deep to deep-seated instability. The anticipated soil stratigraphy below the outlook area will likely consist of clay, clay tills and clay shale with possible sand and gravel layers.

We propose a threefold investigation process – A) to initially review existing landslide and slope inclinometer information (desktop study) in the area; B) to assess the overall global slope stability conditions at the site with deep test hole drilling and slope data and C) to evaluate the near surface conditions at the site for foundation design of the proposed development with shallow test hole drilling.

The proposed investigations may be carried out as one project simultaneously, or possibly as three separate, but related studies.

A) Desktop Study

Northern Geo would carry out research in order to review existing mapping, test holes, slope failures, slides and any slope inclinometer information, where available in the area. A report of the findings would be provided summarizing the existing available information and potential future slope failure risk assessment, based on these.

May 10, 2017

B) Slope Stability Assessment

Northern Geo proposes to advance one deep borehole at the site to a minimum depth of 180 m. The test hole would be drilled, logged and sampled using an air rotary drilling rig. A slope inclinometer would be installed, and then monitored periodically over several months to a year or more, in order to measure the magnitude and depth of possible deep seated slope movements and advise on overall slope stability potential. The installed Slope Indicator could also determine that there is little to no deep seated movement at the actual location of the proposed development; however, this data would also provide valuable historical information in the event of future ground movements.

C) Foundation Assessment

Northern Geo proposes to advance six shallow test boreholes; four to 3 m depth and two to approximately 8 m with geotechnical testing for this phase of the work.

A local drilling rig from Fort St. John would be used to drill the bore holes. Depending on soil conditions encountered, the estimated depth of the bore holes may vary. Northern Geo expects the field work would be completed in approximately one day (6 to 8 hours).

BC One Call would be notified and other underground utilities prior to undertaking the drilling.

Due diligent care would be exercised to avoid damaging any existing utilities, however, we would still depend upon the accuracy of the utility locates and other information provided to us.

The boreholes will be logged and sampled by a representative of Northern Geo. All soil samples including Standard Penetration testing (SPT's) and undisturbed Shelby Tube samples and other representative soil samples would be returned to our laboratory for moisture content, soil classification tests, grain-size analyses, unconfined strength tests and water soluble sulphates and other tests, as required.

Upon completion of the field work, Northern Geo will prepare geotechnical reports summarizing the findings of the field and laboratory work, soil stratigraphy, groundwater conditions and slope inclinometer information, and provide geotechnical recommendations for the proposed site development including foundation recommendations, slope stability and setback recommendations, site preparation, comments and recommendations on site drainage, trenching of utilities, backfill and compaction specifications, as required. Northern Geo will prepare three separate reports for each phase of the work or one report encompassing all phases of the work. If a Slope Indicator is installed at the site as described above, it would be necessary to set up a monitoring schedule so that Northern Geo staff could monitor the installation and return the data to the Client. Along with a plot of the data, interpretation of the data and recommendations on further reading frequency would also be provided.

Testing or assessment of soils with respect to environmental considerations is outside the scope of this proposed geotechnical assessment.

COMPANY OVERVIEW AND QUALIFICATIONS

Northern Geo's operations offer full-service solutions to clients throughout British Columbia and Northern Alberta. We are dedicated to the consistent achievement of industry-leading standards of excellence in consulting, including:

- Geotechnical engineering
- Materials engineering
- Testing and inspection
- Infrastructure and civil projects

With ten (10) locations in British Columbia, the company can draw on its experienced local managers and geographical reach to support the needs of clients, regardless of project size and complexity. Northern

Geo's depth of resources allows us to provide you with innovative solutions engineered to fit perfectly with your business challenges.

Our ability to attract and retain highly educated, trained and dedicated professionals enables Northern Geo to meet the diverse needs of clients. The company supports the development of its staff through training opportunities, the latest technological tools and interoffice exchange of information.

ESTIMATE OF FEES

Northern Geo's estimate of fees is provided in three parts as Table One. The estimate of fees is based on the information available to Northern Geo at the time of preparation of this proposal. If extremely poor ground conditions are encountered and deeper boreholes are required, Northern Geo will contact the Client for authorization prior to deepening the test boreholes. The estimate of fees also assumes all hours at regular time rates. Overtime rates may apply to hours outside of 8:00 to 17:00 Monday to Friday.

RESUMES OF KEY SENIOR PERSONNEL

Mike Robinson Operations Manager

Mr. Robinson has been involved as a civil engineering technician in various projects through north-eastern British Columbia, Vancouver Island and the Lower Mainland for 16 years. These projects have included performing proctor tests and compaction testing on various types of fill, from plastic clay to well graded crushed aggregate, in an assortment of residential subdivisions and roads, commercial and industrial construction sites, and oil field plant sites. Other work has included concrete testing and quality control and assurance from residential to industrial sites, high-rise office towers, airports and rapid transit sky trains, asphalt testing and design, emulsion and cutback testing, laboratory and field soil testing. In addition, Mr. Robinson's experience extends to construction monitoring and quality control/assurance services for a wide variety of projects, including excavation and backfill supervision, landslide repair, aggregate crusher product at rock and gravel quarries, installation of driven steel piles and cast-in-place concrete piles and septic envelope design. Mr. Robinson has also been involved extensively with Municipal and Ministry road investigation/design, construction supervision and construction materials testing in North-eastern British Columbia for the past 8 years.

David Neitsch, P.Eng. Senior Geotechnical Engineer

Mr. Neitsch has extensive geotechnical engineering, field construction monitoring, soils and materials testing experience working in Alberta and British Columbia over the last 22 years. Since 2000, he has worked out of Edmonton, AB and Kelowna, BC involved in many field projects from on-site inspection, testing and reporting on several highway slide repair jobs to quality control and quality assurance testing and management of landfill construction to extensive test drilling programs. He has worked up in the developing oilsands mining area at Fort McMurray managing a materials testing office. Prior to working out of Northern Geo's Fort St. John office in 2009, Mr. Neitsch has carried out geotechnical engineering consulting work in the Kelowna and Okanagan Valley area since 2007. He was the geotechnical consultant for the construction of the Turtle Lake Dam, earth filled reservoir, southeast of Kelowna in 2007 and 2008.

David Neitsch has experience with numerous geotechnical engineering investigations and reports on both residential and commercial developments in the interior of British Columbia providing foundation design for both shallow and deep foundations, slope stability issues and remediation work, soft soils and swelling clay sites. Mr. Neitsch is a specialist in geotechnical construction inspection, contract supervision, field engineering including quality assurance and control (QA/QC) and field construction trouble-shooting. He has worked successfully with many clients and contractors on a variety of projects. He has also supervised all types of geotechnical drilling, including the installation of slope inclinometers.

TABLE ONE
ESTIMATE OF FEES

PART A) DESKTOP STUDY

RESEARCH – allow about 1 day	\$1500
REPORT PREPARATION	\$1000
TELEPHONE, FAXING, COMPUTER - 3% of fees	\$75
ESTIMATED TOTAL + GST	\$2575.00

PART B) SLOPE STABILITY ASSESSMENT

LOCATES (includes BC One Call, private or public locators, if necessary)	\$500
DRILLING SUBCONTRACTOR(S) – see attached quote	*\$30,000
FIELD WORK (includes logging and sampling test holes, slope inclinometer installation and initial measurements)	\$5000
SLOPE INCLINOMETER CASING & PROTECTIVE HOUSING	\$9000
LABORATORY TESTING, includes moisture contents, Atterberg Limits (~4), Hydrometers (~4), Unconfined compressive strength tests (~4) Other – sulphates, chlorides, pH, Resistivity, as required	\$3000
REPORT PREPARATION (includes soil logs, plan & recommendations)	\$4000
TELEPHONE, FAXING, COMPUTER - 3% of fees	\$1545
ESTIMATED TOTAL + GST	\$53,045.00

*If the Client does not request that the subcontractors bill the Client directly, a 15% surcharge will be applied. The above quote does not include future slope inclinometer monitoring costs.

AT THE TIME OF WRITING THIS PROPOSAL, NO FIRM DRILLING QUOTES HAVE BEEN RECEIVED BY NORTHERN GEO, THEREFORE, PART B OF THIS ESTIMATE SHOULD ONLY BE USED FOR DISCUSSION PURPOSES AT THIS POINT.

PART C) FOUNDATION ASSESSMENT

	\$500, contingent on timing of the work with part B
LOCATES (includes BC One Call, private locates, if necessary)	
DRILLING SUBCONTRACTOR(S)	*\$2000
FIELD WORK (includes logging and sampling test holes, travel, etc.)	\$1200
LABORATORY TESTING, includes moisture contents, Atterberg Limits (~3), Hydrometers (~2), Unconfined compressive strength tests (~2) Other – sulphates, chlorides, pH, Resistivity, as required	\$1500
REPORT PREPARATION (includes soil logs, plan & foundation recommendations)	\$2500
TELEPHONE, FAXING, COMPUTER - 3% of fees	\$231
ESTIMATED TOTAL + GST	\$7931.00

*If the Client does not request that the subcontractors bill the Client directly, a 15% surcharge will be applied.

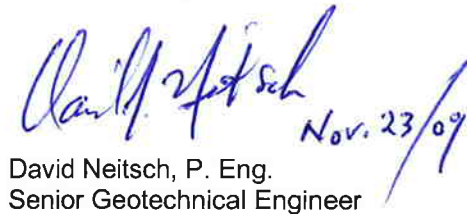
The above estimate of fees assumes mobilization (travel), field drilling and sampling work only. Any delays due to site access, work permits, etc. would be at hourly rates. It is recommended that a contingency amount of approximately 15% of the estimated total cost be provided in the event of construction delays due to adverse weather conditions, overtime work, problematic conditions and unforeseen circumstances beyond Northern Geo's control.

On-going monitoring of the Slope Inclinator and reporting results would be invoiced to the Client on an as required, hourly basis. Discussions, attendance at meetings and other Client requests would also be charged at current hourly rates.

Northern Geo would like to thank you for the opportunity to submit this cost estimate. If you have any questions regarding this cost estimate, or if we can provide any additional information, please contact one of the undersigned below at the Fort St. John office directly at (250) 261-6615.

Yours truly,

Northern Geo Testing & Engineering Ltd.
A Metro Testing Laboratories Ltd. Company


David Neitsch, P. Eng.
Senior Geotechnical Engineer


for Mike Robinson
Operations Manager

Appendix 3

Stakeholder Consultation

Ministry of Environment – Steve McIvor

The Lookout site is in hunting area – basically anything outside of municipal boundaries is hunting area.

The Lookout is located in Management Unit 734

Deer-Nov 1

Moose-Aug 15

Elk-Sept 1

Black bear-Aug 15-Nov 15, Apr 1-June 15

The Regional District can apply for a “No-Shooting” zone to be applied to the area however; Steve did not think that there was a danger issue because of the close proximity to the City limits.

Ministry of Environment – Steve Fraser

Ministry has no concerns about the project

First Nation Consultation – Erma Stanonik 250-785-0612 ext 224

Trish Morgan met with the Treaty 8 Dane-zaa Beaver Language Authority. The elders were in support of the project and the design. They indicated that if the project goes ahead they would likely be interested in working with the Regional District in the future by providing First Nations cultural and historical information as part of the interpretive information incorporated into the project.

Northeast Invasive Plant Committee

Dalmation Toadflax – NEIPC Plan says all sites will be managed – there is an issue with the large site found this year at the Fort St. John Lookout. Bio control agents were released in the centre of this large infestation on very difficult terrain while strategies to eliminate the site are investigated. Note the bio control has been very successful in other parts of the province.

Carignan, Gaetane D ILMB:EX - Gaetane.Carignan@gov.bc.ca

This is probably a side issue, but I know that the lookout has a yellow-toadflax problem (one of the 12 most unwanted weeds in the Peace). Steph and I treated it with bio-control last year (we released special, expensive bugs on it). This was due to the steep slopes being too hazardous to allow for spraying herbicides. Developments in this area should take measures to control further spread. Also, we'd hate to lose our population of expensive bugs for no good reason, so hopefully nobody will go spray a bunch of chemical without first consulting us and giving us a chance to get our bugs back.

Fort St. John Visitor's Information Centre – Deanna Hill, Visitor Services Coordinator

From the Visitor Centre's perspective - I think it would be fabulous to have a park at the Lookout! We send visitors out there quite often in the winter and summer to see the awesome view. However, we always have to warn them about the sometimes rough road and to take care around the edge. Any upgrades or safety developments would be welcome.

Appendix 4

Community Check-In (February 17, 2010)

Advertising for the event as follows:

Energeticcity.ca
Feb. 13th to Feb. 17th, 2010

CBC
Emailed to the CBC North website for their community events section

Alaska Highway News
Thursday, Feb. 16th

Northeast News
Thursday, Feb. 11th

The PRRD website posted the day and time

Moose FM
Press Release sent out

PRRD emailed electronic invites to various stakeholders for distribution to membership

Welcome to the
Peace River Regional District

Peace Valley Lookout Community Check-In

The Peace River Regional District (PRRD) is undertaking a feasibility study to guide their decision regarding acquisition of park land, development of park facilities and a lookout and projections for potential capital and costs related to construction and on-going maintenance for the Peace Valley Lookout site.

Community Check-In Purpose...

- Inform rural and Fort St. John residents as well as surrounding area stakeholders about projects happening in their area
- Gain local knowledge of the Lookout area
- Gather input on significant themes / concepts for the Lookout
- Gather input on marketing opportunities and benefits of creating a Regional Park

We Need your Input...

- Please provide comments on spaces defined on project boards
- Please vote for your favourite theme with red and green dots
- Please talk to PRRD staff and Focus representatives about your concerns, experience and vision for the Lookout site

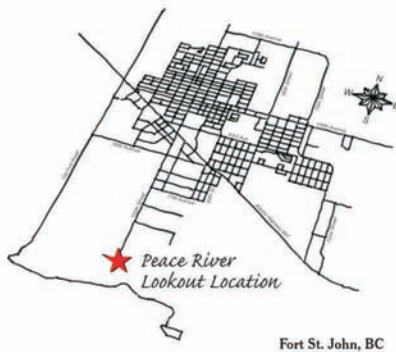


You Could Win!

Please fill out an exit survey and have your name entered into a draw for a Winter Vehicle Emergency Kit!

