



Peace River Regional District
 Development Services
OCP & Zoning Amendment Report
2nd Reading
By-law No. 1746 & 1747, 2007

Part 26 Participants. Includes
 City of Fort St. John, Village
 of Pouce Coupe & Electoral
 Areas B, C, D & E.

B-1a

Land Owner: 1306184 Alberta Inc. **Date:** December 21, 2007
Agent: L & M Engineering Ltd. **File No.:** 158/2007
Electoral Area: "C"
Legal Description: NE¼ Section 5, Township 84, Range 18, W6M, PRD, except Plans 11903, 19028, 25335
Lot size: 61 ha (150.5 acres)
Location: Northeast of the City of Fort St. John

PROPOSAL: To amend the subject property's designation within North Peace OCP Bylaw No. 820, 1993, from RR-A (Rural Resource - Agricultural) to Major Industrial, and its zone within Peace River Regional District Zoning Bylaw No. 1343, 2001, from A-2 (Large Agricultural Holdings) to I-2 (General Industrial) in order to satisfy one of the Agricultural Land Commission's conditions for ALR exclusion and to allow for its subdivision into 16 lots ranging in size from 1.96 ha (4.84 acres) to 8.28 ha (20.46 acres).

RECOMMENDATION

1. a) THAT the Regional Board consider the submitted applicant buffering plan as acceptable in principle subject to public consideration during the Public Hearing process;
- b) THAT the Regional Board approve Official Community Plan Amendment By-law No. 1746, 2007 and Zoning Bylaw Amendment By-law No. 1747, 2007 for Second Reading;
- c) THAT a Public Hearing be scheduled for January 30, 2008 at 7:00 pm at the North Peace Leisure Pool in Fort St. John, BC; and
- d) THAT the holding of the public hearing be delegated to Director Houley.

LAND USE POLICIES AND REGULATIONS

North Peace OCP Bylaw No. 820, 1993	⇒	RR-A (Rural Resource - Agricultural)
Peace River Regional District Zoning Bylaw No. 1343, 2001	⇒	A-2 (Large Agricultural Holdings)
Agricultural Land Reserve	⇒	Within
Mandatory Building Inspection Area	⇒	Within
FSJ & Area Comprehensive Development Plan:	⇒	Within Area 12, between Phase I and II

BACKGROUND INFORMATION

August 7, 2007 – OCP & Zoning Amendment Application received
August 13, 2007 – OCP & Zoning Amendment Application referred to government agencies & municipalities
August 23, 2007 – Regional Board considered OCP/Zoning Amendment proposal for 1st Reading, with 2nd Reading subject to submission of a buffering plan
November 27, 2007 – Applicant submits buffering plan, see attached email & drawing

B. Simard
 Department Head

John K...
 CAO

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SITE CONTEXT

The subject property is immediately adjacent to the east boundary of the City of Fort St. John, just east off the East Bypass Road, and approximately 500 m north of 100 Avenue. The subject property lies in the transitional space between the City of Fort St. John and the outer fringe of quarter section farms, with homesites and cultivated fields or pasture. This transitional area was predominantly a farming area, although there are now some small residential lots within the general area, and some of the ¼ sections are converting to a more residential use due to the proximity of the urban centre. This area generally slopes from south west to north east, draining toward Stoddart (Fish) Creek, and eventually into the Beatton River to the northeast.

SITE FEATURES

- The subject property currently has no improvements.
- The subject property is mostly cleared and under cultivation, except for a treed portion along the centerline of its southern border, which is treed with large, mature poplar, willow, and underbrush.
- Telephone, hydro and natural gas are available to the subject property.
- The subject property is located *within* the Fort St. John Rural Fire Protection Area
- The property is accessible from the paved East Bypass Road and the gravelled 261 Road.
- The railway lies along the east boundary of the subject property, but lies separated from it by the 261 Road.
- The CLI Soil Classification Rating is Class 2C, with Class 2 soils having moderate limitations that restrict the range of crops or require moderate conservation practices, and the subclass 'c' representing adverse climate.
- The property drains generally from the southwest to the northeast toward Stoddart (Fish) Creek, with gentle slopes and fairly level terrain on the east side next to the railway, and an increased slope but still fairly level terrain on the west side next to the East Bypass Road.

OBSERVATIONS AND COMMENTS

1. The applicant has decreased the proposed number of lots, with a corresponding change in size. It is now the intent of the applicant to subdivide the subject property into approximately 16 lots ranging in size from 1.96 ha (4.84 acres) to 8.28 ha (20.46 acres) lots and incorporate the land into the city.
2. The subject property is within the Agricultural Land Reserve and is therefore subject to the provisions of the *Agricultural Land Commission Act*. An application for ALR exclusion was supported by the Regional Board, Resolution No. RD07/02/31 (22), and conditionally approved by the Agricultural Land Commission, Resolution #198/2007. In their decision the ALC noted:
 - “That the approval is subject to the following conditions:
 - the rezoning of the property to a Heavy Industrial zone
 - the submission of a specific use plan for the property
 - the commencement of construction of the specific use.”
3. The subject property is currently designated “*Rural Resource - Agricultural*” according to the North Peace Official Community Plan Bylaw No.820, 1993. In order to subdivide and use the property for Heavy Industrial purposes, this bylaw amendment to re-designate the lot to “*Major Industrial*” is required.
4. The *Major Industrial* designation lists two policies for Development Criteria. Policy 4 notes that “New Major Industrial uses may be permitted provided that appropriate industrial land is not available within the City of Fort St. John, the District of Taylor, the District of Hudson’s Hope or the Charlie Lake Local Community.” Policy 5 lists a number of criteria as follows:

Table 2. Policy 5 considerations.

Consideration	Comment
(a) accommodation of on-site sewage disposal and pollution abatement	Referrals sent to Northern Health Authority and Ministry of Environment

B-1a

(b) development will have a building-to-parcel ratio of less than 25%	Proposals for individual buildings not submitted. A 2.01 ha lot would allow buildings of 54,000 ft ² total
(c) adequate off-street parking	Individual site plans with parking arrangements not submitted
(d) avoid the generation of large volumes of traffic on local residential roads	Uses East Bypass Road and internal road
(e) industrial use is compatible with surrounding land uses	Surrounded by agriculture
(f) development requires large tracts of land for storage	No specific uses proposed, land proposed for subdivision to near minimum parcel size

5. The subject property is zoned A-2 (Large Agricultural Holdings) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001. In order to subdivide and use for Heavy Industrial uses, this bylaw amendment to re-zone the land to I-2 (General Industrial) is required. A copy of the I-2 (General Industrial) zone is attached to this report.
6. In the Fort St. John & Area Comprehensive Development Plan the subject property is located in Area 12, between Phase I and II. Area 12 has been recommended for "Heavy Industrial uses that require large amounts of land." The plan states that "the area should not be allowed to be gradually consumed bit by bit with smaller industrial uses."
7. Area 12 of the FSJ & Area CDP is located adjacent to proposed Area 9 Residential uses. The plan states that: "there are concerns over how close this area is to Residential land, however throughout the process, areas located further from the City were rejected by the Land Commission. The issues associated with the location will need to be addressed through appropriate planning measures. The development of area 12 is proposed on the understanding:
 - That drainage issues will be addressed as the loss of retention areas will occur due to development
 - That a Buffer be developed along the bypass road. A strip close to the road could be developed as a park corridor. Trees could be planted along the road in anticipation of future industrial use. Any existing trees along the road could be retained. Further investigation of the topography and potential vegetation is required to determine how an effective buffer could be established. A combination of buffering on area 12 and on area 9 may work to reduce potential conflicts.
 - That design guidelines be established for development along 100th on the route to the airport."

IMPACT ANALYSIS

- There will be an impact on agricultural lands, however, this area is approved (with conditions) by the ALC for exclusion from the ALR and is already fragmented from any larger agricultural parcels by the railway.
- Development of the area between the Phase I & II portions of Area 12 would still appear to meet the intent of the phasing principles in the CDP, especially related to compact development ideals, especially as this particular parcel is immediately adjacent to a municipal boundary.
- However, the location of the proposed heavy industrial use will leapfrog north from any existing industrial uses in the Regional District, which are located approximately 500 m south of the subject property.
- This proposal represents a significant change from the current agricultural use of the property, and is likely to result in increased noise, pollution, and possibly other impacts from the proposed industrial use which could affect the owners who reside on the adjacent residential and agricultural lots.
- Four lots are proposed to be fronting the East Bypass Road and four lots are proposed to be fronting the 261 Road. The remaining proposed lots have proposed frontage along a proposed interior road.
- Any direct access of the rail line to the proposed heavy industrial property would either require a crossing of the 261 Road, or a crossing of the property located to the north.

OPTIONS

B-1a

1. a) **THAT the Regional Board consider the submitted applicant buffering plan as acceptable in principle subject to public consideration during the Public Hearing process;**

b) **THAT the Regional Board approve Official Community Plan Amendment By-law No. 1746, 2007 and Zoning Bylaw Amendment By-law No. 1747, 2007 for Second Reading;**

c) **THAT a Public Hearing be scheduled for January 30, 2008 at 7:00 pm at the North Peace Leisure Pool in Fort St. John, BC; and**

d) **THAT the holding of the public hearing be delegated to Director Houley.**

2. THAT the Regional Board refuse Second Reading.

B-1a

Carla Eaton

From: Pascal Charest [pcharest@lmengineering.bc.ca]
Sent: Tuesday, November 27, 2007 10:03 AM
To: Carla Eaton
Cc: 'Lesley Richards'
Subject: RE: Buffer Plan request for NE-5-84-18

B.1a

Attachments: 1334-01-01 PR Lot Layout Buffer.pdf



1334-01-01 PR
ot Layout Buff.

Good morning Carla,

Please find attached a preliminary lot layout and buffering plan. The buffering plan we have prepared is comprised of a one meter berm along the west lot line, a two meter berm along the south east corner, and a treed fence line around the property. The treed fence line is to the Fort St.

John standard for buffering industrial land and the berms will provide some additional separation from the existing residence to the south east and the residentially zoned land to the west, within the Fort St. John boundary.

Could you please provide any comments that you may have regarding this buffering plan and let me know when this application will move forward to Second Reading?

Thanks again!

Sincerely,
L&M Engineering Limited

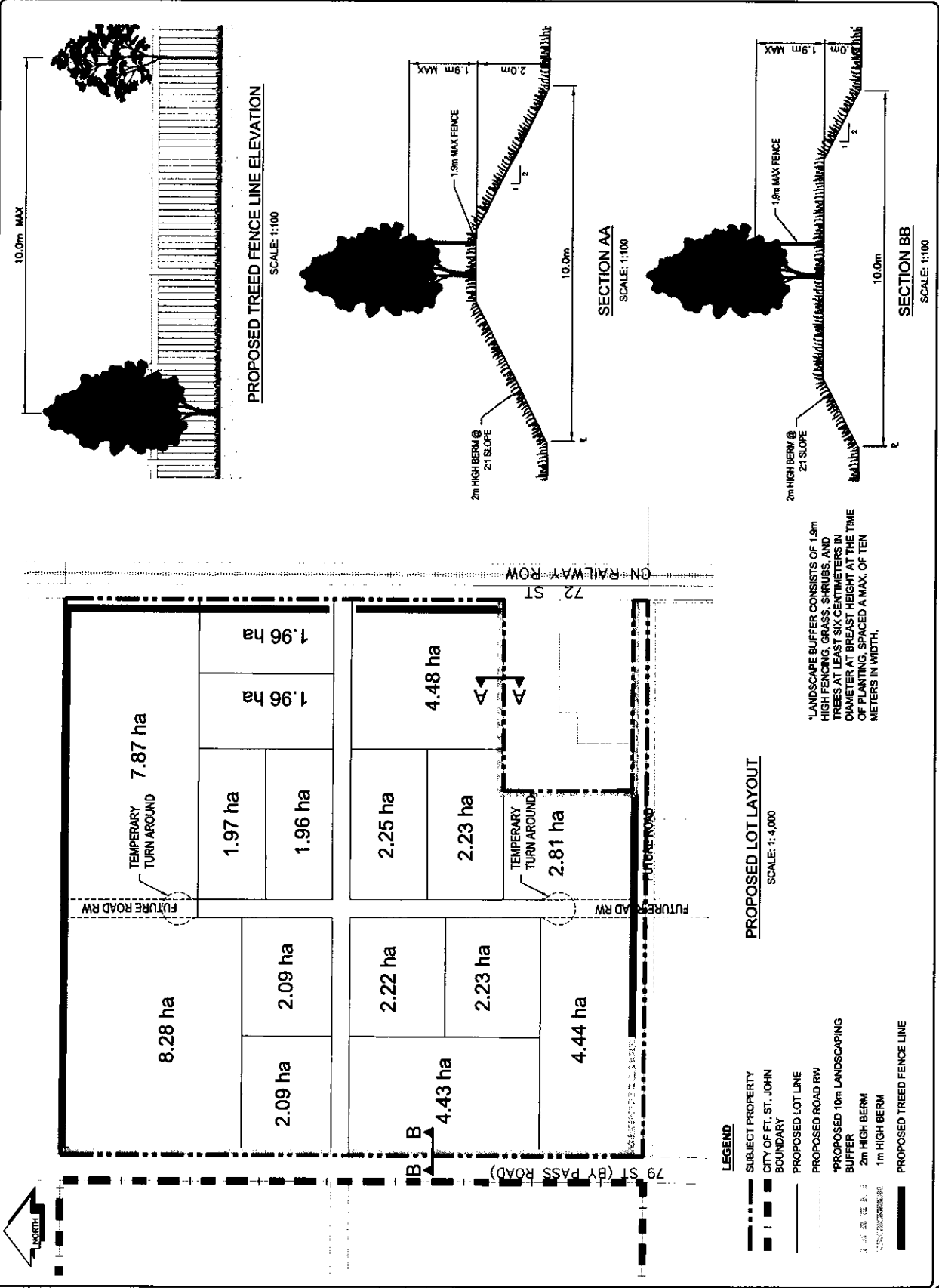
Pascal Charest
Pascal Charest, B.Sc
Project Planner
P: 250-562-1977
F: 250-562-1967
1210 Fourth Avenue
Prince George, BC V2L 3J4

