



North Peace Fringe Area - Official Community Plan Technical Advisory Committee (TAC)

Notes

April 9, 2008 - Time: 10:30 am

Attendance: Greg Wagner, Ministry of Energy, Mines and Petroleum (by phone)
Jennifer Jeyes, Northern Health Authority
Jennifer Decker, City of Fort St. John
Katrin Saxty, Urban Systems
Yvonne Pederson, Ministry of Transportation
Scott Fraser, Ministry of Environment
Larry Espe, School District No. 60

Regional District Debbie Kunz, Assistant Manager of Development Services
Bruce Simard, Manager of Development Services

1. **Technical Advisory Committee**, created March 27, 2008. Brief introductions were given.
2. **Draft Action Plan and Time Line** for the 2nd Draft of the North Peace Fringe Area –OCP was briefly reviewed by the committee, with a note that these are target dates, subject to change.
3. **List of Issues** were briefly reviewed by the committee, noting that there may be other unresolved issues identified by the working Advisory Committee.
4. **Responses** received from each agency to date relating to the 1st Draft OCP were reviewed with discussions and comments as follows:

Ministry of Energy Mines and Petroleum

- **NP Resource Review Area** recently established to assist with the OCP plan development by not issuing tenures in close proximity to rural residential areas.
- This area will continue until the adoption of the OCP, when it will then be reviewed in contrast to the final OCP and areas designated for residential use. EMPR began with a larger area than required in order to give some flexibility for adjustments once the OCP is completed. There may be some areas that are permanently excluded from tenure issuance.
- **1 Km setback** proposal or an 'absolute distance' as written in the 1st OCP draft removes flexibility. The proposed wording as suggested by the Agricultural Advisory Committee (AAC) seems workable, but comments from the **Oil and Gas Commission** should be sought.

District of Taylor- *not present; however the following issues were briefly reviewed*

- **South Taylor Management Area** is supported by the District, for a mix of uses such as agriculture, residential and tourist commercial.
- Concerns rose during the OCP review that any **lands within the ALR** should be protected for agricultural use only.
- **An Alternate access route** is an issue of concern for the district.
- **South Taylor Hill** and its unstable hazardous conditions was a concern, however the Advisory Committee (AC) did not support the use of a Development Permit Area in the 1st OCP draft.

Ministry of Environment

- Sec. 9, Policy 10 was added to Draft OCP in response to MOE's concerns related to **persons conducting work in and about water courses** and the need to contact agency directly.
- MOE asked if the OCP could **identify 'conservation lands or 'notation of interest'?** It was noted that some of the **park boundaries have expanded**. MOE will supply some **digital mapping** relating to parks and conservation lands.
- **Fish Creek 'Walking' Trail** is a project that MOE is currently working on. The Draft OCP supports a "Parks Management Plan" which would include trail initiatives.
- MOE asked about the OCP support in **'protecting environmental sensitive areas'** and that the AC revisit the idea of placing a Development Permit Area along Fish Creek or similar water courses.
- Potential for Scott Fraser to speak to AC.

Northern Health

- NH concerned about wording used in Draft OCP regarding minimum parcel sizes of 4 and 2 acres. The following wording was suggested:
- **i) where soil conditions are suitable for on-site sewage disposal on parcels smaller than 1.6 ha (4 acres) the minimum parcel size may be reduced to 0.8 ha (2 acres) or ..**
- NH exploring alternate systems for Type 2 and 3 which would result in **new Subdivision Policy subject to Regional District's involvement (via bylaw)**. These systems would not be dependent on soil conditions. (forthcoming later this year.... Contact is Lucy Beck, Prince George)
- Should **2 acre lot subdivision opportunity** be included in the OCP, as it may raise unattainable expectations? Discussion pursued around the table – more information necessary regarding alternate systems, standard requirements and collaboration with RD.

Ministry of Transportation

- Concerns expressed by MOT were briefly discussed including the following topics:
- **Future Road Network Plan / Different Subdivision and Road Standards** for Residential and Industrial developments and resulting in issues for MOT relating to Subdivision Reviews / **Dangerous Goods and Alternate Routes** around the urban areas.
- Further **meeting with MOT** will be required to discuss these issues in detail for the OCP and the proposed land use direction for development.

Geotechnical Concerns – expressed by Prince George MOT office.

- Discussed concerns raised of the **'landslide and soil instability' characteristics** of many areas in the Peace Region as highlighted by MOT, related to geotechnical hazardous conditions.
- It was noted that the AC removed the proposed South Taylor and Montney Coulee **Development Permit Areas** related to hazardous condition, in addition to removing the Fish Creek DPA related to environmental sensitive areas.
- The 1st Draft OCP replaced the DPA's with broad general statements in Section 1.8.2. The **Old Fort DPA** still remains in the OCP, related to hazardous conditions.
- MOT noted that site inspections are conducted and geotechnical studies are required during the Subdivision Approval Process, and the **DPA's may be duplication**.

School District No. 60

- It was noted that **every school is Full** within the city and rural areas!
- School Districts are currently planning for the year 2015. Every creative method or initiative is being used to meet Budget requirements, including ideas such as, non-traditional classrooms.
- The status of **Baldonnel and Charlie Lake Schools** was given and discussion pursued around **impacts that future development may have on these schools**. It was noted that the NPFA-OCP is not encouraging future development in the Baldonnel Area, but rather supporting the existing residential and agriculture uses; while the Charlie Lake area is

encouraging future residential and commercial development, in the Settlement Centre and surrounding area.

- Baldonnel School is not scheduled for any changes, while the Grade 7's at Charlie Lake School are being moved to the middle schools in town. Charlie Lake School is operating at full capacity, using 6 portables and the enrollment is + 400 students.
- It was agreed that **further meetings with the SD will be** required to discuss future development plans for the OCP and the resulting impacts for all concerned.
- Opportunity to review the **School Acquisition section of the LGA** may assist in planning for the school capital requirements.

City of Fort St. John

- Discussions pursued around issues of **development around the city's boundary** related to Residential and Industrial uses.
 - Proposed **City Boundary extensions should have a decision from province by June or July of this year.**
 - City felt it would be beneficial if areas on the immediate fringe were **required to meet a minimum development standard that was equivalent to city standards**, to be charged back to developers. I.e. paved roads, curb and gutters, etc.
 - Possibly **'flag' areas** or identify a **'fringe area'** that will require higher development standards that may eventually be included into the city.
 - Areas beyond the 'flagged' areas should be restricted to larger parcel sizes to encourage development into the 'fringe areas' and discourage incompatible development.
 - It was noted that the **RD does not have any 'Subdivision Servicing' by-laws** to date.
 - It was noted that the City and the RD are **jointly reviewing potential areas for servicing**, including the College Sub.; 100th Ave Sub.; and the Grandhaven/Clairmon and areas.
5. **Next Meeting** – TAC members will be notified of the date and location of the next meeting.
 6. **Meeting terminated** at 12:15 pm .

/dk