Peace Valley Lookout

Welcome



Peace Valley Lookout

May 10, 2017

Context





COMMENTS - write them here

Peace Valley Lookout

Furnishing
Palette



PHASE ONE

Preliminary Site Assessments	\$2,575.00
Geotechnical Desktop Study	\$10,045.00
Environmental Site Assessment	\$12,620.00
TOTAL	\$12,620.00

Based on the Preliminary Geotechnical and Environmental results, the following costs could include:

Geotechnical Slope Stability	\$53,045.00
Geotechnical Foundation Assessment	\$7,931.00
Environmental Remedial Options Report	\$6,320.00
Environmental Remediation & Reporting	\$270,625.00
TOTAL	\$337,921.00

TOTAL POTENTIAL COSTS FOR PHASE ONE - \$350,541.00



PHASE TWO \$212,908.00

- Includes:
- Engineering Design Fees
 - Drainage
 - Site Furnishings including:
 - trees (windrow to screen neighbours)
 - waste receptacle (bear proof)
 - guard rail
 - boulders
 - entrance sign
 - concrete pad for picnic tables
 - picnic tables
 - washroom facilities
 - lighting



PHASE THREE \$194,978.00

- Development of Parking Lot Including:
- grading
 - subbase preparation
 - base gravels



PHASE FOUR \$153,352.00

- Includes:
- Finish Grading (grass area)
 - Topsoil Placement
 - Grass Seed
 - Parking Lot Asphalt Surfacing
 - Paving Stone Staging Area
 - Site Furnishings including:
 - pipe and chain fence



PHASE FIVE \$114,027.00

- Includes:
- Shale Pathway
 - Trees
 - Shrub
 - Wood Deck (2)
 - Site Furnishings including:
 - interpretive signs
 - gazebo
 - benches
 - bollards
 - kiosks

COMMENTS - write them here

Peace Valley Lookout

May 10, 2017

Phasing and
Cost Estimates



February 17th Peace River Lookout Survey Results

Questions	Results
1. Check where you currently live: • Electoral B • Electoral C • In Fort St. John • Other	0 4 8 3
2. Do you think the proposed concept for the Peace Valley Lookout accommodates all the current uses? • Yes • No What uses do you believe need to be accommodated?	9 7 ▪ Closed gazebo with heating and stargazing. Keep it simple. The current plan is too expensive and complex. Less will do. ▪ Cement barracades at crest of hill. Gravel ▪ Aesthetic view immediately below site ▪ Indoor heated lookout – like we do sitting in our vehicle ▪ I think the parking lot should still overlook a portion of the ridge. It is cold here and barriers can be built closer to the edge ▪ Historical photos and info of the srea, extension to the FSJ walking trails ▪ I would like to sit in my vehicle and see the river in winter (FSJ climate) ▪ Pictures of the old Fort ▪ A biking / walking trail from the city to the point ▪ Walking path to bottom of hill to Old Fort Road ▪ Advances in the new walking area, history of the area when and how it all come to be ▪ Sight-seeing and hiking access ▪ Just basic uses – anything too elaborate will be destroyed by vandals and anything wooden will be burned, vandalized or otherwise destroyed ▪ Not a good concept – viewpoint only ▪ Stargazing, sunrise / sunset vantage point, lunch stop, washroom, trash receptacle

3. How would you like the potential park to be funded? • A minimal tax increase across the entire region • Corporate donations • Provincial / federal funding • A combination of the options above • other	1 2 4 8 1
4. Other comments ▪ The area looks more natural without the park. It would encourage a bad type of tourism that may pollute and change animal habitat due to people population scaring them away ▪ No tax money, get volunteers and contractors, fix a road or street ▪ The visible garbage in at least three to five ravines must be covered over and re-seeded and re-shrubbed (i.e. low bush juniper) to look good all the time, not just in winter ▪ Power to viewing area, less parking, more park ▪ We like to sit in our heated vehicle and watch the sun rise and set on the river in the winter which is 6 months out of the year. We are there 30 min to 1 hour several days per month ▪ Build the parking lot along one half for parking right to the edge and of a path is needed, build it on the other half ▪ I believe this is a great use for this site. It would be nice to have it cleaned up ▪ This is not a popular site, make it safe and available. Please do not go overboard ▪ Fence bottom of hill to stop vehicles from driving up hill, clean garbage ▪ Xeriscaping instead of lawn ▪ Who and how will the maintenance be funded? Make all permanent structures wide enough for truckers to turn around easily ▪ It will be an asset to the Fort. St. John area to have a place that will be put to use for the right reasons ▪ It is about time ▪ Keep it simple and basic. Barricades that cannot be removed around the outside, pave the area and not much more ▪ Remove and extend to viewpoint. Compare revenues taken out of this country to what is put back. Heavy vehicles have pounded 100th street south into the ground. Highways, ICBC and provincial government could get themselves good press ▪ The current state of the lookout is almost perfect for the majority of current and potential users. Most of these people use it as a place to watch the sunrise, eat lunch, pick some wild Saskatoon berries in the midsummer or unwind before going home after work. The ideal upgrade for the area, in my opinion and my wife's is a basic cleanup, grade or pave the parking area and ring the edge with concrete barriers as those used along curves on a highway. For environmental and aesthetic reasons, toilets would be nice as well as some sort of garbage receptacle. Other than that, I feel that the area should be left much in its current layout, primarily because in the winter it is unlikely that many people will be keen to park away from the edge and walk the loop. The Fish Creek College trails serve that purpose very well and it is unlikely that active people that frequent the College trails will desert	

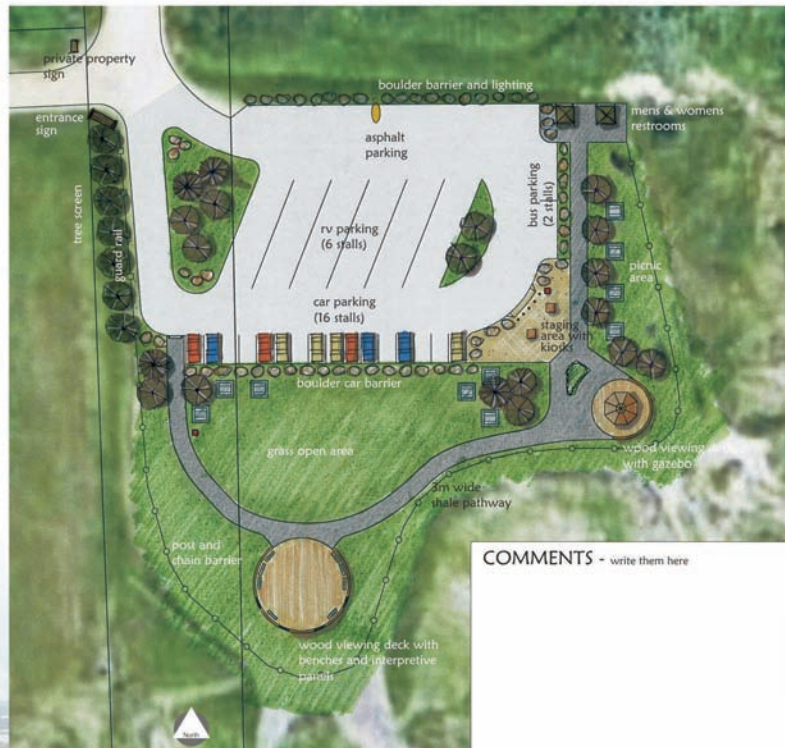
then for a 100m loop at the lookout and are likely to appreciate turning it into a carbon copy of the College trails trailhead. I generally support the KISS principle in regards to this development

Shannon's List of Issues Discussed

- Residents of Old Fort concerned about dumping
- Worries about vandalism
- Need to keep vehicles from the edge
- Concrete outhouses good – less vandalism
- Can't see the view from the parking lot – perhaps move the parking closer to the edge so people don't have to get out of their cars in the winter
- A walking trail from the bottom to the top – water access
- A walking trail along 100th street
- ICBC / Highways involvement – paving of site and paving of 100th street
- Vandalism issues – perhaps should just be a simple lookout without interpretive panels
- Signs about garbage dumping fines – 1-800 number for reporting
- Tai-chi programming – club is interested in the area – less parking, more green space – make lots of green space because once it is developed, the natural space is gone for ever
- Possibly use fill from surrounding areas
- Possibly put power to viewing deck so there can be music and concerts
- Need bicycle racks

Appendix 5

Peace Valley Lookout – Concept Plan



Plan View

COMMENTS - write them here

Concept Rationale

Background

- Safety** - create a safe environment for visitors to walk around and enjoy the view - create a vehicle buffer to keep cars away from the edges and prevent clamping.
- Security** - locate surrounding youth parties and vendors at the site and surrounding properties.
- Retaining the site's integrity** - site is currently used as a picnic area for picnicking and its use - mostly in surrounding areas being visited to the site for the view which is its greatest draw.
- Tell the history** - many historical sites can be seen from the lookout as well as the Peace River which is an important part of the area.
- Keep it simple** - current uses enjoy the site and it has to offer just as it is but expressed their desire to make it safe and functional without detracting from its natural beauty.