JAN 10 2008

B.1a

B-1a

<p>1306184 ALBERTA INC 221-4851 WESTWINDS DR NE CALGARY ALBERTA T3J 3J8</p>	<p>LEGAL DESCRIPTION PID: 044-907-982 NE 1/4 OF SECTION 5 TOWNSHIP 04 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLANS 11903, 19028 AND 25335</p>	<p>PROPOSED SUBDIVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISED BORDER FILE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISED BORDER FILE	BY																																									<p>ENGINEERING LIMITED 140 SOUTH AVENUE SUITE 314 CALGARY, ALBERTA T2C 0P7 PHONE: (403) 242-2277 FAX: (403) 242-2287 info@engplanning.com</p>
NO.	DATE	REVISED BORDER FILE	BY																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>OWNER</td><td>ALBERTA INC</td></tr> <tr><td>DESIGNED</td><td>JAN/PALC</td></tr> <tr><td>ENGINEER</td><td>LSH</td></tr> <tr><td>PLANNED</td><td>PLC</td></tr> <tr><td>APPROVED FILE</td><td>1334-01-01-01</td></tr> <tr><td>DATE</td><td>25/JAN/07</td></tr> <tr><td>SCALE</td><td>AS NOTED</td></tr> </table>	OWNER	ALBERTA INC	DESIGNED	JAN/PALC	ENGINEER	LSH	PLANNED	PLC	APPROVED FILE	1334-01-01-01	DATE	25/JAN/07	SCALE	AS NOTED	<p>PRELIMINARY LOT LAYOUT & BUFFERING DESIGN</p>	<p>CONSULTANT PROJECT NO. 1334-01-01 DRAWING NO. DWG:05</p>	<p>SHEET NO. 2 OF 4 REF. NO. 0</p>																														
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JAN 10 2008

B-1a

PEACE RIVER REGIONAL DISTRICT
By-law No. 1746, 2007

B-16

A by-law to amend the "North Peace Official
Community Plan By-law No. 820, 1993"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Official Community Plan By-law No. 820, 1993";

AND WHEREAS an application has been made to amend the "North Peace Official Community Plan By-law No. 820, 1993" to facilitate an associated rezoning use affecting NE ¼ Section 5, Township 84, Range 18, W6M, PRD, except Plans 11903, 19028, and 25335;

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

1. This By-law may be cited for all purposes as the "North Peace Official Community Plan Amendment By-law No. 1746, 2007."
2. The "North Peace Official Community Plan By-law No. 820, 1993" is hereby amended in the following manner:
 - i) Map 2 "Fort St. John Fringe Area" is hereby amended by redesignating NE ¼ Section 5, Township 84, Range 18, W6M, PRD, except Plans 11903, 19028, and 25335, from RR-A "Rural Resource - Agricultural" to "Major Industrial" as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 23rd day of August, 2007.

READ A SECOND TIME this _____ day of _____, 2008.

Public Hearing held on the _____ day of _____, 2008.

READ A THIRD TIME this _____ day of _____, 2008.

APPROVED by the Ministry of Community Services _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of
"North Peace Official Community Plan
Amendment By-law No. 1746, 2007."

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed
in the presence of:

Fred Banham
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham, Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1746, 2007" as read a third time by the Regional Board of the Peace River Regional District on this _____ day of _____, 2008.

Dated at Dawson Creek, BC _____ day of _____, 2008.

Fred Banham, Chief Administrative Officer

JAN 10 2008

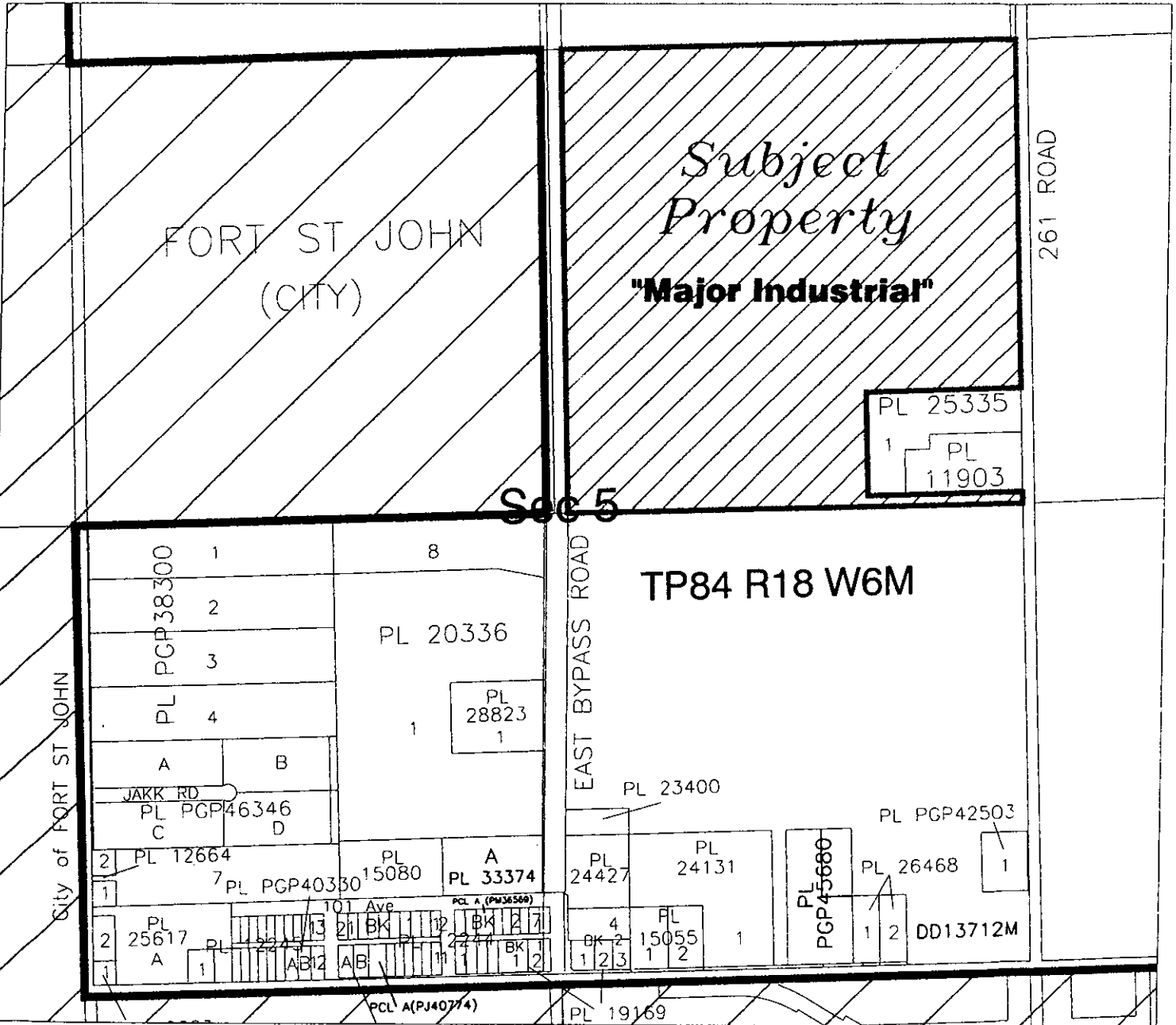
B-16

SCHEDULE "A"



B-16

Map No. 2 - Schedule A of "Fort St. John Fringe Area" is hereby amended by redesignating NE1/4 Section 5, Township 84, Range 18, except Plans 11903, 19028 & 25335, W6M, PRD from RR-A "Rural Resource - Agricultural" to "Major Industrial" as shown shaded on the drawing below:



CERTIFIED a true and correct copy of
Schedule "A" to "North Peace Official
Community Plan Amendment
By-law No. 1746, 2007."

Fred Banham, CAO

JAN 10 2008

B-16

B-1e

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1747, 2007**

A by-law to amend the "Peace River Regional District Zoning By-Law No. 1343, 2001."

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

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-Law No. 1747, 2007."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
 - i) Schedule 'A' - Map 12 is hereby amended by rezoning the Northeast ¼ of Section 5, Township 84, Range 18, W6M, PRD, except Plans 11903, 19028, and 25335, from A-2 "Large Agricultural Holdings Zone" to I-2 "General Industrial Zone", as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 23rd day of August, 2007.
 READ A SECOND TIME this _____ day of _____, 2008.
 Public Hearing held on the _____ day of _____, 2008.
 READ A THIRD TIME this _____ day of _____, 2008.
 ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1747, 2007."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Fred Banham
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham
Chief Administrative Officer

B-1e

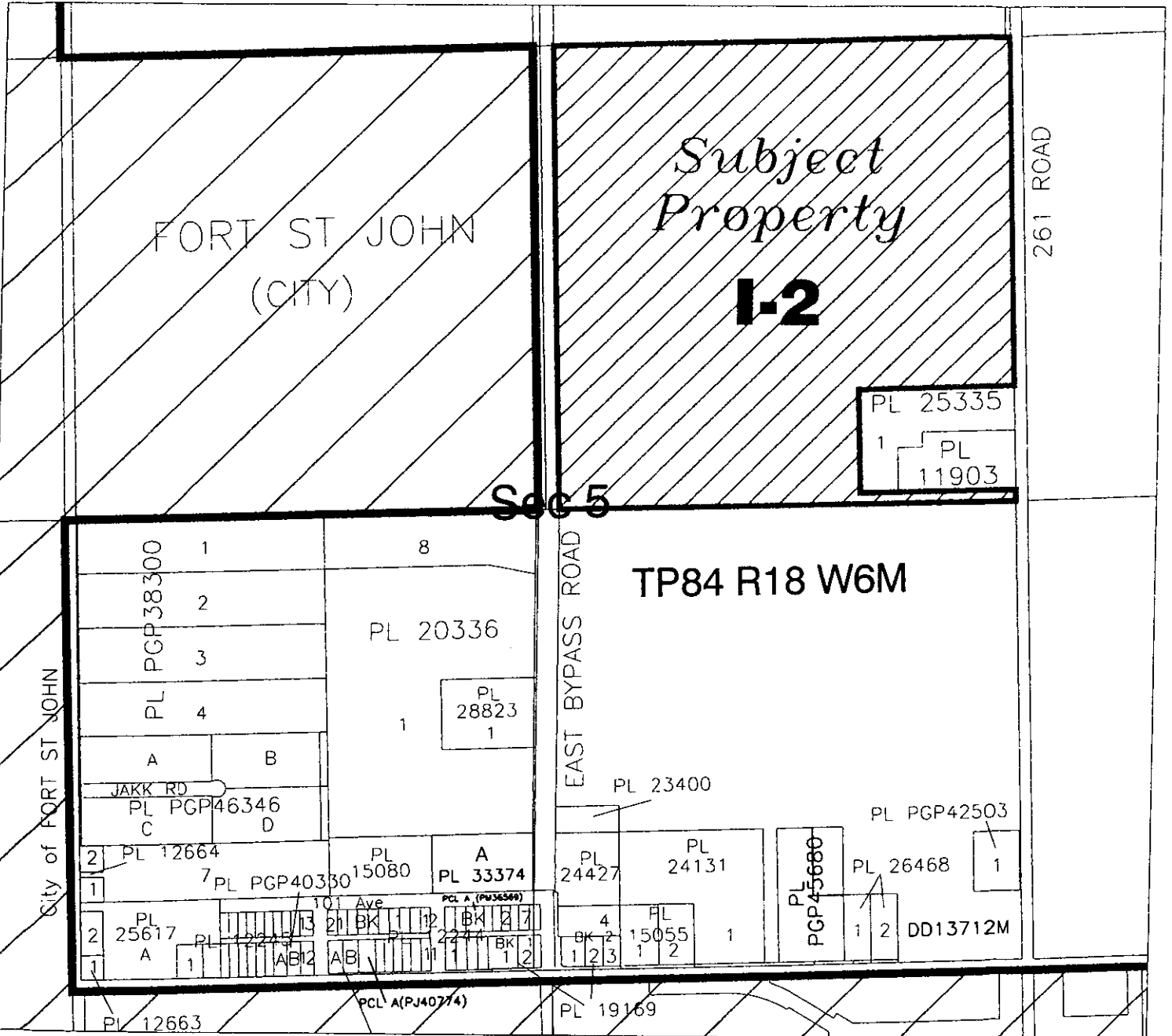
Peace River Regional District
By-law No. 1747, 2007

SCHEDULE "A"



B-1e

Map No. 12 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning NE1/4 Section 5, Township 84, Range 18, except Plans 11903, 19028 & 25335, W6M, PRD from A-2 "Large Agricultural Holdings Zone" to I-2 "General Industrial Zone" as shown shaded on the drawing below:



CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Zoning Amendment By-law
No. 1747, 2007."

Fred Banham, CAO

JAN 10 2008

B-1e



Peace River Regional District
Development Services

Part 26 Participants:
City of Fort St. John,
Village of Pouce Coupe,
Electoral Areas B, C, D, E.

OCP & Zoning Amendment Report – Final Reading
By-law No.'s 1762 & 1763, 2007

B.2a

File No.: 202/07 Date: December 19, 2007
Land Owner: Jason & Teresa Bodo
Electoral Area: E
Legal Description: District Lot 1815, PRD, except Plan 121712
Lot size: 55 ha (137 acres)
Location: Chetwynd – Highway 29

PROPOSAL

To re-designate a 2.4 ha (6 acre) portion of the subject property from "Resource - Agricultural" to "Residential" and to rezone the same from A-2 (Large Agricultural Holdings) to R-4 (Residential 4), so that the 2.4 ha (6 acre) area can be subdivided to create a separate lot.

RECOMMENDATION

- 1. THAT the Regional Board approve Official Community Plan Amendment By-law No. 1762, 2007 and Zoning Amendment By-law No. 1763, 2007 for Final Reading.

