



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: N/A

FROM: Kenna Jonkman, MCIP, RPP, General Manager of Community and Development Services

DATE: July 4, 2025

SUBJECT: Westlund Road – Village of McBride Water System Extension Request

SUMMARY: Purpose: Consider Request
Location: McBride, BC

Attachments:

1. Report from Jeanette McDougall, CAO, Village of McBride, dated March 25, 2025
2. Email from Jeanette McDougall, CAO, Village of McBride, dated June 30, 2025

Previous Reports: None

RECOMMENDATION(S):

THAT the report dated July 4, 2025 regarding “Westlund Road – Village of McBride Water System Extension Request” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

ISSUE(S):

The Village of McBride has requested the Regional District Board consent to the Village of McBride providing water service to properties outside the municipality and within Electoral Area H. The extension of service would be to provide municipal water service to four (4) parcels within Electoral Area H.

The Board is being asked to consider the request.

RELEVANT POLICIES:

Community Charter:	Outlines requirements for consideration of services provided by a municipality outside of their jurisdiction
Official Community Plan:	The properties are designated Agriculture/Resource pursuant to the Robson Valley-Canoe Downstream Official Community Plan
Zoning Bylaw:	The properties are zoned Rural 5 (Ru5) pursuant to Zoning Bylaw No. 2892, 2014
Agricultural Land Commission:	The properties are within the Agricultural Land Reserve; therefore, the Agricultural Land Commission Act and regulations apply

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input type="checkbox"/> Awareness and Engagement | <input checked="" type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

N/A

FINANCIAL CONSIDERATION(S):

The Regional District will not be involved with the costs associated with supplying, operating, or maintaining the water system, nor involved with the imposing or collection of user fees and/or parcel tax.

OTHER CONSIDERATION(S):

The four parcels are within the McBride and District Volunteer Fire Department response area.

DECISION OPTIONS:

1. Approve recommendations:

- the report and correspondence from Jeanette McDougall, CAO will be received for information
- additional action is required by the Board and proposed options are described under the Other Options section.

Other Options:

A. Proceed with providing consent to the Village of McBride to provide water service to the four properties.

To ensure the Regional District's consent to the Village of McBride applies only to the establishment of a water service to the four properties for domestic use purposes and addresses the Regional District role and responsibilities, consent provided by the Regional District should include terms and conditions.

Resolution:

THAT the Board provides consent to the Village of McBride to provide domestic water service to four properties on Westlund Road outside the municipality and within Electoral Area H subject to the following terms and conditions:

1. *The Regional District provides consent for the Village of McBride water system to be extend to the following properties:*
 - a) *The North West ¼ of District Lot 3537 Cariboo District except plan 28181 – PID: 015-282-520*
 - b) *The South West ¼ of District Lot 3538 Cariboo District except Plans 29885 and 30110 – PID: 004-955-307*
 - c) *The North East ¼ of District Lot 3544 Cariboo District except plan 28181t – PID: 015-282-511*
 - d) *The South East ¼ of District Lot 3543 Cariboo District – PID: 015-282-503*
2. *The extension of the water service will be for domestic water use only. Additional extension or use of the water service for non-domestic water use(s) requires additional consent from the Regional District.*
3. *Regional District land use and building regulations are still applicable to the properties. Any proposed development is required to meet all applicable regulations.*
4. *The number and use of water service connections are limited to what is permitted through applicable Regional District zoning bylaw(s).*
5. *The Regional District's Public Safety Services Department and the McBride District Volunteer Fire Department are to be consulted prior to any service extension to ensure there are no impacts to existing fire response.*
6. *The Regional District does not have nor provides a water service for this area and will not assume any responsibility for the operation or maintenance of the Village of McBride's water system. The Regional District will not assume any funding or monetary obligations associated with the operation or maintenance of the Village of McBride's water service.*
7. *The Regional District requires a section 219 covenant under which the property owners agree to limit development to that permitted under the Zoning Bylaw and agrees to hold harmless the Regional District of*

Fraser-Fort George from any claims related to water servicing/ water quality, including if the supply of water from the Village of McBride is interrupted for whatever reason. The cost of registering the Section 219 covenant will be the responsibility of the Village of McBride and/or the landowners.

- B. Do not provide consent to the Village of McBride to provide water service to the four properties.

Resolution

Resolution from Option A. should be defeated.

- C. Postpone consideration of the request pending further information.

Resolution

THAT consideration of consent to the Village of McBride to provide water service to four properties on Westlund Road outside the municipality and within Electoral Area H be postponed pending receipt of [insert requirement].

COMMENTS:

Should the Board wish to provide consent, Option A provides terms and conditions that are recommended to ensure:

- transparency of the interests of the Regional District to both the Village of McBride and the landowners; and
- the interests of the Regional District form part of the establishment of service and must be undertaken by the Village of McBride should the project continue.

Respectfully submitted,

“Kenna Jonkman”

Kenna Jonkman, MCIP, RPP
General Manager of Community and Development Services

KJ