



PEACE RIVER REGIONAL DISTRICT
Notes
Information Meeting – North Peace Fringe Area OCP
Doig River First Nations

Date: January 26 2009

Time: 12:30 pm

Place: Doig River FN Community Centre

Present: Chief Norman Davis Warren Reid Gerry Attachie
John Sam Gord Haines Maddelin Oker
Teresa Stewart
Brian Patterson, Urban Systems
Andrew Baigent, Urban Ssystems

Staff: Debbie Kunz
Bruce Simard

**The following are notes regarding the 2nd Draft North Peace Fringe Area OCP:
OCP Process**

- Who makes decisions on the Plan? The Regional Board is the decision making body on the OCP, with advice from the Advisory Committee.

Land Use / Designations

- Doig First Nations is interested in obtaining lands in or around the City of Fort St. John.
- Brief discussion pursued regarding proposed designations: Agriculture, Highway Commercial, Comprehensive Development and Light Service Industrial.
- It was suggested the Plan consider including support for Transit Bus Services between the City of Fort St. John and Charlie Lake. This would assist with connectivity between these two areas, reducing traffic flow and congestion. **(Sec. 11, Transportation, pg. 40)**
- Has green space or parkland been considered in this plan? Yes, the advisory committee had discussions regarding these topics. However, the plan recommends that this issue be addressed in a future detailed 'Parks Management Plan'. **(see Sec. 10 Parks, pg. 35, and Sec. 15.12, pg. 59)**
- Where will new Heavy Industrial development be directed? Again, this was an issues discussed in detail by the advisory committee. However, the plan recommends that an 'Industrial Land Use Study' be pursued once the plan is adopted. It is recommended that this study be done in partnership with all stakeholders to identify the best location for future heavy industrial development. **(Sec. 8, Pg. 29)**
- What is the growth projection for this Plan? The annual growth rate is projected at 2% per year.
- Has the Agriculture Land Commission approved this plan? No, the Land Commission has not yet provided written comment on this 2nd draft plan to date. However, the ALC gave an 'approval in principal' to develop approx. 4300 ha of land in it's support to the Fort St. John Comprehensive Development Plan, completed in 2005. At this time, there were also discussions around excluding areas from the ALR, which were identified for non-farm use.
- It was expressed that they supported the 'agriculture' designation of land located on the East by-pass road and across from the city's new hospital site.

Treaty Land Entitlement (TLE)

- Doig River FN has been actively involved in 'Treaty Land Entitlement' work, which involves obtaining new lands for First Nations people. The TLE Negotiating Team (of which the Doig River FN people are involved with) is presently researching further options for land selection, including lands for economic development (business) future community expansion and lands that will provide protection for cultural and environmental important areas.
- Doig River FN are very interested in becoming part of this community and question how the TLE lands may be incorporated into this North Peace Fringe Area OCP planning process, since this may add a new layer to governance.

- Discussions around the TLE pursued (see brochure for more detail) and the Doig River/Blueberry River FN's participation in this provincial and federal negotiation process. The time frame for resolution of these land claims is set at 3 years and therefore, this process will conclude in October 2011.
- Six Treaty 8 First Nations in BC filed 4 TLE claims:
 - 1) West Moberly First Nations / Halfway River First Nations (joint)
 - 2) Blueberry River and Doig River FN (joint)
 - 3) Sauteau First Nations
 - 4) Prophet River FN - settled out of court, with the remaining 5 FN's currently being negotiated.

TLE lands and NPFA-OCP process

- Doig River FN is interested in obtaining land in or around the City of Fort St. John for future residential, commercial and industrial use. Doig River FN is meeting with the city in March 2009.
- Discussions pursued in relation to the Local Government Act (LGA) and the Regional District's roll in land use planning and development and future plans for proposed "Urban Reserve" area and how these plans can be integrated into this NPFA-OCP planning process.

Future meeting plans

- It was agreed that a meeting should be planned between the Regional District and Doig River First Nations to discuss the co-ordination of future land use development in this area. Examples of how land use integration plans are being handled in other areas of BC, Alberta and Saskatchewan were briefly discussed. I.e. Sea-Scheldt / Westbank or now West Side

Site C Hydro Project

- How is the proposed Site C being considered in this Planning document? The Regional Board is participating in BC Hydro's project review process; however, to date the Regional Board has not taken a formal position on this power project.
- Should this project proceed, the Regional Board is reviewing, options such the Columbia Basin Trust funds, that may beneficial the area by keeping revenue from the project in the area. Future growth in the area will require improved services such as but not limited to; fire protection, solid waste disposal, public facilities, road maintenance, etc.

City Boundary Expansion

- If lands were purchased in the rural area, and then incorporated into the city boundary, what happens to the land use zone?
- The city would inherit the land use zone and its uses. However, once lands are incorporated into the city then the land use designation or zone may change.

OCP Next Steps and Adoption process

- The next steps for the NPFA-OCP were briefly outlined and discussed.
- Who votes on this Community Plan by-law? The entire Regional Board members vote. There are 12 members with each one having a vote. Karen Goodings is the Chair of the Board and Director for Electoral Area 'B' and she has one vote.
- What is the life expectancy of this plan? It is common that these community plans have a 5 to 10 year life span. However, this one is replacing a 1994 by-law (15 years). OCP's are a living document and do receive application for amendments throughout their life span.
- A brief discussion focused on plans to research alternative onsite sewer treatment/disposal options for rural area lots under 1.6 ha (4 acres) in size. This study is referenced in the Plan and will be conducted with Northern Health and the Ministry of Transportation and Infrastructure. (Sec. 15.6 pg. 56)

The Regional District looks forward to receiving any comments or feedback on the 2nd Draft plan.

January 26, 2009

The meeting adjourned at 2:30 pm.

NPFA-OCP - Mtg with Doig River First Nations