LAND USE POLICIES AND REGULATIONS

West Peace OCP Bylaw No. 1086, 1997	⇒	Resource – Agricultural
Peace River Regional District Zoning Bylaw No. 1343, 2001	⇒	A-2 (Large Agricultural Holdings)
Agricultural Land Reserve	⇒	Within
Mandatory Building Inspection Area	⇒	Within

BACKGROUND INFORMATION

- July 5, 2007 → ALC approved subdivision on condition of inclusion of land into the ALR
- October 3, 2007 → OCP and Zoning Amendment Application received
- October 9, 2007 → OCP and Zoning Amendment Application referred to government agencies and municipalities
- October 25, 2007 → Regional Board considered OCP/Zoning Amendment proposal for 1st & 2nd Reading
- October 30, 2007 → Public Notification for the Public Hearing mailed to adjacent landowners
- November 2 & 9, 2007 → Public Notification for the Public Hearing advertised in The Chetwynd Echo
- November 14, 2007 → Public Hearing at the Chetwynd & District Recreation Centre
- November 22, 2007 → Regional Board considered OCP/Zoning Amendment proposal for 3rd Reading
- December 11, 2007 → ALC approved an increased lot size to match proposed rezoning application.

Department Head

CAO

B.2a

B.26

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1762, 2007**

A by-law to amend the West Peace Official
Community Plan By-law No. 1086, 1997

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the West Peace Official Community Plan By-law No. 1086, 1997;

AND WHEREAS an application has been made to amend the "West Peace Official Community Plan By-law No. 1086, 1997" to facilitate an associated zoning affecting a 2.4 ha. (6 acre) parcel of District Lot 1815, PRD except Plan 21712;

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

1. This By-law may be cited for all purposes as the "West Peace Official Community Plan Amendment By-law No. 1762, 2007."
2. The West Peace Official Community Plan By-law No. 1086, 1997 is hereby amended in the following manner:

Map No. 7 "Chetwynd / West Peace OCP Fringe Area" is hereby amended by redesignating 2.4 ha. (6 acres) of District Lot 1815, PRD, except Plan 21712 from "Resource - Agricultural" to "Residential" as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 25 day of October, 2007.
 READ A SECOND TIME this 25 day of October, 2007.
 Public Hearing held on the 14 day of November, 2007.
 READ A THIRD TIME this 2nd day of November, 2007.
 ADOPTED this _____ day of _____, 2007.

CERTIFIED a true and correct copy of
"West Peace Official Community Plan
Amendment By-law No. 1762, 2007."

THE CORPORATE SEAL of the Peace
River Regional District was hereto
affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

JAN 10 2008

B.26

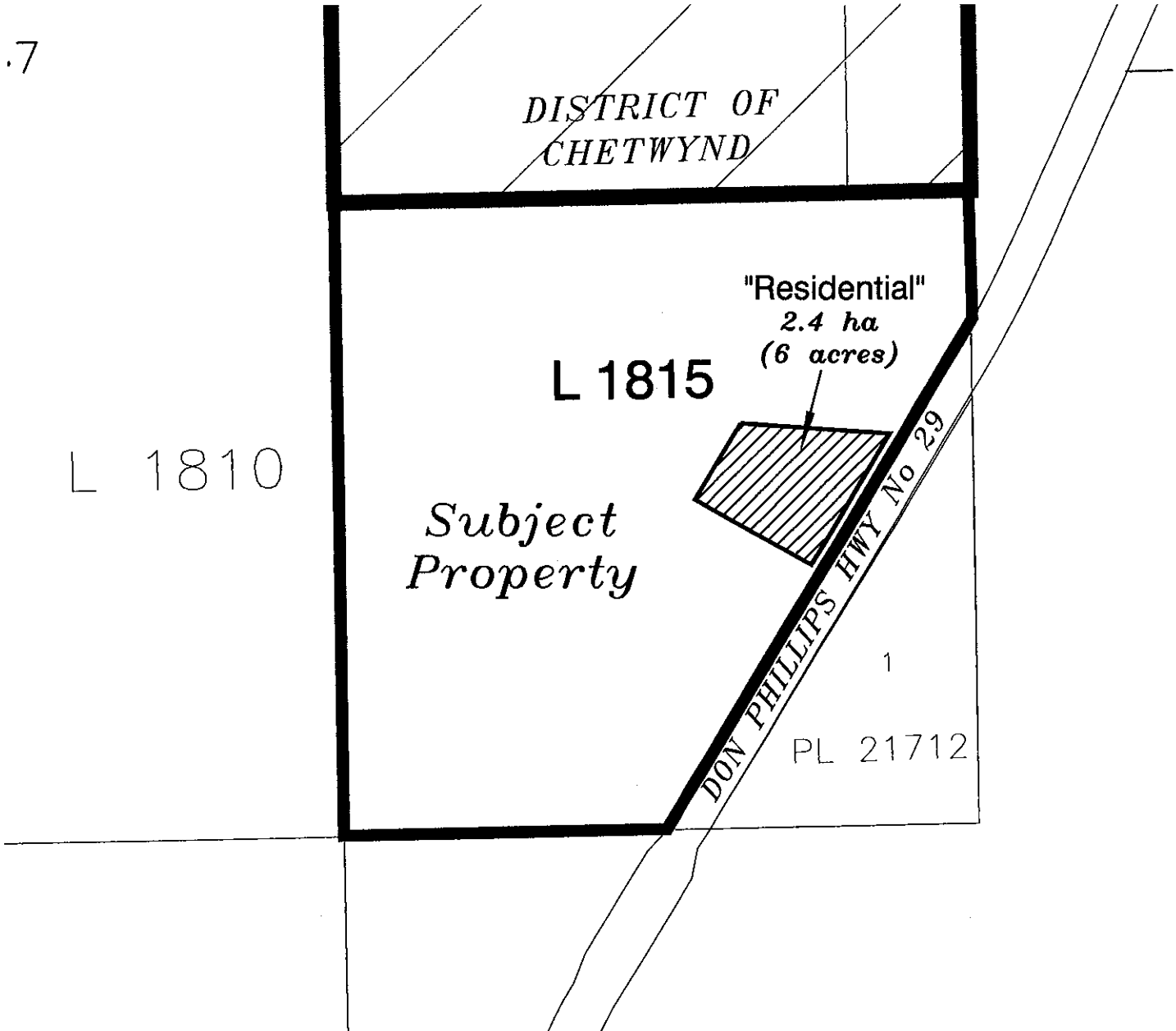
SCHEDULE "A"



B.26

Map No. 7 - Chetwynd / West Peace OCP Fringe Area of "West Peace Official Community Plan By-law No. 1086, 1997" is hereby amended by redesignating 2.4 ha (6 acres) of District Lot 1815, except Plan 21712, PRD from "Resource - Agricultural" to "Residential" as shown shaded on the drawing below:

.7



CERTIFIED a true and correct copy of
Schedule "A" to "West Peace Official
Community Plan Amendment
By-law No. 1762, 2007."

Fred Banham, CAO

JAN 10 2008

B.26

PEACE RIVER REGIONAL DISTRICT
By-Law No. 1763, 2007

B.2c

A by-law to amend the "Peace River Regional
District Zoning By-Law No. 1343, 2001"

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

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-Law No. 1763, 2007."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
 - i) Schedule 'C' – Map 7 is hereby amended by rezoning a 2.4 ha. (6 acre) portion of District Lot 1815, except Plan 21712, PRD, from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 25th day of October, 2007.
 READ A SECOND TIME this 25th day of October, 2007.
 Public Hearing held on the 14th day of November, 2007.
 READ FOR A THIRD TIME this 22nd day of November, 2007.
 APPROVED by the Ministry of Transportation this 27 day of November, 2007.

District Highways Manager

ADOPTED this _____ day of _____, 2007.

CERTIFIED a true and correct copy of
"Peace River Regional District Zoning
Amendment By-law No. 1763, 2007."

THE CORPORATE SEAL of the Peace
River Regional District was hereto
affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1763, 2007" as read a third time by the Regional Board of the Peace River Regional District on the 22nd day of November, 2007.
Dated at Dawson Creek, B.C. this 23rd day of November, 2007.



Fred Banham, Chief Administrative Officer

JAN 10 2008

B.2c

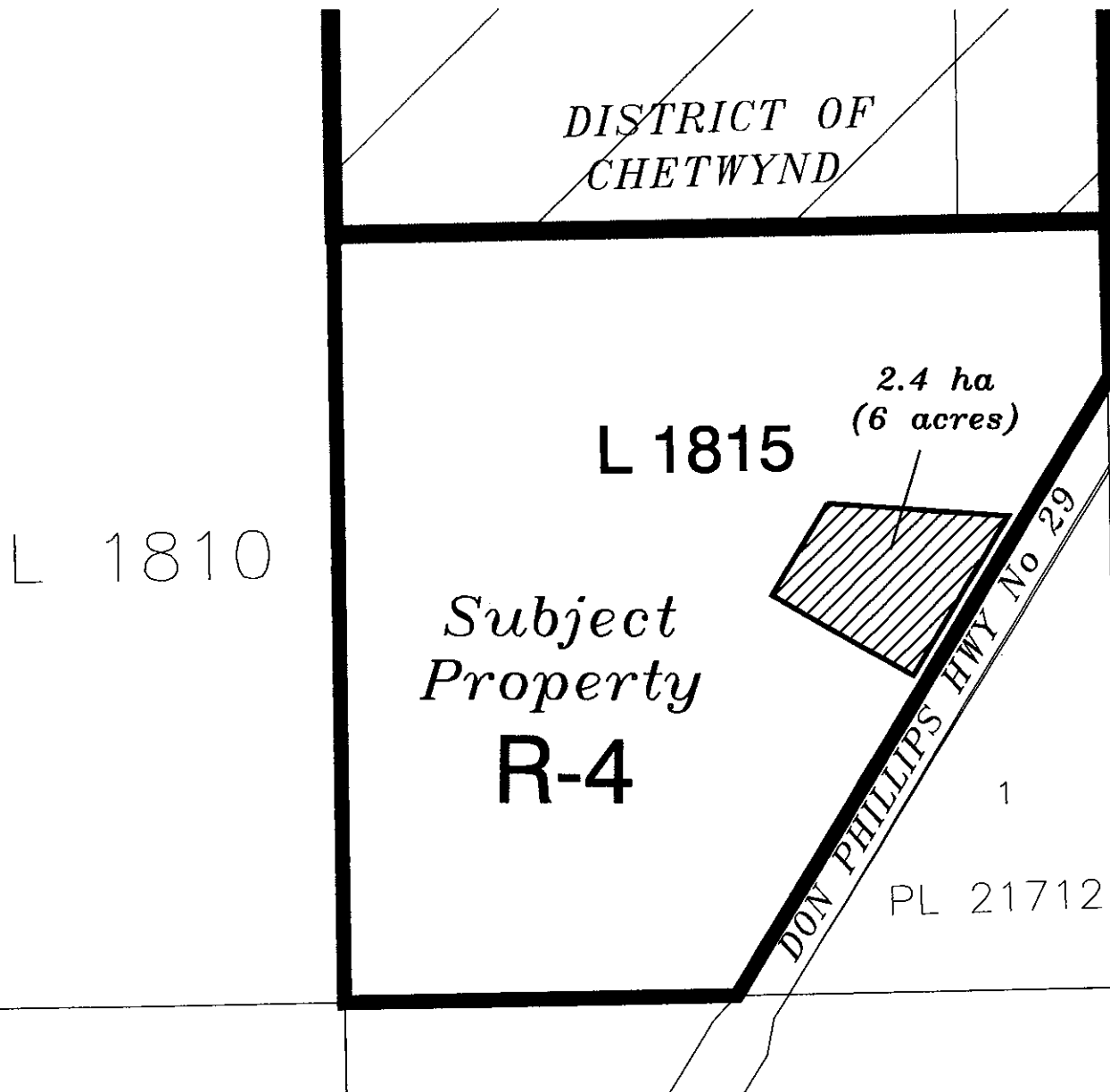
Peace River Regional District
By-law No. 1763, 2007
SCHEDULE "A"



B-2c

Map 7 - Schedule C of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning a 2.4 ha (6 acres) portion of District Lot 1815, except Plan 21712, PRD from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone" as shown shaded on the drawing below:

7



CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Zoning Amendment By-law
No. 1763, 2007."


Fred Banham, CAO

JAN 10 2008

B-2c



Peace River Regional District
Development Services
Zoning Amendment Report – 3rd & Final Reading
By-law No. 1769, 2007

Part 26 Participants:
City of Fort St. John,
Village of Pouce Coupe,
Electoral Areas B, C, D, E.

B.3a

File No.:	219/07	Date:	December 27, 2007
Land Owner:	410771 BC Ltd	Agent:	Trevor Hingley
Electoral Area:	D		
Legal Description:	W½ Section 12, Township 78, Range 14, W6M, PRD		
Lot size:	129 ha (320 acres)		
Location:	Briar Ridge		

PROPOSAL: To rezone the southern 82 ha (200 acres) of the half-section from A-2 (Large Agricultural Holdings) to R-4 (Residential 4) in order to accommodate the extension of the residential subdivision.

RECOMMENDATION

1. **THAT** the Regional Board **approve** Zoning Amendment Bylaw No. 1769, 2007, for 3rd and Final Reading.

LAND USE POLICIES AND REGULATIONS

Dawson Creek Rural Area OCP Bylaw No. 477, 1986	⇒	Future Rural Residential
Peace River Regional District Zoning Bylaw No. 1343, 2001	⇒	A-2 (Large Agricultural Holdings) and R-4 (Residential 4)
Agricultural Land Reserve	⇒	Outside
Mandatory Building Inspection Area	⇒	Within
South Peace Comprehensive Development Plan	⇒	Within study area, but not a focus area

BACKGROUND INFORMATION

November 1, 2007:	Zoning Amendment application received.
November 5, 2007:	Zoning amendment bylaws referred to government agencies and municipalities.
November 22, 2007:	Regional Board approves 1 st & 2 nd reading of zoning by-law amendment and authorizes a Public Notification.
November 29, 2007:	Public Notification mailed to nearby landowners.
January 3 & 4, 2008:	Public Notification advertised in <i>Dawson Creek Daily News</i> .

