



SOUTH PEACE FRINGE AREA OFFICIAL COMMUNITY PLAN Minutes - Community Advisory Committee Meeting- Nov. 5, 2009

Date: November 5, 2009
Time: 7:00 pm
Place: Peace River Regional District office
Committee: Linda Fontaine
Elaine Peterson
Judy Madden
Barbara Swail
Rod Kronlachner
Frank Breault
Kerry Clark
Director: Wayne Hiebert, Director of Electoral Area 'D'
Staff: Debbie Kunz, Assistant Manager of Development Services
Owen Bloor, Planner
Focus Corporation Felice Mazzoni
Richard Giele

1. CALL TO ORDER - meeting was called to order at 7:00 pm.
2. BACKGROUND - where we've been?
 - Fall 2008, Project start up and Community Advisory Committee established,
 - November 2008 and February 2009, community workshops,
 - Survey No. 1, Fall 2008 with very low returns,
 - Video - SPFA-OCP 2020 Planning,
 - Spring 2009, Guiding Principles set and Issues identified,
 - Consultant, Smart Growth Advisory Services, withdrew services from SPFA-OCP,
 - Summer 2009, Regional District re-established project,
 - Oct. 8th Regional Board hired Focus Corporation to complete OCP.
3. INTRODUCTIONS - those present introduced themselves and briefly described their background in the South Peace area.
4. PROCESS TO DATE
 - Community Survey drafted and reviewed by Advisory Committee.
 - Survey mailed to 450 randomly selected OCP residents for input, with the completed survey deadline of Dec. 8th 2009.
 - Art Quest, visited Devereaux and Tate Creek Elementary Schools to seek youths view of their community - they are our future! Students submitted art work to describe 'What they love about their Community'.
 - Student art quest work to be presented at meetings throughout OCP process.

- Stakeholder meetings - Focus will be meeting with a number of interest groups from the OCP planning area. I.e. South Peace Cattlemen and Dawson Creek Watershed Steward.
- Building Profile, information gathering is a crucial part of developing an OCP.

5. TOUR TOPICS - Community Advisory Committee "ON the Move" discussion
- o OCP Process
 - o Open dialogue regarding any tour topics or concerns
 - o Relationships

To assist the Advisory Committee members with making informed decisions in the OCP process, it was agreed that expertise on key issues could be invited to speak to the committee to share provincial regulations/legislation within the context of an OCP.

The following issues were identified;

- Oil and Gas; re: industrial land uses and regulation
- Water and Conservation; re: water sheds and protection
- Health ; re: rural on site sewage disposal regulations
- Agricultural Land Reserve; re: regulations and applications
- Transportation; re: subdivision approving authority / road networking

Regulatory infrastructure is typically top-down. There is a quest to identify ways to make it from the ground up. If the legislation doesn't fit are there ways to suggest changes?

Discussion around 'Tour Topics' highlighted potential policy direction for the content of drafting the South Peace Fringe OCP, as CAC members shared priorities and concerns regarding the tour topics:

- Economic development is important but so are other factors.
- Recreation is important and so is our quality of life style.
- Process needs to identify Quality of Life factors and ensure that rural aspects are preserved.
- Our main job will be to work to achieve some sort of "balance".
- There has been lots of change in the area and the ALR and its effectiveness was questioned.
- Oil and Gas activities are now here and there is a need to identify it and deal with it appropriately.
- In lots of cases farmers are portrayed as anti-development. That is not the case in many instances and we are looking for a balance.
- There is a need for economic development but it does not need to be in our face.
- There are real concerns regarding water quality. How do we ensure that watershed issues are addressed within the context of this OCP?
- Land use boundaries should be based on watersheds and not electoral areas.
- We need to make sure that the watershed fits within the regulatory framework of this OCP process.
- Alternative water source is an important issues for this region; could Swan Lake or the Pouce Coupe River be a potential source of water?

- It was noted that there has been partnered work conducted, in drilling for sub-surface water sources, however the quality or adequate supply of usable water was not found. Water tables in this area are very deep and expensive to reach.
- There is a need to acknowledge the existing historical tenures and uses within watersheds, prior to imposing any policies. Existing tenure holders need to be recognized, ie. Grazing tenures.
- Many farmers are re-vegetating the water courses where feasible.
- Need to identify environmentally sensitive areas.
- The logistics of selling large parcels of farm land has been handcuffed by governing bodies, ie. subdivision on a quarter section basis.
- There needs to be a comprehensive inventory of the number of sections or ½ sections found within this OCP area and their current use.
- There needs to be a local food movement, focusing on importance of agriculture.
- Need buffers created by oil and gas, to put distance between land uses.
- Need to acknowledge that oil and gas companies complete a certificate of restoration for oil and gas activities, which requires that the soil have to be brought back to an agriculture standard or condition that it was pre-use of such an activity.
- We need to ask ourselves what will the nature of our community look like in 20-30 years from now?
- What would it take to become self sustaining?
- There is a need to look at creating service nodes within existing rural communities.
- When looking at development, whether it is compact in nature or not, the 'location' question needs to be carefully considered.
- Discussion needed regarding, rural sewer and water systems, existing and potential areas for creating independent infrastructure?
- Home based business sector in this area is essential, however we need to look at clearly identifying acceptable scale, type and location.
- Should there be "home based industry" rather than "home based business" if you look at what the typical uses are in the area.

To close, it was reiterated that as we work through the OCP process it is important to continue open dialogue and building community relationships with provincial agencies, adjoining municipalities by cross-referencing of regulations/legislation, First Nations and local interest groups.

6. NEXT STEPS

- Educational and Information Sessions for CAC - set up with Key speakers .
- Survey distribution - members to assist with distributing to community
- Survey to be collected, tabulated and analysis completed.
- Building Profile - gathering and collecting background information and demographics to establish framework of OCP.

7. MEETING was terminated at 9:10 pm .


Owen Bloor, Recorder