



# Draft North Peace Fringe Area Official Community Plan (NPFA-OCP)

**The Peace River Regional District**  
*Invites residents and property owners to attend*  
**a Public Open House and Information Meeting**  
**This may affect you or your property!**  
*Residents' input is essential to the success of the Plan*

Dates	Open House	Information Meeting
<b>June 19<sup>th</sup>, 2007 (Tuesday)</b> Taylor Community Hall	3:00 pm – 5:00 pm	6:30 pm – 9:00 pm
<b>June 20<sup>th</sup>, 2007 (Wednesday)</b> Charlie Lake Community Hall	3:00 pm – 5:00 pm	6:30 pm – 9:00 pm
<b>June 25<sup>th</sup>, 2007 (Monday)</b> Baldonnel Elementary School	3:00 pm – 5:00 pm	6:30 pm – 9:00 pm
<b>!!! WE NEED YOUR INPUT !!!</b>		

## What is an Official Community Plan? (OCP)

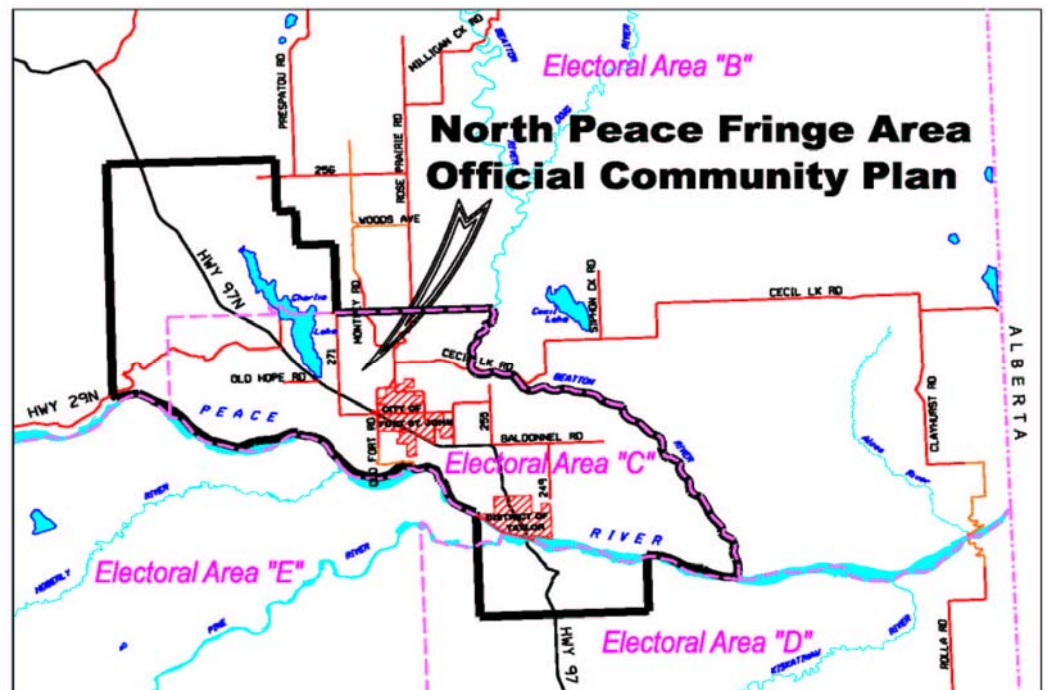
An OCP is the long range plan that gives future direction on land use within the Peace River Regional District. The North Peace Fringe Area Official Community Plan contains goals, objectives and policies that will guide decisions of the Regional Board on planning and land use management issues in this plan area.

This draft OCP will consolidate and update three existing documents: Charlie Lake OCP By-law No. 907, 1994, parts of North Peace OCP By-law No. 820, 1993 and Fort St. John & Rural Area Comprehensive Development Plan

## What area does the Draft NPFA – OCP cover?

The North Peace Fringe Area covers approximately 99,012 hectares.

The plan area, covers all of Electoral Area C and small portions of Electoral Areas B, D and E, encompassing the fringe areas surrounding the City of Fort St. John and the District of Taylor.



## Purpose of Meetings:

These Public consultation meetings are intended to give the public the opportunity to review the Draft North Peace Fringe Area Official Community Plan, to ask questions and to add further input.

## The proposed OCP consists of the following:

### **Community Vision, Goals and Objectives**

**Land use designations** identify areas for the future development of:

- Agriculture
  - Agriculture to be preserved and protected with limited subdivision opportunity
  - Restriction to resource activities close to residential and public areas
- Residential
  - Opportunity for High, Medium and Low Density Rural Residential development
- Settlement Centre
  - Opportunity for community development within Charlie Lake and Baldonnel
- Special Management Area
  - Manage limited development in South Taylor, in response to occasional flooding
- Commercial
  - Support Local and Highway Commercial development
- Industrial
  - Support Light/Service and Heavy Industrial development
- Civic, Assembly and Institutional
  - Support community uses, facilities and services to enhance lifestyle
- Park, Open Space and Natural Environment
  - support recreational opportunity and protect natural environment
- Infrastructure – ensure that services and utilities meet present and future needs of residents

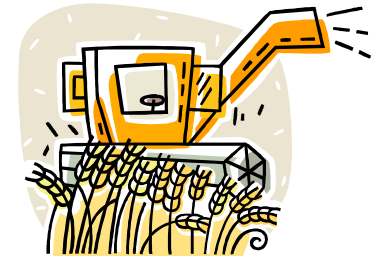


**Temporary Commercial and Industrial Use Permits** – consider issuance of temporary use permits

**New Development Permit Areas** established to protect farming; to protect the natural environment surrounding Charlie Lake; and to establish guidelines for the form and character of new commercial and industrial developments in the plan area

### **Proposed ALR (Agricultural Land Reserve) Block Exclusion**

- proposal for Regional Board to consider pursuing an ALR Block Exclusion for 8 defined areas of the OCP.



## Copies of the Draft North Peace Fringe Area Official Community Plan are available at the:

- Peace River Regional District, Branch office @ 9912 – 106<sup>th</sup> Ave, Fort St. John, BC V1J 2N9
- PRRD Website [www.prrd.bc.ca](http://www.prrd.bc.ca) and link; [http://www.prrd.bc.ca/quick\\_links/NPFA/index.php](http://www.prrd.bc.ca/quick_links/NPFA/index.php)
- Each Public Open House and Information Meeting.



For more information please contact Debbie Kunz,  
Assistant Manager of Development Services  
Peace River Regional District - Phone (250)785-8084 or  
1-800-670-7773 or (250)784-3200 or Fax (250)785-1125  
Mail to address above or Email to [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca)