

# Let's Talk Site C

*Closing the Loop*



## Protecting and promoting our community's interests

Fort St. John City Council & staff have been assessing potential Site C impacts on our community for decades.

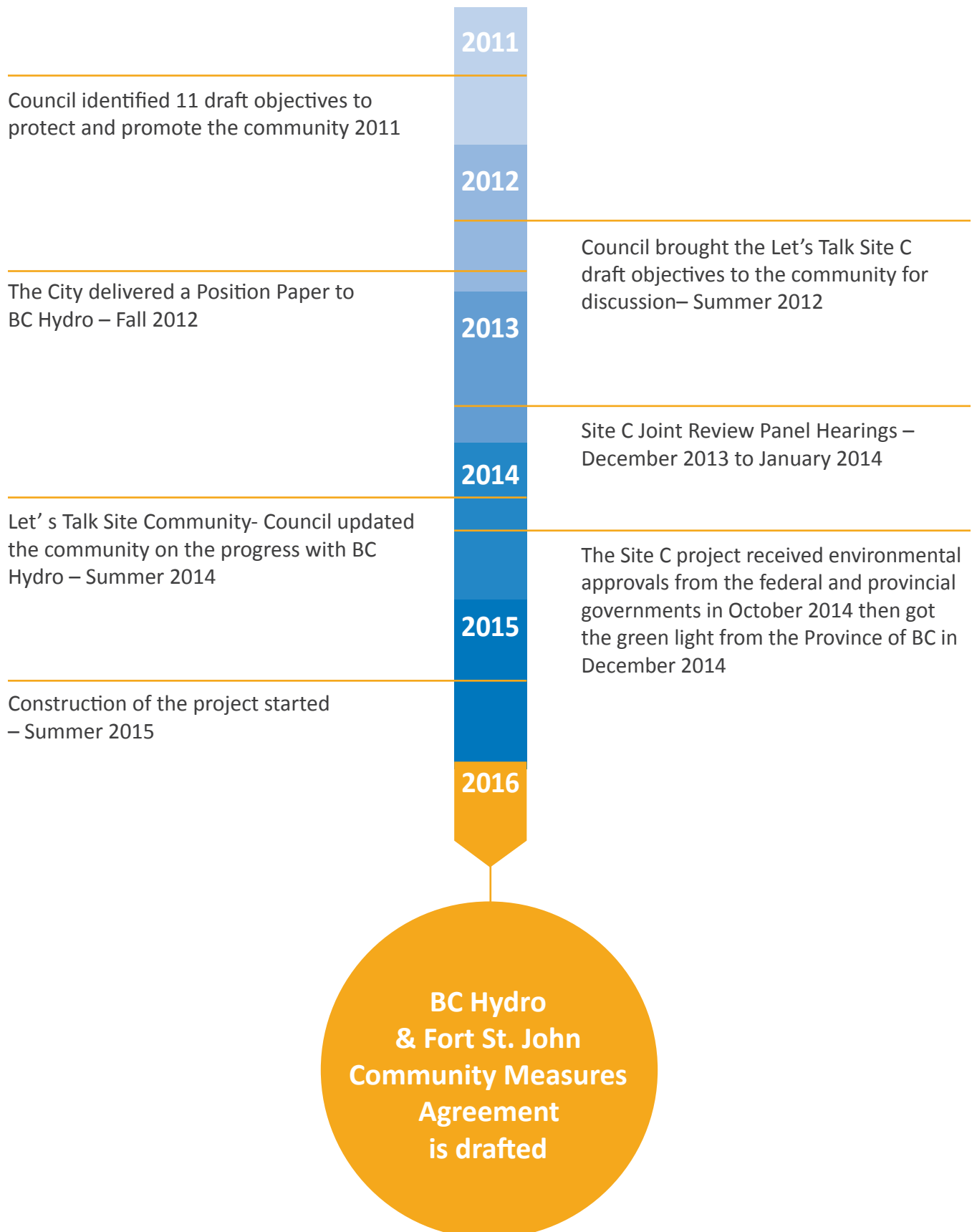
As the municipality that is most impacted during the construction phase of the Site C Project the City has taken a proactive role in ensuring community interests are protected.

Council identified 11 draft objectives to protect the interests of the community and consulted with the community over several months.

The City took what the community said was important to them to the negotiation table with BC Hydro and Fort St. John now has a draft of a legally binding agreement that will protect and promote community interests for years to come.



# Let's Talk Site C time-line and milestones



# Summary of the Fort St. John Community Measures Draft Agreement

The community said:	The agreement provides:
Optimize economic opportunities for the community	<p>1 Local businesses will be informed of all procurement opportunities and BC Hydro will maintain the Community Consultation Office as a means of providing information to the public and stakeholders regarding procurement, employment and construction activities.</p>
House the construction workforce in communities, not exclusively in temporary worker camps	<p>2 BC Hydro has agreed to provide 50 units of purpose-built rental accommodations to be constructed in Fort St. John.</p> <p>Ten of the 50 units will be made available to the community for affordable housing immediately after they are constructed with the remaining 40 units to be used by BC Hydro through to completion of the project at which time they will be turned over to a non-profit for affordable housing.</p> <p>In order to achieve this measure, BC Hydro is entering into an agreement with BC Housing.</p>
Fully service project staging areas with municipal water and sewer to benefit future economic use of the lands	<p>3 The staging areas fall outside city boundaries however, should the City decide to expand its boundaries BC Hydro will fully support the application to include the 96 hectares of land at 85 Avenue. The City will continue this discussion with the Province.</p> <p>BC Hydro will also provide a \$50,000 grant to develop a site master plan to the local government responsible for the land at the conclusion of the project.</p>

## The community said:

## The agreement provides:

Include all Site C facilities close to or within city boundaries

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BC Hydro maintains a community office in Fort St. John. All other staging areas are 5 km from the city.

Impacts/costs incurred by our community should not be borne by the city taxpayer

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During construction BC Hydro will pay to the City \$1 million in the first year with an additional 3.5% compounded each year of construction. If Construction continues for more than 8 years then for each succeeding year BC Hydro will pay the amount of the last year plus 3.5%.

The Site C Regional Legacy Fund will provide Fort St. John with approximately \$125 million (indexed to the CPI) over the next 70 years once Site C is operational.

BC Hydro will contribute \$100,000 per year for 8 years to a community fund aimed at assisting non-profit agencies in impacted communities.

BC Hydro will donate funds to local non-profits for housing services: \$25,000 to Skys Place, \$25,000 to Meaope Transition House for Women and \$200,000 to the Salvation Army Northern Centre of Hope.

BC Hydro will contribute \$75,000 to one charity or more as agreed upon by the City.

Enhance the regional transportation system through investments by BC Hydro and the Province

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BC Hydro will regularly monitor traffic volumes. If traffic volumes increase and require mitigation BC Hydro will discuss the needs with the City and Peace River Regional District.

BC Hydro will track contractor and employee use of charter flights and provide a summary to the Airport Society.

## The community said:

## The agreement provides:

Conduct an assessment of the Peace River basin

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City water will be monitored for quality and quantity regularly at BC Hydro's expense.

BC Hydro and the City have developed a monitoring and mitigation plan for the city's water supply. If it is determined that our water source is impacted by the project, BC Hydro will be responsible to take actions to rectify the situation.

The monitoring of our water system has already started.

Future water needs are protected. The City has confirmed its ability to access its rights to water from the reservoir as a potential future source of domestic water, if needed, and at no charge from BC Hydro

BC Hydro should develop and implement a master plan for the Site C reservoir

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As part of the Environmental Assessment, BC Hydro committed to implement a master plan for the reservoir. The City will ensure this is done.

Improve the project review process

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BC Hydro has committed to a committee with high level officials and community leaders to meet not less than twice a year.

BC Hydro has agreed to establish a Site C Community Agreement Monitoring Committee consisting of senior executives from both BC Hydro and the City.

The purpose of the committee is to resolve issues arising from this Agreement and resolve other unforeseen matters impacting the City.

BC Hydro will provide the administrative support and funding necessary for this committee.

## The community said:

Establish a monitoring program to identify and address unforeseen impacts and issues

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BC Hydro should enter into a formal agreement with the City of Fort St. John

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## The agreement provides:

As noted previously:

City water will be monitored for quality and quantity regularly at BC Hydro's expense.

BC Hydro will regularly monitor traffic volumes. If traffic volumes increase and require mitigation BC Hydro will discuss the needs with the City and Peace River Regional District.

BC Hydro will track contractor and employee use of charter flights and provide a summary to the Airport Society.

The Community Measures Agreement with BC Hydro is a legally binding document with a dispute resolution clause.

## What else in the draft agreement?

1. During construction one additional RCMP officer will be hired by the City at BC Hydro's expense.
2. BC Hydro will explore and discuss the possibility of becoming a partner on an Energy Innovation Centre.
3. Annually BC Hydro will provide the City with workforce and camp population statistics for the previous year and projections for the following year.
4. Consultation Costs - BC Hydro had provided funds to the City to assist with the consultation costs.
5. BC Hydro will provide camp workers with a airport shuttle service as well as shuttle services to the community for leisure services.
6. BC Hydro will pay the City \$423,428 in recreation fees in exchange for 4 pool and 4 skating passes per camp worker per year.
7. BC Hydro will work with the City to 'showcase' energy efficiency, conservation and other green technologies that may be incorporated in the 50 unit housing project.

## What else will BC Hydro Provide?

BC Hydro has already agreed to provide funding to the Northern Lights College Foundation over a five-year period to support the development of skilled workers in the north, targeting those students who may not otherwise have access to post-secondary education.

Our community's interests will continue to be advocated as needed throughout construction.

Council's goal was to promote and protect the interests of the community. This agreement does that.



Comments or questions can be directed to [council@fortstjohn.ca](mailto:council@fortstjohn.ca)