Based on this feedback, a concept plan was created in consultation with the Peace River Regional District. The following information explains the rationale.

Theme

The concept theme of the proposed park is both functional and historical with a focus on using local materials whenever possible. The name "Peace Valley Lookout" speaks to the function of the site which is a place to take visitors for a panorama of the Peace River flowing through the valley and a viewing site for passing travelers. While visitors gather at the lookout site, the interpretive components tell the history of the area from both the Settler and the First Nations perspective.

- Regional materials include items such as:
 - boulder gravelly donated from the surrounding farmland
 - also e.g. maple from greater properties and the post and chain barriers
 - concrete benches and picnic tables
 - timber frame constructed washroom facilities, gazebos and interpretive signs
 - wood decking gravelly donated from pine barge delivered here

Parking

- The Concept Plan provides for a number of vehicle options including:
 - 2 dedicated bus parking stalls
 - 8 non-scheduled vehicle (RV) stalls and
 - 15 regular 3.0m wide parking stalls and 1 dedicated handicap stall.

Landscape Items

Landscaping in terms of plant material have been kept to a minimum and will be chosen from a palette of species that are hardy and native to the area. Grass areas will be seeded with native grass species and hand watered until established. A waterway will be provided along the west side of the site to cross the look-out site from the neighbouring property.

Site Amenities

The Concept Plan provides that overhead lighting be provided to improve safety and security for users during early morning or evening use. However the site is not intended to be used for overnight camping. This provides water storage and for community sewer service is available at the site. The concept plan has had 2 washrooms (flush toilet type) facilities that will have heated holding tanks and will require maintenance on a regular basis.

Interpretive Components

The interpretive components of the lookout will be visible and potentially off-site. Kiosks placed at the staging area (northwest corner of parking lot) will contain current information about the park including hours of operation, interpretive trails, information about public viewing, interpretive signage, etc. Interpretive panels will tell the history of the valley before from the Settler and First Nations perspective. A map of all the features from will be made available including the site using the First Nations perspective. In future phases these items could be tied into the mapping by placing physical markers at the actual sites large enough to be seen from the lookout and either related to the mapping. There are also opportunities to deliver information about the local area and its history, current uses, local legends, First Nations or information about the right side (the gaming and the Mountain Light) and the nearby Peace River.

Crime Prevention Through Environmental Design (CPTED)

Lighting: Lighting should be low-level, downward facing, vandal resistant, and sufficient to illuminate walkways and washroom buildings, but fairly away from the dark so as not to interrupt the viewing activity.

Signage: In terms of CPTED, lighters have been maintained and opportunities for hiding signs have been minimized. Signage should state hours of operation, rules of conduct, emergency contact numbers, and wayfinding if necessary.

Safety: Obstructions, a real test is to go around "would I feel comfortable here?" The street of the design is to clearly see the site and what it offers - viewing deck, washrooms, picnic area, information boards. People can get out and move their legs, have some back, walk around a bit, "test" and "test" at the view and the amazing park space, and then be on their way.

Universal Accessibility: One handicap parking stall will be provided and the parking lot access, walking paths, gazebos and wood viewing decks will be made wheelchair accessible. There will be an effort to construct to incorporate best into the interpretive panels.