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

City of Dawson Creek	Approval recommended subject to the conditions below: (1) There is a single entrance to the proposed subdivision which could be closed off due to accident, fire, tree falling, etc. Recommend additional access. (2) This area is outside of the rural fire protection area. (3) This is not a sustainable development pattern. The City would prefer to see denser communities with own recreation and school facilities. Not an issue at this time but something to be considered in future applications. (4) The plan does not indicate how the interior road system connects to existing roads.
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Department Head

CAO

B.3a

Village of Pouce Coupe Interests Unaffected
 District of Hudson's Hope Interests Unaffected
 District of Chetwynd Interests Unaffected

B.3a

Ministry of Transportation Ministry of Transportation requires subdivision application for this proposal.
 Northern Health Authority Will deal with this at the time of subdivision. Must be able to meet the BC Sewerage Regs.

PUBLIC NOTIFICATION

Pursuant to the requirements of the *Local Government Act*, a public notice was mailed to nearby and adjacent land owners on November 29, 2007, and published in the Dawson Creek Daily News on January 3rd & 4th, 2008.

No written submissions have been received, as of the date of this report.

OBSERVATIONS AND COMMENTS

1. It is the intent of the applicant to create ~45 x 1.8 ha (4.5 acre) lots and ~8 x 4 ha (10 acre) lots. Since the northern portion is already zoned R-4, ~16 x 1.8 ha (4.5 acre) can presently be subdivided from it. This additional area proposed to be rezoned would allow for a further ~21 x 1.8 ha (4.5 acre) lots and ~8 x 4 ha (10 acre) lots.
2. This area is outside the ALR and is therefore exempt from the provisions of the *Agriculture Land Commission Act*.
3. The area is designated "Future Rural Residential" according to the Dawson Creek Rural Area Official Community Plan Bylaw No. 477, 1986. According to Policy 4.5 development in this designation is subject to evaluation under criteria in Section 12.

Table 1. Dawson Creek Rural Area OCP Policy 12 considerations.

Factor	Information	Comment
Physical characteristics		
Soil stability & wetness	On a hill ridge covered with trees	Drainage across sloped topography may lead to eventual erosion of soil, but erosion slowed by vegetation.
Natural features		
topography	Slopes heavily southward	Some areas not buildable, layout of subdivision can avoid these areas.
tree cover	Mostly treed	Old road is cleared.
agricultural soil capability	CLI soil class: 5C and 5 ⁷ T-6 ³ P	Outside ALR
existing use	Forested	No buildings
susceptibility to physical hazards	Topography	will be examined at subdivision or building permit stage
Potential impacts upon		
contiguous agricultural operations	Outside ALR	No conflict with agricultural uses
fish and wildlife habitats	No water on property	No conflict with habitats
Proximity to existing commercial or industrial developments	12 km from city	No commercial or industrial uses in the area.
Provision of land for future public recreational and institutional uses	None	
Existing development and fragmentation of lands in the vicinity	Extends an existing residential subdivision	Similar development to existing community
Availability of utilities and services		

all-weather roads	Moore Sub and Moore Drive	Gravel roads off Highway 49
telephone	Available	
electricity	Available	Extended from Moore Way
natural gas	Available	
potable water supply source		Referral to Northern Health
proximity to school bus route or school		Referral to School District #59
fire protection		Outside Dawson Creek FPA
Comments of local residents and property owners		Public notification required
Provincial and PRRD regulations		Referrals issued

4. Peace River Regional District Zoning By-law No. 1343, 2001, zones the subject property as R-4 (Residential 4) and A-2 (Large Agricultural Holdings). The southern 82 ha (200 acres) in the A-2 zone has a minimum parcel size of 63 ha (155 acres). The proposed 1.8 ha (4.5 acre) and 4 ha (10 acre) lots on this southern portion do not meet the minimum parcel size, and require this zoning amendment.
5. The subject property is within the South Peace Comprehensive Development Plan which encourages multi-lot rural residential subdivisions to locate on non-ALR land in the Briar Ridge and Bear Mountain area.
6. There is an existing road on the subject property. It was constructed by a previous landowner while attempting to subdivide the land. The venture fell into bankruptcy before it could be completed and the land was sold.
7. The proposed layout of the subdivision tries to work as many lots in as possible while maintaining privacy (using cul-de-sacs) and working with the topography by placing 10 acre lots with their back to a large drop-off to the south. This proposed layout, including the number and size of lots, is subject to change. A subdivision layout for the existing R-4 (Residential 4) zoned land has not been submitted.

IMPACT ANALYSIS

- The subdivision is characteristic of the development in Briar Ridge and could be seen as an extension of this community.
- The proposed residential lots will require independent on-site services such as sewage, water, and road access.
- The proposed development would supply the South Peace area with more 5 acre lots. A number of multi-lot 5 acre subdivisions in the Dawson Creek-Bear Mountain-Briar Ridge area have been approved or are in the subdivision approval process.
- The proposed lot will require independent on-site services such as sewage and water.
- The proposal could potentially increase local traffic significantly, with a potential increase in the local population by 73 persons and the number of vehicles in the area by 58. (*figures derived from BC Stats, 1996*).

OPTIONS

1. **THAT the Regional Board approve Zoning Amendment Bylaw No. 1769, 2007, for 3rd and Final Reading.**
2. THAT the Regional Board refuse the application as submitted.

B.36

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1769, 2007**

A by-law to amend the "Peace River Regional District Zoning By-Law No. 1343, 2001"

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

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-Law No. 1769, 2007."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
 - i) Map No. 5 - Schedule 'B' is hereby amended by rezoning 81.5 ha. (201.5 acres) of the West ½ of Section 12, Township 78, Range 14, W6M, PRD from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 22 day of November, 2007.

READ A SECOND TIME this 22 day of November, 2007.

Public Notification held on the 3rd & 4th day of January, 2008

READ FOR A THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1769, 2007."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham, Chief Administrative Officer

JAN 10 2008

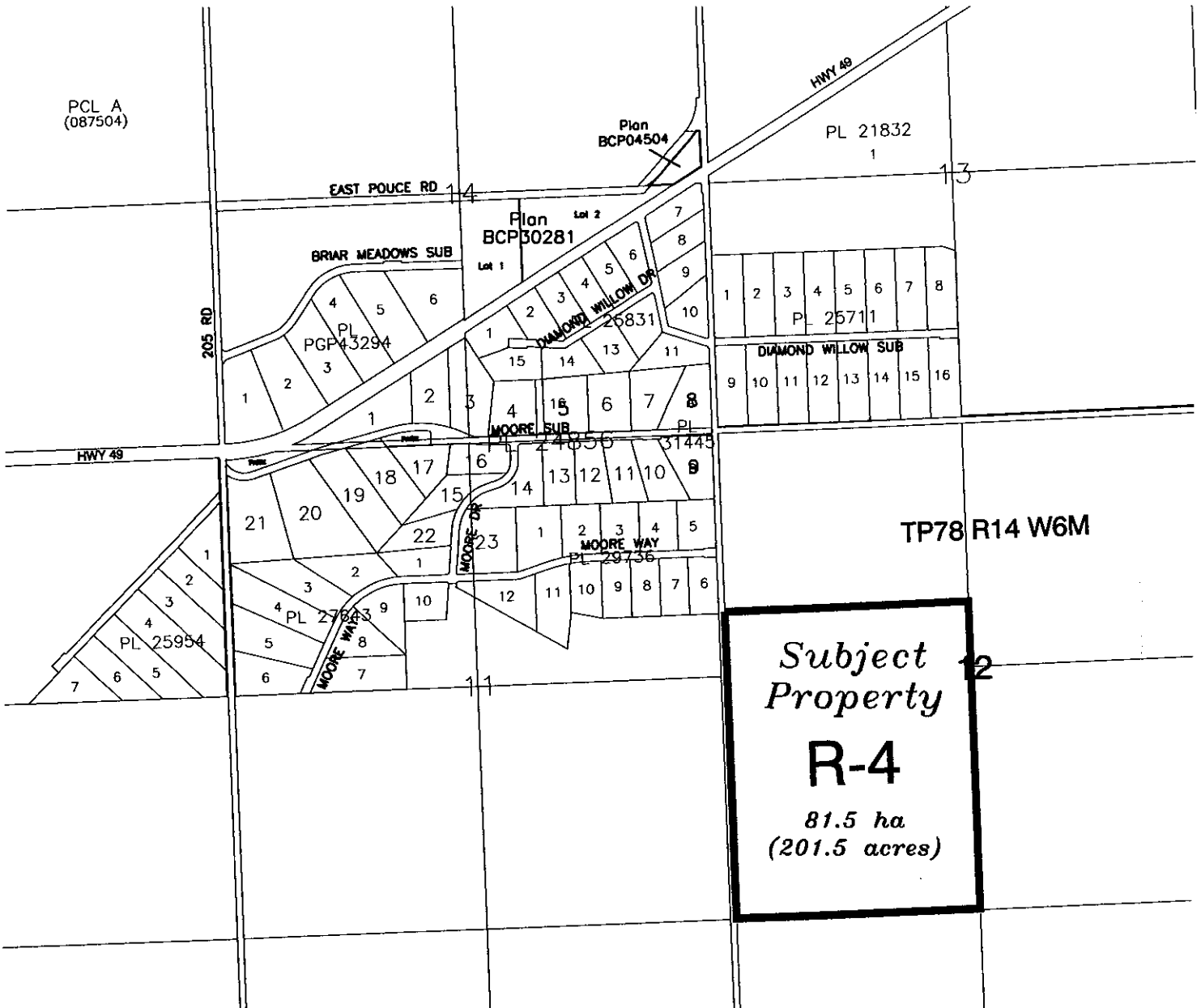
B.36

Peace River Regional District
 By-law No. 1769, 2007
SCHEDULE "A"



B.36

Map. No. 5 - Schedule B of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning 81.5 ha (201.5 acres) of the West 1/2 of Section 12, Township 78, Rge 14, W6M, PRD from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone" as shown shaded on the drawing below:



CERTIFIED a true and correct copy of
 Schedule "A" to "Peace River Regional
 District Zoning Amendment By-law
 No. 1769, 2007."

Fred Banham, CAO

JAN 10 2008

B.36



Peace River Regional District
Development Services

Part 26 Participants:
City of Fort St. John,
Village of Pouce Coupe,
Electoral Areas B, C, D, E.

OCP & Zoning Amendment Report – 3rd & Final Reading
By-law No.'s 1770 & 1771, 2007

B.4a

File No.: 222/2007 Date: December 17, 2007
Land Owners: Neil & Ruth White and Neil & Shelly Smith

Electoral Area: D
Legal Description: District Lot 245, PRD
Lot size: 42 ha (104 acres)
Location: Swan Lake

PROPOSAL

To re-designate the subject property from "Agricultural – Rural Resource" to "Rural Residential" and to rezone the same from A-2 (Large Agricultural Holdings) to R-4 (Residential 4), in order to allow for its subdivision into 8 residential lots of ~1.8 ha (4.5 acres).

RECOMMENDATION

- 1. THAT the Regional Board approve Official Community Plan Amendment By-law No. 1770, 2007, and Zoning Amendment Bylaw No. 1771, 2007, for 3rd and Final Reading.

LAND USE POLICIES AND REGULATIONS

Dawson Creek Rural Area OCP Bylaw No. 477, 1986	⇒	<i>Agricultural – Rural Resource</i>
Peace River Regional District Zoning Bylaw No. 1343, 2001	⇒	<i>A-2 (Large Agricultural Holdings)</i>
Agricultural Land Reserve	⇒	<i>Within</i>
Mandatory Building Inspection Area	⇒	<i>Within</i>

BACKGROUND INFORMATION

November 2, 2007: OCP and Zoning Amendment application received.
November 8, 2007: OCP/zoning amendment bylaws referred to government agencies and municipalities.
November 22, 2007: Regional Board approves 1st & 2nd readings of OCP/zoning by-law amendments and authorizes a Public Hearing.
November 26, 2007: Public Hearing notices mailed to nearby landowners.
December 5 & 6, 2007: Public Hearing advertised in Dawson Creek Daily News.
December 12, 2007: Public Hearing at the Tupper Community Hall, Tupper, BC.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

City of Dawson Creek As this development is near Swan Lake, how is sewage to be handled and is there any environmental protection area for development near the lake?
Village of Pouce Coupe Interests Unaffected
District of Hudson's Hope Interests Unaffected

Department Head

CAO

B.4a

Ministry of Transportation Ministry of Transportation has no concerns regarding the proposed OCP & rezoning.
Agricultural Land Commission The Commission, by Resolution #598/2005, allowed the subdivision of the subject property as proposed. As such the Commission has no objection to the bylaw amendments.

B.4a

PUBLIC HEARING

The minutes are included with this report.

A public hearing was held pursuant to the *Local Government Act* on December 12, 2007 in Tupper, BC.

OBSERVATIONS AND COMMENTS

1. It is the intent of the applicants to sell the lots on the open market and then to subdivide the remainder of the property along Swan Lake.
2. The subject property is partly within the Agricultural Land Reserve. This proposal was approved by the Agricultural Land Commission. In 2004, the previous land owner applied for a subdivision and it was approved by ALC Resolution #598/2005, with the condition that 13.5 ha (33 acres) be included into the ALR. The new land owners applied for the inclusion and by ALC Resolution #519/2007, the inclusion and new subdivision layout was approved.
3. The subject property is designated "Agricultural – Rural Resource" pursuant to Dawson Creek Rural Area Official Community Plan Bylaw No. 477, 1986. Since this designation has a minimum parcel size of 63 ha (155 acres) and the proposed subdivision creates 1.8 ha (4.5 acres), this OCP amendment is required.
4. The subject property is zoned A-2 (Large Agricultural Holdings) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001. Since the zone has a minimum parcel size of 63 ha (155 acres) and the proposed subdivision creates 1.8 ha (4.5 acres), this rezoning is required.
5. This proposal will create five 1.8 ha (4.5 acre) lots completely within the ALR.
6. This proposal will create a remainder divided between two locations, separated by the 1.8 ha (4.5 acre) lots, but legally hooked together. The northern portion of the remainder would be ~10 ha (25 acres) within the ALR, and the southern portion of the remainder would be ~18 ha (43 acres) outside the ALR along the shore of Swan Lake.
7. The southern remainder is slated by the applicants for Phase 2 development which will require another rezoning process and public hearing.
8. During the Public Hearing, members of the public requested that the Regional District become a party to a covenant based on the applicants' "Proposed Conditions of Sale" (see attached), and as amended during the Public Hearing. However, several points in these proposed terms of sale are not consistent with current Regional District development policies or are redundant with existing regulations and, therefore, may not be in the interest of the Regional District. Building schemes, such as the "Proposed Conditions of Sale", are typically offered as an inducement of sale for the benefit of the landowner and/or adjacent neighbours.

IMPACT ANALYSIS

- More residential parcels near the lake may increase the use of the lake for recreational purposes.
- The closest proposed residential lots lie at least 290 m (950 feet) away from the lake.
- All proposed lots will require independent on-site services such as sewage and water.
- Only one proposed lot will require the construction of a new road. Access to the other seven proposed lots, which line 193 Road, can be made off the 193 Road.
- The subdivision into 8 lots could increase the area's population by ~20 people and the vehicle count by ~16 vehicles. (StatsCan 2006, BC Stats 1996)

B.4a

OPTIONS

1. **THAT the Regional Board approve Official Community Plan Amendment By-law No. 1770, 2007, and Zoning Amendment Bylaw No. 1771, 2007, for 3rd and Final Reading.**
2. (a) THAT the Regional Board approve Official Community Plan Amendment By-law No. 1770, 2007, and Zoning Amendment Bylaw No. 1771, 2007, for 3rd Reading, and

(b) THAT the Regional Board request information from staff regarding the proposed terms of sale for potential Regional District involvement.
3. THAT the Regional Board refuse the application as submitted.

B.4a



PEACE RIVER REGIONAL DISTRICT

B-46

Public Hearing Minutes
Proposed Official Community Plan and Zoning
Amendment By-law No.'s 1770 and 1771, 2007

Date: December 12, 2007
Place: Tupper Community Hall, Tupper, BC

Time: 7:00 p.m.

DRAFT

Present:	<u>Director:</u>	Wayne Hiebert	Director of Electoral Area "D"
	<u>Staff:</u>	Bruce Simard	General Manager of Development Service
		Jodi MacLean	South Peace Land Use Planner
	<u>Applicant:</u>	Neil White	Box 617, Grande Prairie, AB
	<u>Public:</u>	Allen Watson	Box 193 Dawson Creek, BC
		Murray Clark	Box 44 Tomslake, BC
		Dale Brown	9413 - 7 th Street, Dawson Creek, BC
		Cherie Nelson	43 Independent Road, Swan Lake, BC
		Eva Regner	Gundy, AB
		Stephanie Waggoner	Gundy, AB
	Darryl Kroeker	Box 78 Tomslake, BC	
	Dwight Stevens	Tomslake, BC	
	Janet Stevens	Tomslake, BC	

1. CALL TO ORDER – The meeting was called to order at 7:05 p.m.
2. STATEMENT OF PUBLIC HEARING – Wayne Hiebert, read the statement of “Public Hearing”.
3. INTRODUCTION TO PROPOSAL – Jodi MacLean briefly described the proposal and the OCP and Zoning Amendment process noted on the agenda package. Two corrections to the agenda were noted: (1) in the Timeline section the date of the public hearing is December 12, and, (2) in the Proposal section the rezoning applies to a 14.7 ha (36.4 are) portion of the subject property.
4. OCP and ZONING APPLICATION PROCESS

November 2, 2007:	OCP and Zoning Amendment application received.
November 8, 2007:	OCP/zoning amendment bylaws referred to government agencies and municipalities.
November 22, 2007:	Regional Board approves 1 st & 2 nd readings of OCP/zoning by-law amendments and authorizes a Public Hearing.
November 26, 2007:	Public Hearing notices mailed to nearby landowners.
December 5 & 6, 2007:	Public Hearing advertised in <i>Dawson Creek Daily News</i> .
December 12, 2007:	Public Hearing at the Tupper Community Hall, Tupper, BC.
5. **Government Agency Comments**

City of Dawson Creek	As this development is near Swan Lake, how is sewage to be handled and is there any environmental protection area for development near the lake?
Village of Pouce Coupe	Interests Unaffected
District of Hudson’s Hope	Interests Unaffected

B-46

B.46

Peace River Regional District
Public Hearing Meeting Minutes of December 12, 2007 (By-laws No. 1770 and 1771, 2007)

Ministry of Transportation	Ministry of Transportation has no concerns regarding the proposed OCP + rezoning.
Agricultural Land Commission	The Commission, by Resolution #598/2005, allowed the subdivision of the subject property as proposed. As such the Commission has no objection to the bylaw amendments.

6. COMMENTS FROM APPLICANT

DRAFT

No comment

5. COMMENTS FROM PUBLIC

Dwight Stevens – Sewage. What are they going to do? Are there any plans?

Neil White – As part of a sales agreement we will require the purchaser to install a Type III sewage systems, or better. These are mechanical, aerated systems. They have little bugs that eat up the sewage and leave virtually clean water. The effluent is then discharged into an absorption field.

Murray Clark – Those systems don't treat nitrates or phosphates. If they are too close to the lake or if water courses across the property, it will increase the nutrient load in the lake.

Neil White – I'm involved with Ivanhoe who told me that it does deal with that.

Murray Clark – I spoke with them and read their reports but it didn't add up. The system doesn't effect the levels.

Bruce Simard – I understand that they use multi-chamber septic tanks, but where does the effluent go? Is it pumped out or discharged?

Neil White – The system is aerated and needs to be pumped out periodically. The filters have to be changed. It uses a small absorption field that requires vegetation.

Murray Clark – Ivanhoe systems have a field area for absorption. Any running water will take the nutrient load with it.

Dwight Stevens – Are you *requesting* or *demanding* that purchasers sign on to the terms of sale?

Bruce Simard – Is it a building scheme?

Neil White – Yes.

Neil White read the "Proposed Terms of Conditions" aloud.

Bruce Simard – How do you propose to enforce this?

Neil White – We would use this signed document.

B.46

B.46

DRAFT

Neil White – Yes.

Dwight Stevens – But if the property is sold, then they can remove the agreement from the title.

Bruce Simard – Once all the properties are all sold, what would be your interest in enforcing it?

Neil White – I will be living there. I want it to remain beautiful.

Allen Watson – Why wasn't the Northern Health Authority referred to as part of this process?

Jodi MacLean – A referral was sent to them but they did not respond.

Murray Clark – Governments work like that, if they don't respond then they have no concerns.

Neil White – Can we have comments on the terms of sale?

Allen Watson – For this to be enforceable or effective it has to be a registered covenant.

Murray Clark – What assurances does the public have that this will be enforced?

Neil White – True, I won't live forever and future generations will come live here. It should be registered on title. I will look into it.

Allen Watson – I hear you say that 'you will look into it' and I'm impressed with the terms, but this is our only time to comment and have anything be required. Will there be a strata?

Neil White – We looked into the strata option for a common sewer system but it didn't work out.

Allen Watson – The trees: how do you enforce adequate vegetation? They could leave 3 trees and satisfy this condition. A precedent has been set with a previous rezoning, Dr. Erickson's on the east shore of Swan Lake, on requiring a minimum of 40% retained in natural vegetation.

Neil White – That is a good idea. I would be willing to do something like this.

Allen Watson – How much?

Neil White – 40% or 50% sounds good but I will need to discuss it with my partner and a professional. Some lots I could envision requiring 80% coverage.

Murray Clark – I have read these northern plans, on Phase I, but what is Phase II?

Neil White – We are still considering our options there.

Murray Clark – This proposal is only for the northern portion, but we would like to see a green belt as an assurance of no development. I would like this considered as part of this application.

B.46

Bruce Simard notes a correction in the Agenda, adding "a portion of" to the legal description indicating that application only applies to the northern 14.7 ha (36.4 acres). Bruce Simard reviews the previous Agricultural Land Reserve application and implications for this proposal.

B.46

Allen Watson – What is permitted in residential zones in the ALR?

Bruce Simard – Residence and agriculture only.

Allen Watson – Will development on Phase II require a rezoning?

Bruce Simard – Correct.

Murray Clark – What roads are proposed?

Bruce Simard – A new road will be required to access proposed Lot 8.

Neil White – The Ministry of Transportation requires road allowances along the western side.

Murray Clark – Any roads that are constructed will drain water into the lake.

Bruce Simard – Did the Ministry require that you build the western road?

Neil White – No. We only have to build the access road to Lot 8.

Darryl Kroeker – Within the Agricultural Land Reserve, is it ok to subdivide?

Bruce Simard – Only with permission of the Agricultural Land Commission.

Darryl Kroeker – And that is what they did?

Wayne Hiebert – The ALC allowed the subdivision in exchange for inclusion of a portion into the ALR.

Dwight Stevens – Phase II will happen.

Bruce Simard – We don't know what it could be. We will deal with it when it comes.

Allen Watson – How does this affect the lakeshore frontage calculations in the PRRD Lakeshore Development Guidelines?

Bruce Simard – It won't.

Darryl Kroeker – But it is the same property.

Bruce Simard – But development is not along the lakeshore. These proposed lots will be separated from the lakeshore by the "Phase II" remainder.

Allen Watson – It should come into play. It is 8 more lots close to the lake. Are you aware that Swan Lake is a lake in crisis?

DRAFT

B.46

Neil White – Yes, I'm aware of this and your association's efforts to rehabilitate the lake. I realize this is an area of low-lying riparian vegetation and nests. I'm not here for the money.

Cherie Nelson – I'm next door renting the Fuchs property. I'm concerned about the sewer system. A creek runs through that property. A septic field will drain any run-off or nutrients into the lake.

Neil White – We are looking into bringing the best sewage disposal systems available. Right now that is the Type III systems.

DRAFT

Allen Watson – Who will approve the sewer system?

Neil White – The Northern Health Authority. They have already reviewed our perc tests but the contractor hasn't sent me the report yet.

Allen Watson – The previous owner had perc tests at 6 feet deep. We have been successful at getting 14 foot deep perc tests done.

Neil White – We did a 14 foot perc test and a cow fell in. We spent the rest of the day getting it out.

Murray Clark – 14 foot perc tests are more important for lagoons. Distance from the lake is more important for you're kind of systems proposed.

Allen Watson – You want to live there? On the Phase II property?

Neil White – Yes.

Allen Watson – Lot 1 is the highest.

Neil White – Correct, it is on the top end of the hill.

Allen Watson – You couldn't put a central system on the top end?

Neil White – A central system is a matter of long term commitment because it means creating a society. We preferred going with independent systems.

Allen Watson – Type III systems are the Ivanhoe systems?

Neil White – Yes. There are others but we are going with Ivanhoe.

Allen Watson – They treat sewage on top, not underground, covered with wood chips or shavings?

Dwight Stevens – Won't it freeze?

Allen Watson – No, it pumps warm water so it won't freeze.

Dwight Stevens – Will it still treat sewage in the winter or will it accumulate until spring vegetation comes?

B.46

Cherie Nelson – And who maintains this system? Who is watching it? You can ensure people buy and install it, but cannot ensure constant maintenance.

B.46

Murray Clark – Sewer system compliance is investigated by the Northern Health Authority but only if someone lodges a complaint with them.

Cherie Nelson – Exactly, the NHA will only get involved after the failure and only if someone complains.

Neil White – Hopefully someone will be watching and inform the authorities, like an unsightly property, but in this case a smelly one.

Murray Clark – If Lots 1-5 leak it will flow through Lots 7 and 8. They will probably complain.

Allen Watson – I understand the work is done by Ivanhoe and there is a 6 month inspection.

Neil White – Yes, there are BC maintainers.

DRAFT

Murray Clark – It comes with a 6 month inspection? Why?

Allen Watson – They need to change filters.

Dwight Stevens – How do you force someone to do any of this?

Murray Clark – You would need it as a registered covenant.

Darryl Kroeker – A covenant needs 2 parties, including the landowner. And it can be discharged at any time if the two parties don't care anymore.

Bruce Simard – Yes, it is up to other landowners.

Murray Clark – But can't the PRRD enforce it also?

Bruce Simard – The PRRD has no policies or regulations, in the Official Community Plans or zoning on the matter.

Murray Clark – But it could be, it is within their power to do so.

Allen Watson – They could.

Bruce Simard – It is up to the Regional Board to decide.

Allen Watson – Mr. Hiebert?

Wayne Hiebert – No comment. I'm here to listen.

Allen Watson – Does the Regional District have authority on any covenants?

Bruce Simard – Only the ones we sign.

Allen Watson – Are you aware of any examples?

Bruce Simard – Dr. Erickson's.

B.46

Allen Watson – What did that require?

Bruce Simard outlines the covenant signed during a previous rezoning application near Swan Lake

Allen Watson – I would have no objection to this application if the Regional District signed on a similar covenant here. Does the proponent support this?

Neil White – Yes.

DRAFT

Bruce Simard – For these terms of sale?

Allen Watson – Yes. But with amendments as we have casually discussed here, like the area of vegetation.

Murray Clark – Agreed.

All member of the public present agreed.

Stephanie Waggoner – Did you say that the Phase II area will be your residence?

Neil White – Possibly, my partner and I are discussing several options.

Stephanie Waggoner – How long into the future are you looking?

Neil White – Looking 5 to 10 years into future. Phase II area will need to go through all this again if it is developed.

Stephanie Waggoner – I also have concerns on the traffic. That road winds and up and down and has a sharp turn. Visibility is very poor. The report says there may be 16 more vehicles down there.

Janet Stevens – When selling, would you advertise it as “on Swan Lake” with beach access?

Neil White – No, because there is no beach access there. We would advertise specifying the distance from the lake.

Janet Stevens – Would there be any new boat launches?

Neil White – No. There is a perfectly good boat launch in Tupper already that I use. I have no interest to building another one.

Stephanie Waggoner – So you ruled out a strata development?

Neil White – I have no problem with a strata, but my partner had no interest.

Peace River Regional District
Public Hearing Meeting Minutes of December 12, 2007 (By-laws No. 1770 and 1771, 2007)

Stephanie Waggoner – The underlying purpose of all development is money. I've been here a long time and see this happening. Development happens quickly. We met with the Regional District on changing the lake to limited development.