Peace Valley Lookout

Preliminary Concept



Aerial View

COMMENTS - write them here



View From Viewing Deck



View From Viewing Deck To Gazebo



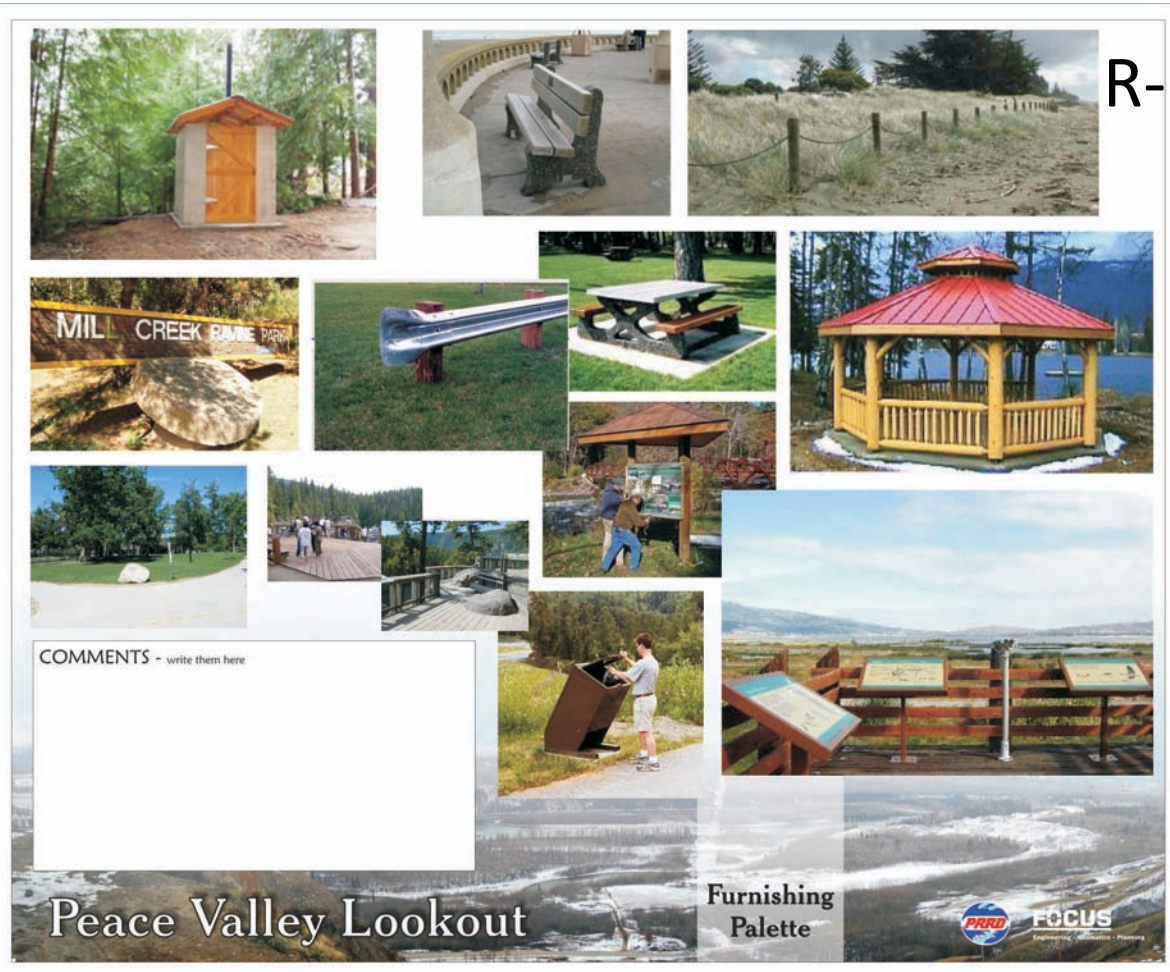
View At Entrance

Peace Valley Lookout

Preliminary Concept Images



May 10, 2017



Appendix 6

Cost Estimates and Phasing

PEACE RIVER LOOKOUT PLANNING FEASIBILITY STUDY					
Concept Plan					
PRELIMINARY CLASS 'C' COST ESTIMATE					
ITEM	DESCRIPTION	UNIT	QTY	RATE	TOTAL
1	Geotechnical				
	Desktop Study	ea	1	\$2,575.00	\$2,575.00
	Slope Stability Assessment	ea	1	\$53,045.00	\$53,045.00
	Foundation Assessment	ea	1	\$7,931.00	\$7,931.00
2	Environmental				
	Environmental Site Assessment	ea	1	\$10,045.00	\$10,045.00
	Remedial Options Report	ea	1	\$6,320.00	\$6,320.00
	Remediation (debris removal and disposal)	ea	1	\$264,855.00	\$264,855.00
	Environmental Reporting	ea	1	\$5,770.00	\$5,770.00
3	finish grading (grass areas)	m ²	3,210	\$1.60	\$5,136.00
4	drainage	ls	1	\$20,000.00	\$20,000.00
5	topsoil	m ²	3,210	\$2.50	\$8,025.00
6	seed grass	m ²	3,210	\$2.15	\$6,901.50
7	parking lot - gravel surfacing includes grading, subbase prep & base gravel	ls	1	\$150,000.00	\$150,000.00
8	parking lot asphalt surfacing	m ²	3,073	\$20.00	\$61,460.00
9	shale pathway	m ²	461	\$8.00	\$3,688.00
10	trees	ea	26	\$450.00	\$11,700.00
11	shrubs	ea	20	\$30.00	\$600.00
12	paving stone	m ²	190	\$88.00	\$16,720.00
13	wood deck (2)	ls	1	\$50,000.00	\$50,000.00
14	interpretive signs	ea	4	\$1,000.00	\$4,000.00
15	gazebo	ea	1	\$10,000.00	\$10,000.00
16	waste receptacle (bear proof)	ea	2	\$1,150.00	\$2,300.00
17	benches	ea	7	\$1,000.00	\$7,000.00
18	bollards	ea	7	\$250.00	\$1,750.00
19	guard rail	lm	34	\$140.00	\$4,760.00
20	pipe and chain fence	lm	196	\$100.00	\$19,600.00
21	boulders	ea	35	\$300.00	\$10,500.00
22	kiosks	ea	2	\$1,200.00	\$2,400.00
23	entrance sign	ea	1	\$5,000.00	\$5,000.00
24	concrete pad for picnic tables	ea	10	\$500.00	\$5,000.00
25	picnic tables	ea	10	\$1,200.00	\$12,000.00
26	washroom facilities	ea	2	\$7,000.00	\$14,000.00
27	lighting	ea	1	\$6,000.00	\$6,000.00
	Subtotal				\$789,081.50
	20% Contingency				\$157,816.30
	Engineering Design and Inspection Fees				\$78,908.15
	TOTAL				\$1,025,805.95
Notes:					
1. This cost estimate has been prepared from a Conceptual Design using Unit Prices known to the Consultant for current projects of a similar nature. Whereas the actual construction prices at the time of tendering may change due to factors beyond our control, we do not accept liability for the completeness or accuracy of this estimate. Land costs and financing have not been included.					
2. The cost of exploration and development of water sources, treatment, and distribution have not been included in this estimate.					
3. Legal survey and construction services have not been included in this estimate.					
Maintenance Costs					
	744hrs/yr plus equipment and supplies				\$50,000/yr

PEACE RIVER LOOKOUT PLANNING FEASIBILITY STUDY					
PHASING OPTIONS					
Phase One					
ITEM	DESCRIPTION	UNIT	QTY	RATE	TOTAL
1	Geotechnical	ea	1	\$63,551.00	\$63,551.00
2	Environmental	ea	1	\$286,990.00	\$286,990.00
					\$350,541.00
Phase Two					
ITEM	DESCRIPTION	UNIT	QTY	RATE	TOTAL
43	Engineering Design	ea	1	\$78,908.15	\$78,908.15
4	drainage	ls	1	\$20,000.00	\$20,000.00
10	trees (windrow to screen neighbours)	ea	7	\$450.00	\$3,150.00
16	waste receptable (bear proof)	ea	2	\$1,150.00	\$2,300.00
19	guard rail	lm	34	\$140.00	\$4,760.00
21	boulders	ea	35	\$300.00	\$10,500.00
23	entrance sign	ea	1	\$5,000.00	\$5,000.00
24	concrete pad for picnic tables	ea	10	\$500.00	\$5,000.00
25	picnic tables	ea	10	\$1,200.00	\$12,000.00
26	washroom facilities	ea	2	\$7,000.00	\$14,000.00
27	lighting	ea	1	\$6,000.00	\$6,000.00
					\$161,618.15
Phase Three					
ITEM	DESCRIPTION	UNIT	QTY	RATE	TOTAL
7	parking lot - gravel surfacing includes grading, subbase	ls	1	\$150,000.00	\$150,000.00
					\$150,000.00
Phase Four					
ITEM	DESCRIPTION	UNIT	QTY	RATE	TOTAL
3	finish grading (grass areas)	m ²	3,210	\$1.60	\$5,136.00
5	topsoil	m ²	3,210	\$2.50	\$8,025.00
6	seed grass	m ²	3,210	\$2.15	\$6,901.50
8	parking lot asphalt surfacing	m ²	3,073	\$20.00	\$61,460.00
12	paving stone	m ²	190	\$88.00	\$16,720.00
20	pipe and chain fence	lm	196	\$100.00	\$19,600.00
					\$117,842.50
Phase Five					
ITEM	DESCRIPTION	UNIT	QTY	RATE	TOTAL
9	shale pathway	m ²	461	\$8.00	\$3,688.00
10	trees	ea	19	\$450.00	\$8,550.00
11	shrubs	ea	20	\$30.00	\$600.00
13	wood deck (2)	ls	1	\$50,000.00	\$50,000.00
14	interpretive signs	ea	4	\$1,000.00	\$4,000.00
15	gazebo	ea	1	\$10,000.00	\$10,000.00
17	benches	ea	7	\$1,000.00	\$7,000.00
18	bollards	ea	7	\$250.00	\$1,750.00
22	kiosks	ea	2	\$1,200.00	\$2,400.00
					\$87,988.00



Peace River Regional District REPORT

R-2

To: Regional Parks Committee

Date: April 20, 2017

From: Bryna Casey, Parks and Rural Recreation Coordinator

Subject: Blackfoot Park Boat Launch Update

FOR CHAIR AND DIRECTOR'S INFORMATION:

BACKGROUND/RATIONALE:

On April 18, the Chair of the Regional District, Regional Parks Committee, and staff participated in a conference call with BC Hydro staff (Bob Gammer, Alison Briggs, and Shelley Wenaas) for the purpose of clarifying the reasons for BC Hydro's discontinuation of the Blackfoot Regional Park Boat Launch Project.