B.46

Neil White – I don't intend to buy and sell. I was born and raised here. I went to school in Beaverlodge and live in Grande Prairie now. I volunteer with Ducks Unlimited and am very conscious about our impact.

Allen Watson reads aloud the recommendation and the Consultation section of the November 22, 2007, report.

Allen Watson – It says no organizations were identified. Why wasn't the Swan Lake Enhancement Society identified as an interested organization? This is a shot to the ego.

DRAFT

Bruce Simard – Point taken.

Murray Clark – The same thing happened last time.

Allen Watson – This is not "early and ongoing consultation". This is the last kick at the cat. SLES submitted a letter requesting to be included in the organization list but was refused. We keep bringing this up, this is the third time now. But all we get is a bureaucratic letter saying they can't get an exception for one group. We could have had this finished already. Now we are stuck with the proponent saying "he will look into it". Should we submit another letter?.

Bruce Simard – Your point is noted in the minutes.

Dwight Stevens – We are all involved, it's a partnership.

Janet Stevens – We feel we were the last to hear about this.

Murray Clark – And then SLES gets blamed for letting it happen. We looked after the weir when the Regional District wasn't. It should be a partnership.

Discussion ensues regarding difficulty obtaining information on this application.

Allen Watson – As a summary of what we said here: we want the Regional District to sign onto a covenant, we want at least 40% trees coverage, we want Type III sewage systems with agreements between the landowner and the installer or Regional District.

Neil White – It would be best if the covenant was through the Regional District.

Allen Watson – ...and regular maintenance enforced.

Janet Stevens – If the land is already cleared, they should re-plant trees to make the coverage.

Murray Clark – Other vegetation can absorb, too, like cattails.

Allen Watson – Dr. Erickson's was for trees.

Peace River Regional District
Public Hearing Meeting Minutes of December 12, 2007 (By-laws No. 1770 and 1771, 2007)

Stephanie Waggoner – The development is not right on the lake but I'd like to re-iterate the problem with the road and that corner, especially when the logging trucks come down it.

B-46

Darryl Kroeker – The additional 16 vehicles would triple the existing traffic.

Murray Clark – I would like to thank the proponent for coming out tonight.

Cherie Nelson – I would also like to thank the proponent for attending.

7. APPLICANT – FINAL COMMENT

Neil White thanks for everyone for attending and for their input.

DRAFT

8. TERMINATION – The hearing was terminated at 8:24 pm.

Jodi MacLean, Recorder

Wayne Hiebert, Chair

JAN 10 2008

B-46

B.46

Proposed Conditions of Sale - Acreage Guidelines

Single Family Residence

No residence shall be used for any purpose other than a dwelling house for a single family. No use shall be made of the lands as a school, hospital, hotel, apartment, duplex, boarding or lodging house or place of public resort.

New Construction

No buildings shall be constructed on the lands, which are not of new materials. No buildings of any kind whatsoever, excluding Modular homes, shall be moved onto the lands. All building exteriors to be completely finished within two years, this includes, homes, sheds, garage and any out buildings.

Refuse & Nuisance

No refuse piles, including unsightly objects & non-operative motor vehicles shall be allowed to be placed, stored or dumped on the lands, nor shall anything be done on a parcel of land, which may be a nuisance or annoyance to occupants of adjoining parcels. No burning of household refuse allowed i.e.: burning barrels. Refuse to be removed and taken to a municipally approved dumping site.

Tree Removal

No trees shall be removed from the said lands except as may be reasonably required for construction, landscaping purposes & fire smart.

Approaches

All approaches from existing roads shall be constructed to the prevailing standards of the regional district at the expense of the owners of the land.

Animals

Livestock/animals must be approved by the regulations of the BC Regional District and Agricultural Land Commission. A maximum of 2 dogs, cats & other household pets are permitted providing that they are not a nuisance to the occupants of adjoining parcels, and they are confined to their owners land, unless on a leash or otherwise appropriately controlled. Large vicious or aggressive pets will not be allowed.

Sewage systems

Type 3 septic systems will be used only on new acreage developments. With all other existing systems will be grandfathered in. But if the grandfathered systems fail, type 3 systems will be used to replace it. All septic systems constructed must be approved by the BC Health Authority.

NOTE: This document requires legal review and approvals prior to being implemented.

JAN 10 2008

As proposed by Applicant

B.46

**PEACE RIVER REGIONAL DISTRICT
By-law No. 1770, 2007**

B.4c

A by-law to amend the "Dawson Creek Official
Community Plan By-law No. 477, 1986."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Dawson Creek Official Community Plan By-law No. 477, 1986;

AND WHEREAS an application has been made to amend the "Dawson Creek Official Community Plan By-law No. 477, 1986" to facilitate an associated rezoning affecting a 14.7 ha. (36.4 acre) portion of District Lot 245, PRD;

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

1. This By-law may be cited for all purposes as the "Dawson Creek Official Community Plan Amendment By-law No. 1770, 2007."
2. The "Dawson Creek Official Community Plan By-law No. 477, 1986" is hereby amended in the following manner:

Map No. 7 "Swan Lake and Vicinity – Land Use" is hereby amended by redesignating a 14.7 ha. (36.4 acre) portion of District Lot 245, PRD, from "Agriculture - Rural Resource" to "Rural Residential" as shown shaded grey on Schedule "A" which is attached to and forms part of this By-law.

READ A FIRST TIME this 22nd day of November, 2007.

READ A SECOND TIME this 22nd day of November, 2007.

Public Hearing held on the 12th day of December, 2007.

READ A THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of
"Dawson Creek Official Community Plan
Amendment By-law No. 1770, 2008."

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed
in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

JAN 10 2008

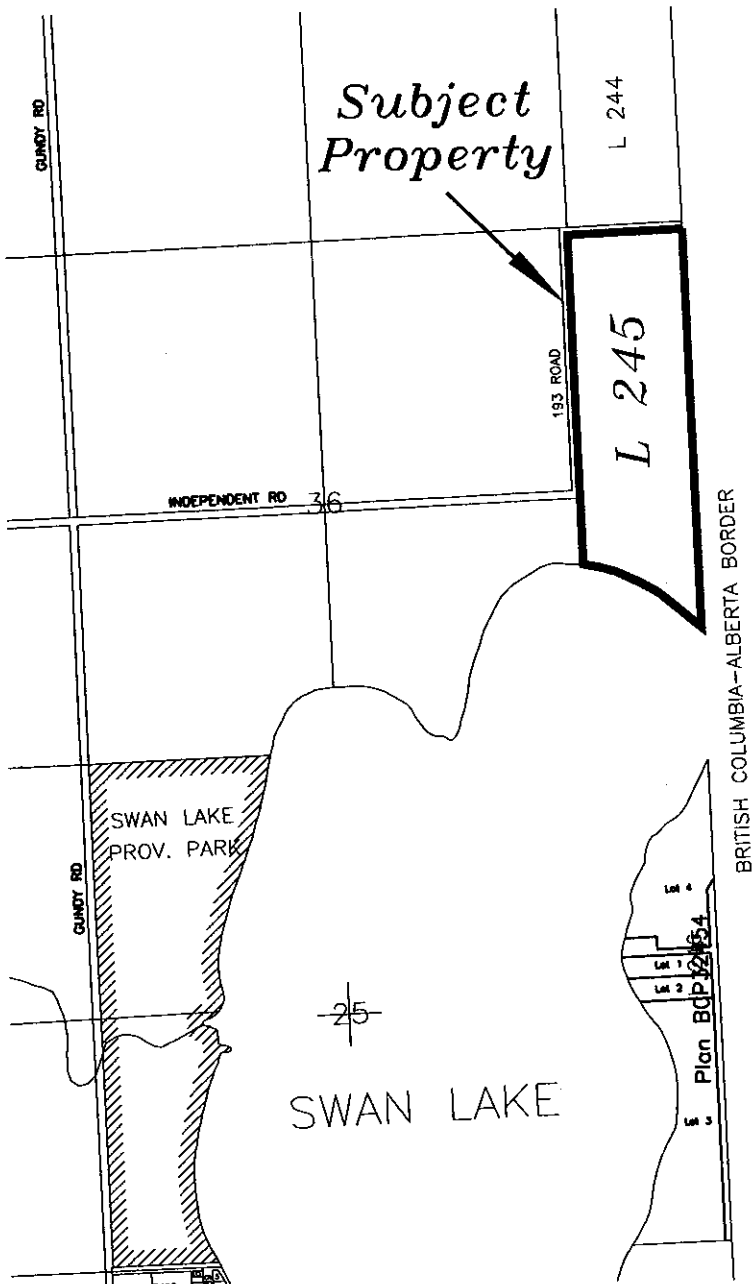
B.4c

SCHEDULE "A"

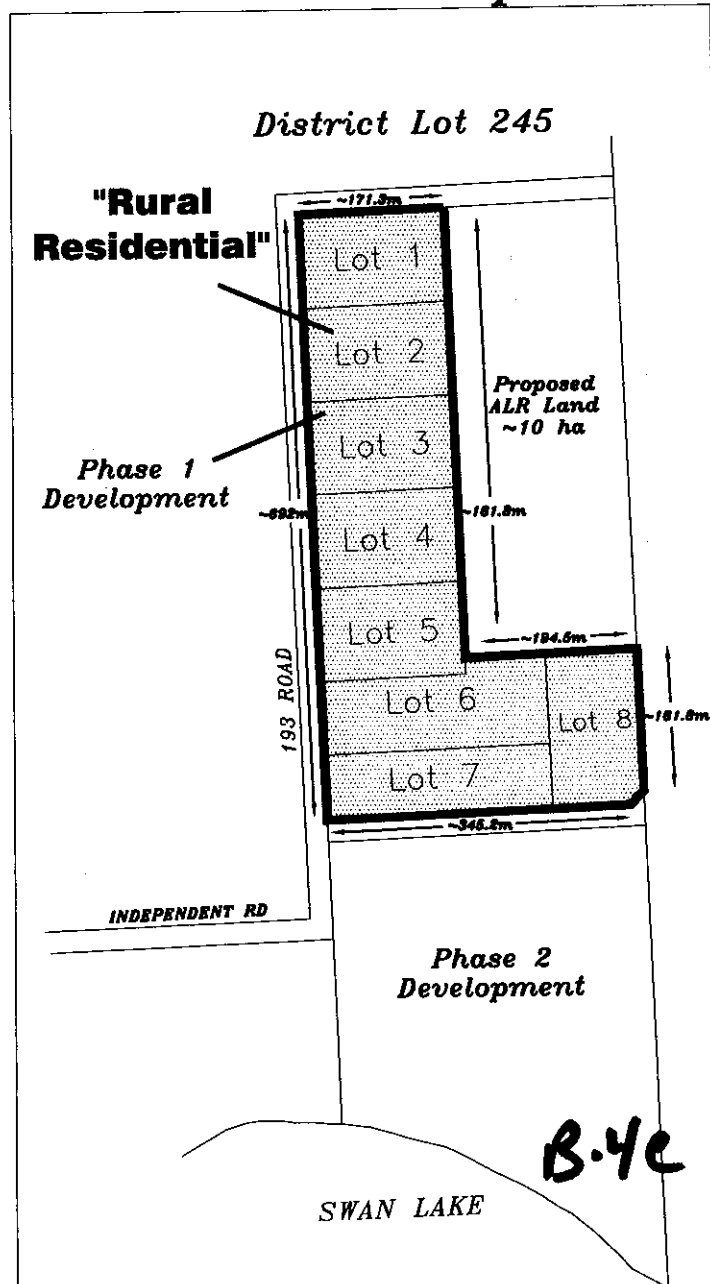


B.4c

Map No. 7 - Swan Lake and Vicinity - Land Use of "Dawson Creek Rural Area Official Community Plan By-law No. 477, 1986" is hereby amended by redesignating a 14.7 ha (36.4 acres) portion of District Lot 245, PRD from "Agriculture - Rural Resource" to "Rural Residential" as shown shaded on the drawing below:



Detail Map



CERTIFIED a true and correct copy of
Schedule "A" to "Dawson Creek Official
Community Plan Amendment
By-law No. 1770, 2007."

Fred Banham, CAO

JAN 10 2008

B.4c

B.4d

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1771, 2007**

A by-law to amend the "Peace River Regional District Zoning By-Law No. 1343, 2001"

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

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-Law No. 1771, 2007."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
 - i) Map No. 16 - Schedule 'B' is hereby amended by rezoning a 14.7 ha. (36.4 acres) portion of District Lot 245, PRD from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ a FIRST TIME this 22nd day of November, 2007.

READ a SECOND TIME this 22nd day of November, 2007.

Public Hearing held on the 12th day of December, 2007.