BC Hydro had been required by the Comptroller of Water Rights, as part of the 2007 Water Use Plan, to ensure access to the Peace River at Blackfoot Regional Park. There was some preliminary work done on the project, including a feasibility study by BC Hydro. In 2014, BC Hydro informed the Regional District that the Comptroller of Water Rights had released BC Hydro from that obligation. The reasons for the discontinuation of the project were stated on the conference call as being;

- Safety concerns; they felt that there was no safe place to provide parking for boat launch users, annual flooding, and that the beach didn't provide a stable location to build access to a boat launch;
- Expected use; as part of the feasibility study, at least one user group was queried to their expected use of a launch at that location and the reported response is that there would have been limited use, and that there was more recreational value and use forecasted in the creation of a boat launch at the Taylor landing;
- Expensive and difficult to construct; that there could be potential erosion at the location, and that the cost of building a boat launch into a river was very high.

On that call, it was explained, that BC Hydro would only be required to build a launch at that location upon the order of the Comptroller of Water Rights. Further, BC Hydro stated that it is unlikely that they would reconsider the cancellation of the project without an order from the Comptroller of Water Rights. BC Hydro said that the Peace River Regional District may be able to provide BC Hydro and the Comptroller of Water Rights some forecasted use numbers and public comment on the potential project, which may help to build a case to reinstate the order.

In the summer of 2017, there is a Park Design Study slated to take place at Blackfoot Regional Park. As part of the community engagement, staff could ensure that the scope of the project extend to include querying the public as to their desire and potential use for the boat launch at this location, beginning to build a case for this location as the next BC Hydro funded boat launch.

BC Hydro further stated that there will be a review of the Water Use Plan in the next number of years, which may give the Peace River Regional District opportunity to provide input on the plan.

Staff Initials: *Casey*

Dept. Head: *May 10, 2017*

CAO: *Chibrik*

Page 1 of 2

BC Hydro said that the support that they may be able to provide in moving this project forward would be to provide the name and contact information for their boat launch engineer, who may be able to provide some information on where a more suitable location may be for such a launch. No financial contribution was mentioned.

Staff have previously been directed to send background information and a request to assist in lobbying BC Hydro to Peace River South MLA Mike Bernier. This has not yet been completed, as staff were waiting for confirmation from BC Hydro as to their reasons for the discontinuation of the project.

OPTIONS:

For Director's Information

STRATEGIC PLAN RELEVANCE:

In the 2015-2018 Strategic Plan, Strategic Objective 1.6.1 is to "Implement the Regional Parks and Trails Master Plan (adopted in 2014)."

FINANCIAL CONSIDERATION(S):

None at this time

COMMUNICATIONS CONSIDERATION(S):

None at this time

OTHER CONSIDERATION(S):

None at this time

Attachments:

Letter – August 18, 2015 – Response from the Comptroller of Water Rights re: PRRD requesting Comptroller's support for BC Hydro providing feasibility study at Blackfoot Park.

Letter – June 23, 2016 – Response from the Comptroller of Water Rights responding to redirect funds originally set aside for boat launch be redirected to assist with cost of conducting a feasibility study for alternative boat launch site

Report – History of Blackfoot Regional Park Boat Launch



PEACE RIVER REGIONAL DISTRICT

R-2

Office of the Chair

July 23, 2015

Water Management Branch
PO Box 9340 Stn Prov Govt
Victoria, BC V8W 9M1

Attention: Glen Davidson, Director & Comptroller of Water Rights

RE: Blackfoot Boat Launch

Dear Mr. Davidson:

The Peace River Regional District is seeking the authorization of the Comptroller of Water Rights to support BC Hydro in working with the Regional District to conduct a feasibility study to examine an alternative location for a boat launch on the Peace River at Clayhurst.

As you are likely aware, in June 2014 BC Hydro met with directors and staff from the Peace River Regional District and advised that they were discontinuing their plan to construct an engineered boat launch at Blackfoot Park on the east side of the Clayhurst Bridge. This decision, with the agreement of your office, came forward despite the conditions outlined in BC Hydro's 2007 Water Use Plan that "safe and reliable access" to the Peace River should be constructed and maintained at Clayhurst/Blackfoot Regional Park.

Following this meeting with BC Hydro, the Regional District held a community meeting at Blackfoot Park on August 25, 2014 to identify alternative options. Twenty (20) members of the public (all avid boaters some representing our local boating association) attended the August 25th meeting and identified that the location of the previous Clayhurst Ferry crossing on the west side of the Clayhurst Bridge would provide the best option for a boat launch. Individuals identified that at this location the river's current naturally slows and historically there has been a reduced risk of ice build-up over the winter. It was for these reasons that the ferry crossing was maintained here for many years.

Although it was recognized that the river bank is very steep, individuals felt that given the large size of the property (Crown land SW ¼ of LS 5 Sec 24 TP 82 R14 W6M), that a boat launch could be developed, along with a parking area and some picnic tables.

PLEASE REPLY TO:

☒ BOX 810, DAWSON CREEK, BC V1G 4H8 TELEPHONE: (250) 784-3200 or (800) 670-7773 FAX: (250) 784-3201 EMAIL: prrd.dc@prrd.bc.ca
☐ 9505 100 STREET, FORT ST. JOHN, BC V1J 4N4 TELEPHONE: (250) 785-1124 Fax: (250) 785-1125 EMAIL: prrd.fsj@prrd.bc.ca

May 10/2017

A number of the individuals in attendance also offered to donate their time and equipment to construct the launch in order to keep the overall construction costs low.

On October 30, 2014 the Regional District met with BC Hydro to discuss the recommendations from the public meeting. BC Hydro was open to examining the new site and suggested first that they would go back to the Comptroller of Water Rights to look at whether the Province of BC would support and fund this potential new location as they do not believe it was not identified in the 2007 Water Use Plan. If your office is in agreement, to examining this new location then BC Hydro would move forward with conducting a feasibility study working cooperatively with the Regional District.

I sincerely hope that you will consider this recommendation and authorize BC Hydro to examine this new location in order to be consistent with the commitment outlined in the Water Use Plan. The individuals who attended the community meeting are all avid boaters and have spent many years on the Peace River and we believe their expertise will be valuable in developing a new launch in a safe and cost efficient manner.

Should you have any questions regarding our request please feel free to contact Trish Morgan, General Manager of Community & Electoral Area Services, at trish.morgan@prrd.bc.ca or 250 784-3218.

Yours truly,



Lori Ackerman, Chair

BACKGROUND INFORMATION

- In 2011 the Peace River Regional District conducted a public survey as part of the development of our Parks and Trails Master Plan. Residents clearly identified that they would like more access points to the Peace River for day use and boating.
- There are very few “safe and reliable” access points along the Peace River and with the construction of Site C the number of locations will decrease.
- The lack of suitable and established boat launches along the Peace River has been identified many times over the years and for that reason the proposal of constructing a proper boat launch at Blackfoot Park was recommended in BC Hydro’s 2007 Water Use Plan.
- A map has been provided and identifies boat launches on the Peace River east of Site C. As you will note there is currently only one boat launch located in BC at Peace Island Park near Taylor. The next closest boat launch is located at Many Islands Park in Alberta and is almost 200km driving distance and over 100km by boat. By establishing a launch at Blackfoot, the distances will be cut almost in half. Please see the chart below and attached map:

Boat Launches	Distance by Road (approximate)	Distance by Boat (approximate)
Taylor to Blackfoot (Proposed)	90 km	40 km
Blackfoot (Proposed) to Many Islands Park	105 km	63 km
Many Islands Park to Carters Camp	75 km	16 km
Carters Camp to Pratt’s Landing (+ 2km)	28 km	23 km
Pratt’s Landing to Dunvegan Bridge	46 km	30 km

August 18, 2015

File: 76975-35/Peace

Lori Ackerman
Chair
Peace River Regional District
Box 810
Dawson Creek BC V1G 4H8



Dear Lori Ackerman:

Thank you for your letter of July 23, 2015 regarding the Blackfoot boat launch. From your letter I understand that, in a meeting between the Peace River Regional District (PRRD) and boaters/fishers, an alternate boat launch location to that of Blackfoot Park was identified at the west side of Clayhurst Bridge.

I am aware BC Hydro is willing to provide support on assessing the feasibility of the Clayhurst Bridge site and that a number of people who attended the above referenced meeting are able to provide construction support.

The approval of the Comptroller of Water Rights is not required to authorise BC Hydro to provide feasibility support. Applications for required authorisations from the Ministry of Forests, Lands and Natural Resource Operations would however be required to access crown land and to construct works on the foreshore and in the river channel. Those applications would need to be submitted through the nearest Front Counter BC office.

Thank you for keeping us updated on Peace River access endeavours.

Yours truly,



Glen Davidson, P.Eng.
Comptroller of Water Rights





PEACE RIVER REGIONAL DISTRICT

R-2

January 19, 2016

Water Management Branch
PO Box 9340 Stn Prov Govt
Victoria, BC V8W 9M1

Attention: Glen Davidson, Director & Comptroller of Water Rights

RE: Blackfoot Boat Launch

Dear Mr. Davidson:

Thank you for your letter of August 18, 2015 which was reviewed by the Board of Directors on September 3, 2015. At that meeting the Board passed the following motion:

That a letter be forwarded to the Comptroller of Water Rights clarifying that the Regional District is requesting that funds originally set aside for the Blackfoot boat launch be redirected to assist with the cost of conducting a feasibility study for an alternative boat launch site.

BC Hydro has indicated a willingness to consider working in partnership with the Regional District to examine the alternative site, and as such we are requesting that funding that was originally set aside for the boat launch at Blackfoot Park should be considered to be reallocated to this project as it still supports the requirements of the Water Use Plan.

I sincerely hope that you will consider this recommendation and authorize funds to be expended so that BC Hydro may examine this new location in order to be consistent with the commitment outlined in the Water Use Plan.

Should you have any questions regarding this request please feel free to contact me at trish.morgan@prrd.bc.ca or 250 784-3218.

Yours truly,

Trish Morgan
General Manager of Community & Electoral Area Services

cc: Bob Gammer, BC Hydro

diverse. vast. abundant.

PLEASE REPLY TO:



Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fs@prrd.bc.ca

May 10, 2017



R-2

June 23, 2016

Ref: 219790

Ms. Trish Morgan
General Manager of Community & Electoral Area Services
Peace River Regional District
Box 810, 1981 Alaska Ave
Dawson BC V1G 4H8

Dear Ms. Morgan:

This is a belated response to your letter dated January 19, 2016. I apologise for the delay.

Your letter forwards a motion by the Regional Board of Directors seeking to clarify a request for funds originally set aside for the Blackfoot launch site be made available to help fund a feasibility study for an alternate site.

In reviewing the Peace Project Water Use Plan I note there was agreement by the Peace Consultative Committee "To provide safe and reliable access to and from the Peace for the full operating range at Peace Canyon Generating Station. Four sites below Peace Canyon dam were identified for the construction and maintenance of river access. They are: Lynx Creek, Halfway River, Peace River Island Park and Clayhurst/Blackfoot Regional Park."

As a result of the Site C Environmental Assessment Certificate issued by the Province on October 14, 2014, BC Hydro is required to build three new boat launch/day use sites to be located at Hudson's Hope, Lynx Creek and Cache Creek on the new Site C reservoir. The potential of nearby land-slides into the Site C Reservoir has excluded Halfway River as an appropriate site for a new launch. As well a new high capacity boat launch along with upland facilities has been developed at Taylor (Peace River Island Park) at an expense far greater than was originally envisioned by the Peace Consultative Committee. Also, recreational use surveys resulted in markedly less use forecasted for a boat ramp at or near Blackfoot in comparison to use at Taylor. For these reasons the obligation for BC Hydro to conduct a boat launch feasibility study at or near Blackfoot was removed in 2013.

.../2

Ministry of Forests, Lands & Natural Resource Operations Resource Stewardship Division	Director's Office Water Management Branch	Mailing Address: PO Box 9340 Stn Prov Govt Victoria BC V8W 9M1 Telephone: 250-387-6949 Facsimile: 250-356-0605	Location: 3 rd Floor, 395 Waterfront Cres Victoria BC V8T 5K7 
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May 10, 2017

Ms. Trish Morgan
Page 2

I should point out that no funds remain associated with the Blackfoot launch feasibility study for re-allocation elsewhere.

I trust this provides the clarification the Board was seeking.

Yours truly,

A handwritten signature in blue ink, appearing to read 'G. Davidson', with a long horizontal flourish extending to the right.

Glen Davidson, P.Eng.
Director and Comptroller of Water Rights

May 10, 2017



REPORT

To: Regional Parks Committee

Date: August 12, 2016

From: Bryna Casey, Parks and Rural Recreation Coordinator

Subject: History of Blackfoot Regional Park Boat Launch

FOR DIRECTORS' INFORMATION:

A public boat launch was built at Blackfoot Regional Park to provide river access for boaters, fishermen, hunters, search and rescue groups, and for other users of the Peace River. When in operation it was the only boat launch on the Peace River between the Taylor Landing Provincial Park boat launch and the Alberta border.

Over the summers of 1994/95, the main components for this boat launch were installed located downstream from and abutting the Don Phillips Bridge. This location is reportedly vulnerable to Peace River water level fluctuation, in part due to waters generated by hydroelectric generation and seasonal precipitation. It is also indicated that this location was susceptible to damage caused by the freezing and thawing of the river.

In 1995, when the boat launch was completed, it consisted of:

- A concrete pad above the high water mark
- In-water pads
- A concrete pad below the high water mark.

Almost immediately after the launch was completed, in 1996, BC Hydro had a planned release of water to investigate a sinkhole in the dam. The release impacted the boat launch and displaced the original "in-water pads" for the boat launch approximately 60m downstream. This required repair in that same year.

In August of 2003, the boat launch was blocked off due to degradation of the boat launch area, concerns about liability, and because the boat launch was no longer considered safe for public use.

BC Hydro approached the PRRD in September of 2010 in regards to repairing the boat launch at this location. The offer came as part of the Water Use Plan imposed on BC Hydro by the Director and Comptroller of Water Rights. The Peace Water Use Plan recommended physical works for the Peace Hydroelectric System that would result in enhanced recreational access to the Peace River below Peace Canyon Dam. At this time, BC Hydro had completed a feasibility study and were moving towards a design and costing phase for upgrading the existing boat launch ramp and required the Regional District's consent to proceed. A letter of authorization was supplied from the PRRD, being the upland owner/license of occupation holder, so that BC Hydro could apply to the Province for a license of occupation for the beach site, which was supplied in September of 2010. The PRRD offered to relinquish License of Occupation for the foreshore property between the Peace River and the Park so that BC Hydro could acquire it to construct an engineered boat launch.