READ a THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1771, 2008."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham, Chief Administrative Officer

JAN 10 2008

B.4d

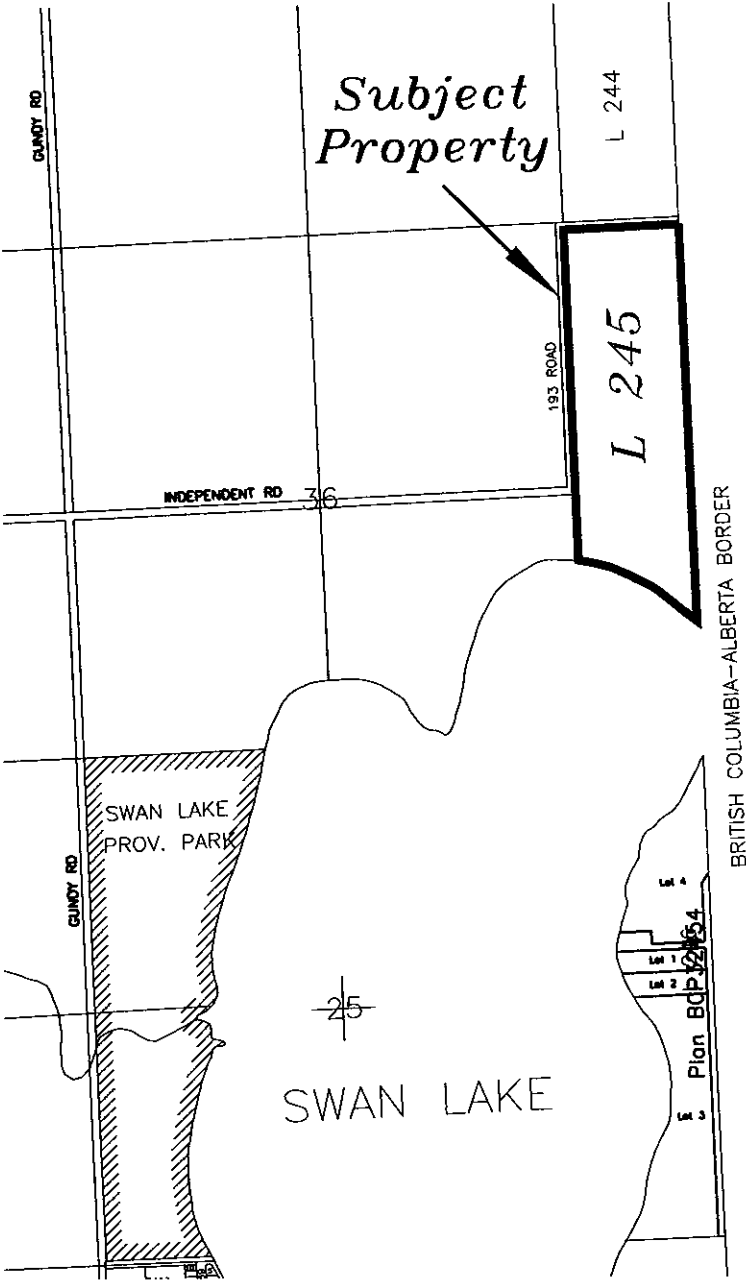
Peace River Regional District
By-law No. 1771, 2007

SCHEDULE "A"

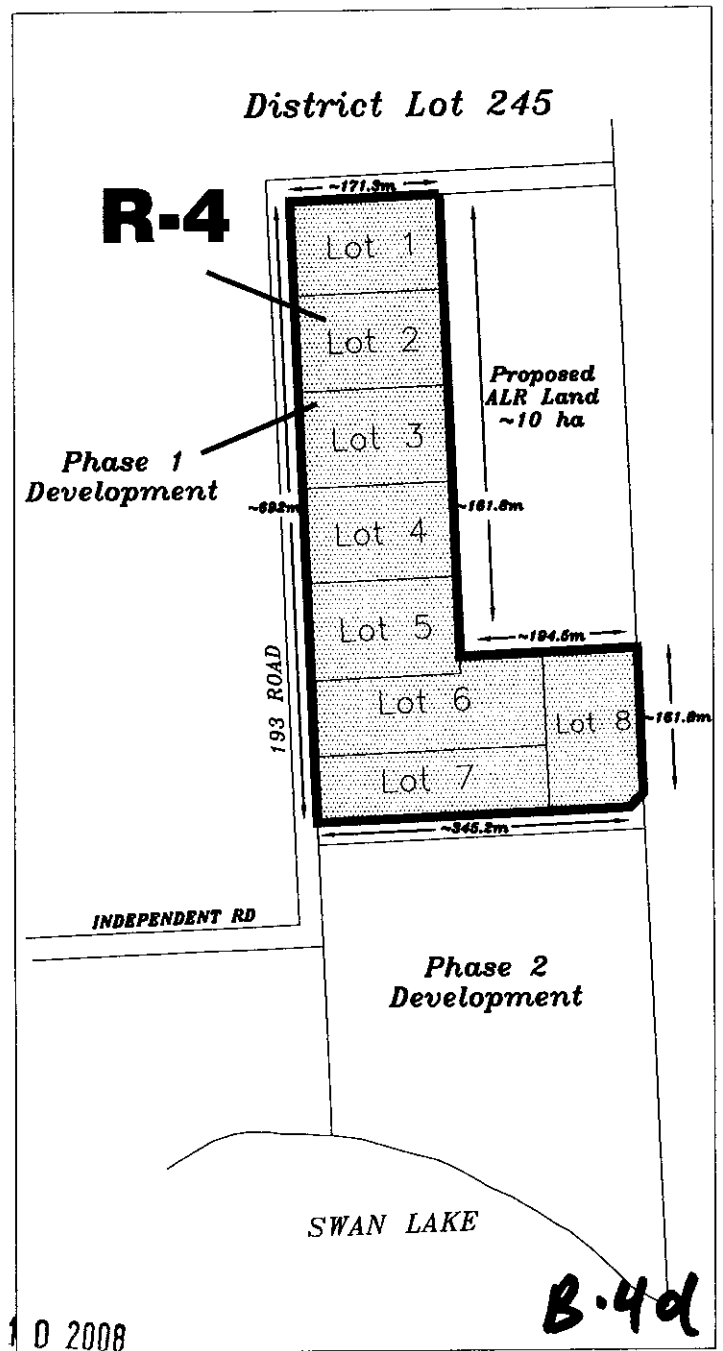


Map. No. 16 - Schedule B of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning a 14.7 ha (36.4 acres) portion of District Lot 245, PRD from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone" as shown shaded on the drawing below:

B.4d



Detail Map



CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional District
Zoning Amendment By-law
No. 1771, 2007."

Fred Banham, CAO

JAN 10 2008

B.4d



Peace River Regional District
 Development Services
Zoning Amendment Report – Final Reading
By-law No. 1772, 2007

Part 26 Participants. Includes City of Fort St. John, Village of Pouce Coupe & Electoral Areas B, C, D & E.

B.5a

File No.: 223/2007
Applicants: Pilgrim Bros. Ventures Ltd.

Date: December 10, 2007
Agent: Vitaly Fendel

Electoral Area: "B"

Legal: Block A, District Lot 964, PRD, except plans BCP18711 and BCP30199

Lot Size: 13.5 hectares (33.3 acres)

Location: Wonowon, southwest of the Alaska Highway.

Proposal: To rezone the subject property **from** R-2 (Residential 2 Zone) **to** I-1 (Light Industrial Zone) in order to accommodate the proposed light industrial use of the property for a trucking and construction business.

RECOMMENDATION

- THAT** the Regional Board **approve** Peace River Regional District Zoning Amendment Bylaw No. 1772, 2007 for **Final Reading**.

LAND USE POLICIES AND REGULATIONS

North Peace OCP Bylaw No. 820, 1993, Designation:	→	Rural Community
Peace River Regional District Zoning Bylaw No. 1000, 1996:	→	R-2 (Residential 2 Zone)
Agricultural Land Reserve:	→	Outside
Building Inspection Area:	→	Outside
FSJ & Area Comprehensive Development Plan:	→	Outside the Plan Boundary

BACKGROUND INFORMATION

November 05, 2007	→	Application received for current Zoning Amendment
November 15, 2007	→	Application referred to government agencies and municipalities
November 22, 2007	→	Regional Board considered proposal for 1 st & 2 nd Reading
November 23, 2007	→	Public Notification mailed to affected landowners
November 29 & 30, 2007	→	Public Notification advertised in The Alaska Highway News
December 07, 2007	→	Regional Board considered proposal for 3 rd Reading

Department Head

CAO

B.5a

PEACE RIVER REGIONAL DISTRICT
By-Law No. 1772, 2007

B.56

A by-law to amend the "Peace River Regional
District Zoning By-law No. 1000, 1996"

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Peace River Regional District Zoning By-law No. 1000, 1996";

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-law No. 1772, 2007."
2. "Peace River Regional District Zoning By-law No. 1000, 1996", is hereby amended by rezoning Block A, District Lot 964, PRD except Plans BCP18711 and BCP30199 from R-2 "Residential 2 Zone" to I-1 "Light Industrial Zone", as shown shaded on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 22nd day of November, 2007.

READ A SECOND TIME this 22nd day of November, 2007.

Public Notification held on the 29th and 30th day of November, 2007.

READ FOR A THIRD TIME this 7th day of DECEMBER, 2007.

APPROVED by the Ministry of Transportation this 13th day of December, 2008.


District Highways Manager

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of
"Peace River Regional District Zoning
Amendment By-law No. 1772, 2007."

THE CORPORATE SEAL of the Peace
River Regional District was hereto
affixed in the presence of:

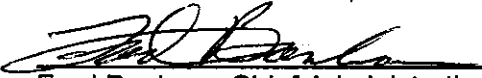
Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1772, 2007" as read a third time by the Regional Board of the Peace River Regional District on the 7th day of DECEMBER, 2007.

Dated at Dawson Creek, B.C. this 7th day of DECEMBER, 2007.



Fred Banham, Chief Administrative Officer

JAN 10 2008

B.56



B.6 a

Peace River Regional District Report

To: Chair and Directors
From: Christina Wards, Assistant Treasurer
Date: January 2, 2008
Re: Security Issuing By-law

Signature

Recommendation:

That "Security Issuing By-law No. 1777, 2008" be given all four readings.

Background:

We have received all the necessary approvals from the City of Fort St. John. All documentation will be forwarded to the Ministry of Community Services upon adoption.

Department Head:

CAO:

JAN 10 2008

B.6 a

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1777, 2008**

B-6b

A by-law to authorize the entering into of an agreement respecting financing between the Peace River Regional District and the Municipal Finance Authority of British Columbia

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for Regional Districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the Regional District on whose request the financing is undertaken;

AND WHEREAS the City of Fort St. John is a member municipality of the Peace River Regional District (the "Regional District");

AND WHEREAS the Regional District is to finance from time to time on behalf of and at the sole cost of the member municipalities, under the provisions of Section 824 of the Local Government Act, the works to be financed pursuant to the following loan authorization by-laws:

Municipality	L/A By-law Number	Purpose	Amount of borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
City FSJ	1875	General	\$ 162,000	0	\$ 162,000	20 years	\$ 77,966
City FSJ	1917	General	\$ 333,250	0	\$ 333,250	20 years	\$ 333,250
City FSJ	1918	General	\$ 190,000	0	\$ 190,000	20 years	\$ 190,000
City FSJ	1919	General	\$ 168,000	0	\$ 168,000	20 years	\$ 168,000
City FSJ	1920	General	\$ 374,000	0	\$ 374,000	20 years	\$ 374,000
City FSJ	1921	General	\$ 121,000	0	\$ 121,000	20 years	\$ 121,000
City FSJ	1922	General	\$ 128,000	0	\$ 128,000	20 years	\$ 128,000
City FSJ	1923	General	\$ 190,000	0	\$ 190,000	20 years	\$ 190,000
City FSJ	1924	General	\$ 190,000	0	\$ 190,000	20 years	\$ 190,000
City FSJ	1925	General	\$ 158,000	0	\$ 158,000	20 years	\$ 158,000
City FSJ	1926	General	\$ 140,000	0	\$ 140,000	20 years	\$ 140,000
City FSJ	1927	General	\$ 169,000	0	\$ 169,000	20 years	\$ 169,000
City FSJ	1663	Sewer	\$ 3,025,000	\$ 2,855,655	\$ 169,345	20 years	\$ 169,345
City FSJ	1929	Water/Sewer	\$ 7,050,000	0	\$ 7,050,000	20 years	\$5,550,000
City FSJ	1841	Enerplex	\$ 15,000,000	\$ 9,000,000	\$ 6,000,000	30 years	\$6,000,000
City FSJ							
Total Financing under Section 824							\$13,958,561
Grand Total							\$13,958,561

JAN 10 2008

B-6b

B-66

AND WHEREAS the Regional Board, by this by-law, hereby requests such financing shall be undertaken through the Authority:

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

1. The Regional Board hereby consents to financing the debt of the City of Fort St. John, in the amount of Thirteen Million Nine Hundred and Fifty Eight Thousand and Five Hundred and Sixty One Dollars (\$13,958,561) in accordance with the following terms.
2. The Authority is hereby requested and authorized to finance from time to time the aforesaid undertakings at the sole cost and on behalf of the Peace River Regional District and its member municipalities up to, but not exceeding Thirteen Million Nine Hundred and Fifty Eight Thousand and Five Hundred Sixty One Dollars (\$13,958,561) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed \$13,958,561 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.
3. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and Officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule 'A' and made part of this by-law (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.
4. The Agreement in the form of Schedule 'A' shall be dated and payable in the principal amount or amounts of monies and in Canadian Dollars or as the Authority shall determine and subject to the Local Government Act, in such other currency or currencies as shall be borrowed by the Authority pursuant to Section 1 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.
5. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.
6. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the Officer assigned the responsibility of financial administration of the Regional District.
7. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.

JAN 10 2008

B-66

B-66

8. During the currency of the obligation incurred under the said Agreement to secure borrowings in respect of the City of Fort St. John Sewer and LSA projects:
- Local Area Service Project – 94 A Street By-law No. 1875, 2006
 - Local Area Service Project – 76th Street By-law No. 1917, 2007
 - Local Area Service Project – 95th Avenue By-law No. 1918, 2007
 - Local Area Service Project – 96th Avenue By-law No. 1919, 2007
 - Local Area Service Project – 96th Avenue By-law No. 1920, 2007
 - Local Area Service Project – 98th A Avenue By-law No. 1921, 2007
 - Local Area Service Project – 98th Avenue By-law No. 1922, 2007
 - Local Area Service Project – 99th Avenue By-law No. 1923, 2007
 - Local Area Service Project – 99th Avenue By-law No. 1924, 2007
 - Local Area Service Project – Cree Road By-law No. 1925, 2007
 - Local Area Service Project – Sikanni Road By-law No. 1926, 2007
 - Local Area Service Project – 89A Street By-law No. 1927, 2007
 - Water and Sewer Capital Fund Loan Authorization By-law No. 1929, 2007
 - Enerplex Loan Authorization By-law No. 1841, 2006
 - Major Relief Sewer Project LA By-law No. 1663, 2003

there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

9. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of (list applicable Regional District Loan Authorization by-laws) the anticipated revenues accruing to the Regional District from the operation of the (name of services) are at any time insufficient to meet the annual payment of interest and the repayment of principal in any year, there shall be requisitioned an amount sufficient to meet such insufficiency.
10. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the items of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be the liability of the Regional District to the Authority and the Regional District shall make due provision to discharge such liability.

JAN 10 2008

B-66

B-66

11. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums are required pursuant to Section 15 of the Municipal Finance Authority Act to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.
12. This by-law may be cited as "Security Issuing By-Law No. 1777, 2008."

READ A FIRST TIME this _____ day of _____, 2008.

READ A SECOND TIME this _____ day of _____, 2008.

READ A THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of
"Security Issuing By-Law No. 1777,
2008."

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed
in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

JAN 10 2008

B-66

SCHEDULE "A"

B-66

CANADA

PROVINCE OF BRITISH COLUMBIA

AGREEMENT

The Peace River Regional District (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia (the "Authority") the sum of Thirteen Million Nine Hundred and Fifty Eight Thousand and Five Hundred Sixty One Dollars (\$13,958,561) in lawful money of Canada, together with interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the _____ day of _____, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

Dated at Dawson Creek, British Columbia, this _____ day of _____, 2008.

IN TESTIMONY WHEREOF and under the Authority of By-Law No. 1777 cited as "Security Issuing By-Law No. 1777, 2008." This agreement is sealed with the Corporate Seal of the Peace River Regional District and signed by the Chair and the Officer assigned the responsibility of financial administration thereof.

Karen Goodings, Chair

Kim Frech, Chief Financial Officer

Pursuant to the Local Government Act, I hereby certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any grounds whatever in any of the Courts of the Province of British Columbia.

Dated this _____ day of _____, 2008.

Inspector of Municipalities

JAN 10 2008

B-66



Peace River Regional District

REPORT

B-7a

TO: Chair and Directors
FROM: Christina Wards, Assistant Treasurer
DATE: January 2, 2008
RE: **Security Issuing By-laws**


Signature

Recommendation:

That "Security Issuing By-law No. 1778, 2008" be given all four readings.

Background:

We have received all the necessary approvals from the City of Dawson Creek. All documentation will be forwarded to the Ministry of Community Services upon adoption.

Department Head: _____

CAO: _____

JAN 10 2008

B-7a

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1778, 2008**

B.7b

A by-law to authorize the entering into of an agreement respecting financing between the Peace River Regional District and the Municipal Finance Authority of British Columbia

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for Regional Districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the Regional District on whose request the financing is undertaken;

AND WHEREAS the City of Dawson Creek is a member municipality of the Peace River Regional District (the "Regional District");

AND WHEREAS the Regional District is to finance from time to time on behalf of and at the sole cost of the member municipalities, under the provisions of Section 824 of the Local Government Act, the works to be financed pursuant to the following loan authorization by-laws:

Municipality	L/A By-law Number	Purpose	Amount of borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
City Dawson Creek	3916	Capital Works	\$ 731,800	0	\$ 731,800	10 years	\$ 731,800
City Dawson Creek	3917	LAS Project No. 1 (114 th Ave)	\$ 71,500	0	\$ 71,500	10 years	\$ 71,500
Total Financing under Section 824							\$803,300
Grand Total							\$803,300

AND WHEREAS the Regional Board, by this by-law, hereby requests such financing shall be undertaken through the Authority:

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

1. The Regional Board hereby consents to financing the debt of the City of Dawson Creek, in the amount of Eight Hundred and Three Thousand, Three Hundred Dollars (\$803,300) in accordance with the following terms.
2. The Authority is hereby requested and authorized to finance from time to time the aforesaid undertakings at the sole cost and on behalf of the Peace River Regional District and its member municipalities up to, but not exceeding Eight Hundred and Three Thousand, Three Hundred Dollars (\$803,300) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed \$803,300 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

JAN 10 2008

B.7b

3. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and Officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule 'A' and made part of this by-law (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.
4. The Agreement in the form of Schedule 'A' shall be dated and payable in the principal amount or amounts of monies and in Canadian Dollars or as the Authority shall determine and subject to the Local Government Act, in such other currency or currencies as shall be borrowed by the Authority pursuant to Section 1 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.
5. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.
6. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the Officer assigned the responsibility of financial administration of the Regional District.
7. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.
8. During the currency of the obligation incurred under the said Agreement to secure borrowings in respect of the City of Dawson Creek and LSA projects:
 - Loan Authorization (Capital Improvements to Roadworks) By-law No. 3916, 2007
 - Local Area Service Project – 114th Avenue By-law No. 3917, 2007there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.
9. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of (list applicable Regional District Loan Authorization by-laws) the anticipated revenues accruing to the Regional District from the operation of the (name of services) are at any time insufficient to meet the annual payment of interest and the repayment of principal in any year, there shall be requisitioned an amount sufficient to meet such insufficiency.
10. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the items of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be the liability of the Regional District to the Authority and the Regional District shall make due provision to discharge such liability.

JAN 10 2008

Peace River Regional District
Security Issuing By-law No. 1778, 2008

B-76

11. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums are required pursuant to Section 15 of the Municipal Finance Authority Act to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.
12. This by-law may be cited as "Security Issuing By-Law No. 1778, 2008."

READ A FIRST TIME this _____ day of _____, 2008.

READ A SECOND TIME this _____ day of _____, 2008.

READ A THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

CERTIFIED a true and correct copy of
"Security Issuing By-Law No. 1778,
2008."

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed
in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

JAN 10 2008

B-76

B.7b

SCHEDULE "A"

CANADA

PROVINCE OF BRITISH COLUMBIA

AGREEMENT

The Peace River Regional District (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia (the "Authority") the sum of Eight Hundred and Three Thousand, Three Hundred Dollars (\$803,300) in lawful money of Canada, together with interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the _____ day of _____, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

Dated at Dawson Creek, British Columbia, this _____ day of _____, 2008.

IN TESTIMONY WHEREOF and under the Authority of By-Law No. 1778 cited as "Security Issuing By-Law No. 1778, 2008." This agreement is sealed with the Corporate Seal of the Peace River Regional District and signed by the Chair and the Officer assigned the responsibility of financial administration thereof.

Karen Goodings, Chair

Kim Frech, Chief Financial Officer

Pursuant to the Local Government Act, I hereby certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any grounds whatever in any of the Courts of the Province of British Columbia.

Dated this ____ day of _____, 2008.

Inspector of Municipalities

JAN 10 2008

B.7b



↑☆☆ REGIONAL DIARY ☆☆☆

DIARY ITEM	DIARIZED	COMMENTS	LAST REVIEW
1. Pipeline Assessments	06/07/26	Monitor BC Assessments capacity to capture all pipelines for assessment	
2. Highway Litter	06/08/24	Raise public awareness, in the spring of 2007, for the reduction of littering highway right of ways - the good job of mowing in the summer/fall of 2006 chopped up and exposed a plethora of garbage. EnCana's "Courtesy Matters" program is working toward cleaning up garbage on back roads, they will have a toll free number to report dumped appliances for Nodes Construction to pick up.	September 2006
3. Kiskatinaw Bridge - Federal Heritage Designation	07/02/22	Received September 27, 2007 letter of refusal for national historic site designation from Michel Audy, Executive Secretary, Historic Sites and Monuments Board of Canada. (C-1 Oct 25) Board to send letters to Jay Hill, MP, North and South Peace MLA's as well as the DC Heritage Commission for input and comment. The Board will not give up on this. Director Jarvis and April Moi attended Tourism Day on Parliament Hill in November 2007 and had good discussions with ministers. Mr. Mgrath and Michael Oddy from the Historic Sites and Monuments Board said even though the bridge does not meet the criteria for historic site designation, they will work together with us - possibly through recognition of the whole Alaska Highway. Director Egliniski suggested inviting the US Ambassador to see the bridge when he comes to unveil the Monument at Charlie Lake.	November 2007

AGENDA PREPARATION SCHEDULE

2008

<p>January 10, 2008 (Dawson Creek) Agenda Preparation – Wednesday, January 2 Agenda Mail Out – Thursday, January 3 Additional Items – Wednesday, January 9</p>	<p>January 24, 2008 (Dawson Creek) Agenda Preparation – Wednesday, January 16 Agenda Mail Out – Thursday, January 17 Additional Items – Wednesday, January 23</p>
<p>February 14, 2008 (Fort St. John) Agenda Preparation – Wednesday, February 6 Agenda Mail Out – Thursday, February 7 Additional Items – Wednesday, February 13</p>	<p>February 28, 2008 (Dawson Creek) Agenda Preparation – Wednesday, 20 Agenda Mail Out – Thursday, 21 Additional Items – Wednesday, 27</p>
<p>March 13, 2008 (Dawson Creek) Agenda Preparation – Wednesday, March 5 Agenda Mail Out – Thursday, March 6 Additional Items – Wednesday, March 12</p>	<p>March 27, 2008 (Dawson Creek) Agenda Preparation – Wednesday, March 19 Agenda Mail Out – Thursday, March 20 Additional Items – Wednesday, March 26</p>
<p>April 10, 2008 (Dawson Creek) Agenda Preparation – Wednesday, April 2 Agenda Mail Out – Thursday, April 3 Additional Items – Wednesday, April 9</p>	<p>April 24, 2008 (Fort St. John) Agenda Preparation – Wednesday, April 16 Agenda Mail Out – Thursday, April 17 Additional Items – Wednesday, April 23</p>
<p>May 8, 2008 (Dawson Creek) Agenda Preparation – Wednesday, April 30 Agenda Mail Out – Thursday, May 1 Additional Items – Wednesday, May 7</p>	<p>May 22, 2008 (Dawson Creek) Agenda Preparation – Wednesday, May 14 Agenda Mail Out – Thursday, May 15 Additional Items – Wednesday, May 21</p>
<p>June 12, 2008 (Fort St. John) Agenda Preparation – Wednesday, June 4 Agenda Mail Out – Thursday, June 5 Additional Items – Wednesday, June 11</p>	<p>June 26, 2008 (Dawson Creek) Agenda Preparation – Wednesday, June 18 Agenda Mail Out – Thursday, June 19 Additional Items – Wednesday, June 25</p>
<p>July 10, 2008 (Dawson Creek) Agenda Preparation – Wednesday, July 2 Agenda Mail Out – Thursday, July 3 Additional Items – Wednesday, July 9</p>	<p>July 24, 2008 (Dawson Creek) Agenda Preparation – Wednesday, July 16 Agenda Mail Out – Thursday, July 17 Additional Items – Wednesday, July 23</p>
<p>August 14, 2008 (Dawson Creek) Agenda Preparation – Wednesday, August 6 Agenda Mail Out – Thursday, August 7 Additional Items – Wednesday, August 13</p>	<p>August 28, 2008 (Fort St. John) Agenda Preparation – Wednesday, August 20 Agenda Mail Out – Thursday, August 21 Additional Items – Wednesday, August 27</p>
<p>September 11, 2008 (Dawson Creek) Agenda Preparation – Wednesday, September 3 Agenda Mail Out – Thursday, September 4 Additional Items – Wednesday, September 10</p>	<p>UBCM – Penticton, BC September 22 – 26, 2008</p>
<p>October 9, 2008 (Dawson Creek) Agenda Preparation – Wednesday, October 1 Agenda Mail Out – Thursday, October 2 Additional Items – Wednesday, October 8</p>	<p>October 23, 2008 (Dawson Creek) Agenda Preparation – Wednesday, October 15 Agenda Mail Out – Thursday, October 16 Additional Items – Wednesday, October 22</p>
<p>November 13, 2008 (Fort St. John) Agenda Preparation – Wednesday, November 5 Agenda Mail Out – Thursday, November 6 Additional Items – Wednesday, November 12</p>	<p>November 27, 2007 (Dawson Creek) Agenda Preparation – Wednesday, November 19 Agenda Mail Out – Thursday, November 20 Additional Items – Wednesday, November 26</p>
<p>DECEMBER 5, 2007 (Dawson Creek) Agenda Mail Out - Thursday, November 28 Additional Item List - Thursday, December 4</p>	
<p>*** ADDITIONAL ITEMS WILL BE DISTRIBUTED AT THE MEETING ***</p>	

PEACE RIVER REGIONAL DISTRICT

2008 SCHEDULE OF EVENTS

<u>JANUARY</u>	January 1	- New Year's Day
	January 11-12	- Annual Beef Congress, Dawson Creek, BC
	January 17 – 20	- High on Ice Festival, Fort St. John, BC
<u>FEBRUARY</u>	February 14	- Valentine's Day
<u>MARCH</u>	March 9	- Daylight Savings Time begins
	March 21	- Good Friday
	March 24	- Easter Monday
	March	- PRMA – PRRD (North) hosting
<u>APRIL</u>	April 2-3	- Northern Women's Symposium, Tumbler Ridge
	April 17 -18	- COFI Convention, Kelowna
	April 25 – 27	- Kiwanis Trade Show, Dawson Creek
<u>MAY</u>	May 7 – 9	- NCMA AGM Convention, Prince George
	May 11	- Mother's Day
	May 19	- Victoria Day
	May 30-June 2	- FCM Convention, Quebec City
<u>JUNE</u>	June 15	- Father's Day
	June 17 – 19	- LGMA Annual Conference, Prince George
<u>JULY</u>	July 1	- Canada Day
	July	- Dawson Creek Air Show
	July 20 – 24	- PNWER 18 th Annual Summit, Vancouver
<u>AUGUST</u>	August 4	- Civic Holiday
	August 1-3	- Grizfest, Tumbler Ridge
	August 2-3	- World Invitational Gold Panning Championships, Taylor
	August 6-10	- Dawson Creek Fall Fair and Exhibition
	August 16 - 17	- North Peace Fall Fair
	August 15 - 17	- Kiskatinaw Fall Fair
	August 23	- Hudson's Hope Fall Fair
<u>SEPTEMBER</u>	September 1	- Labour Day
	September 22 -26	- UBCM Convention, Penticton
	September	- NCMA - Tumbler Ridge hosting
<u>OCTOBER</u>	October 13	- Thanksgiving Day
	October 31	- Halloween
<u>NOVEMBER</u>	November 2	- Daylight Savings Time ends
	November 11	- Remembrance Day
<u>DECEMBER</u>	December 5	- Inaugural Meeting and Christmas Party, Dawson Creek
	December 25	- Christmas Day
	December 26	- Boxing Day