In June of 2011, BC Hydro released its “Management Plan for Proposed Blackfoot Park Upgraded Public Boat Launch Site – Peace River” which outlined the project overview, description, background, location and development requirements and impacts and even went so far as to propose starting the work on the project in ‘low water’ period of summer 2012.

Then, in June of 2014, BC Hydro informed the Regional District that they were no longer planning to construct the boat launch. On June 12, 2014 Bob Gammer, Manager of Community Relations, met with Director Goodings, Director Hiebert, and Director Jarvis along with Chris Cvik, CAO and Trish Morgan, Manager of Community Services. Mr. Gammer explained that the Comptroller of Water Rights had released BC Hydro from their obligation under their Water Use Plan to construct a boat launch at the Blackfoot Park based on the following issues:

- The cost to construct the Taylor Landing boat launch was over budget due to unforeseen construction conditions.
- The Ministry of Forests, Lands, and Natural Resources Operations would not allow a parking lot to be constructed on the banks of the Peace River due to their concern for flooding.

BC Hydro was still open to considering other options for a boat launch in the vicinity of Blackfoot Park, but recommendations needed to be made by the end of summer 2014. The Community Services Staff held a public meeting on August 25, 2014 at Blackfoot Regional Park to examine the Boat Launch and to look at alternate options for water access. Over 20 members of the public came to this meeting to offer questions, comments, concerns and discuss best sites for building the new boat launch.

In September 2014, Community Services staff submitted an application to remove the boat launch, which was previously just blocked off so that people could not use it. The Regional District felt it was necessary to remove as it posed a safety hazard. All necessary approvals were received from the Province and work commenced on remediating the former boat launch area to previous condition. At this time, a recommendation by the Board was made to forward information from the August 25, 2014 public meeting to BC Hydro that identified an alternate location on BC Hydro property on the opposite side of the road from Blackfoot Regional Park. The recommendation was also made that the send a letter to the BC Comptroller of Water Rights and the Regional Water Manager with the Ministry of Forests, Lands and Natural Resource Operations recommending that BC Hydro be held accountable to fulfill their obligations under the 2007 Water Use Plan to provide safe and reliable access to the Peace River at Clayhurst/Blackfoot Regional Park.

In late October 2014, the Regional Parks Committee met with BC Hydro to discuss the recommendations from the August 25 public meeting to identify next steps. BC Hydro was open to examining the new site and planned to go back to the Comptroller of Water Rights to look at whether the Province would support and fund this new potential location, as it was not identified in the 2007 Water Use Plan. A recommendation was made to the Board to authorize that a letter be sent to BC Hydro to indicate that the PRRD would work in partnership with BC Hydro to examine the feasibility of constructing a boat launch at the aforementioned location.

On July 23, 2015 a letter was forwarded to the office of the Comptroller of Water Rights asking for authorization from that office to examine this new location (to the west of the bridge) so that BC Hydro would be able to move forward with conducting a feasibility study working cooperatively with the Regional District.

A letter, dated August 18, 2015, was then received from the Director and Comptroller of Water Rights responds that their authorization is not required for BC Hydro to provide feasibility support.

In response, on January 19, 2016 a letter was sent, on Board approval, to Comptroller of Water Rights clarifying that the Regional District is requesting that funds originally set aside for the Blackfoot boat launch be redirected to assist with the cost of conducting a feasibility study for an alternative boat launch site.

Finally, on June 23, 2016, the Regional District received a letter from the Comptroller of Water Rights which denied any request for funding on the basis of;

- A new high capacity boat launch along with upland facilities have been developed at Taylor (Peace River Island Park) at an expense far greater than was originally envisioned.
- Recreational use surveys resulted in markedly less use forecasted for a boat ramp at or near Blackfoot in comparison to use at Taylor.
- No funds remain associated with the Blackfoot Launch feasibility study for re-allocation elsewhere.
- This letter stated that the “obligation for BC Hydro to conduct a boat launch feasibility study at or near Blackfoot Park was removed in 2013.”

There are residents in the Peace River Regional District would work support a boat launch at this newly proposed location, though initial cost, liability, ongoing maintenance, and safety concerns may make it impractical to move forward on any boat launch at this Regional Park.

OPTIONS:

This report is for information only.

STRATEGIC PLAN RELEVANCE:

This report supports Strategic Objective 1.6.1 stating that the PRRD shall “implement the 10 Year – Regional Parks and Trails Master Plan (adopted in 2014).”

FINANCIAL CONSIDERATION(S):

When it was constructed, between 1994/95, construction of the boat launch was funded through the “BC 21” grant provided by the Province of BC (\$6,450), the “Rendezvous ’92 Legacy Fund” (\$9,427) and through a tax requisition of \$15,360 for a total cost of \$31,237.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

C-1 – Letter from BC Hydro (June 23, 2016)



Peace River Regional District REPORT

R-3

To: Chair and Directors

Date: April 26, 2017

From: Bryna Casey, Parks and Rural Recreation Coordinator

Subject: Prophet River First Nations – Minaker River Regional Park

FOR DIRECTOR'S INFORMATION:

BACKGROUND/RATIONALE:

At its November 24, 2016 Board Meeting, the Regional Board made the following resolution;

"That staff be authorized to set up a meeting with the Prophet River First Nations to discuss the future of Minaker River Regional Park and options for maintaining the park for public use."

On July 8, 2016, staff had a conference call with Marianne Johnson from the Ministry of Forests, Lands, and Natural Resource Operations regarding Minaker River Park. Prophet River First Nations was at that time starting negotiations with the Province regarding adding additional reserve lands. Minaker River Park is included in a greater portion of land that they have expressed interest in due in part to their traditional territory and burial grounds that are adjacent.

Staff have reached out to Chief and Council of the First Nation, Administration, and the Lands Department to set up a meeting to discuss future management, potential partnerships and options for maintaining the park for future use, should it be transferred to PRFN as part of additional reserve lands. Staff received an emailed response in March, 2017 that the First Nation would respond when they've set a date for the meeting. This date is as yet to be determined.

The PRRD has tenure to the park site until 2022, although there is a clause that allows for either party to end the tenure agreement with notice. Marianne did explain that it would be unlikely that the Province would transfer the property to another tenure holder without our consent, but this is not absolute, just unlikely. If the PRRD released our tenure, then Prophet would have to follow the same procedure to apply for a free Crown grant as any other applicant.

The Minaker River Parks Contractor, responsible for the upkeep of the park for the summer, has reported that the road into the park will require further maintenance this year as well as river bank stabilization to keep the road from sluffing into the river.

Previous board resolution, on June 9, 2016, before staff were informed of the potential interest by Prophet River First Nation, was;

"That the Parks Committee and interested Board members be authorized to conduct a site visit at the Minaker River Park to determine the feasibility of repairing the driveway and reinforcing the river bed due to erosion problems; AND

That staff be authorized to apply for the MIABC Risk Management Grant Program for a \$10,000 grant to assist with the "Driveway Assessment/Engineering/Road Work" project at the Minaker River Park; AND

Staff Initials: *Casey*

Dept. Head: *May 10, 2017*

CAO: *Ch. Burk*

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That staff be instructed not to proceed with the study until after the Parks Committee and the Board has completed its site visit and determined the next steps”

OPTIONS:

For information only.

STRATEGIC PLAN RELEVANCE:

Strategic priority 1.6.1 is to implement the 10 Year – Regional Parks and Trails Master Plan (approved in 2014).

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.

Attachments: