



## PEACE RIVER REGIONAL DISTRICT

### Minutes

### Public Information Meeting – North Peace Fringe Area OCP

**Date:** January 26, 2009  
**Time:** 6:30 pm  
**Place:** Charlie Lake Community Hall  
**Present:** Advisory Committee: Arthur Hadland, Committee Chair  
Rick Koeckl  
Lloyd Gibson  
Blane Meek

Staff: Bruce Simard, Manager of Development Services  
Debbie Kunz, Assistant Manager of Development Services  
Timothy Donegan, Planner

Public: Larry Houley, CL  
Craig Forster, FSJ  
O'Brian Blackzall, CL  
Allan and Jane Norman, CL  
Jennifer and Bill Pollard, CL  
Chris Haab, FSJ  
Rory and Troy Henderson, CL  
Rick Quigley, CL  
Juanita and Brent Esau, FSJ  
Sandy Calnan, FSJ  
Tom Wolsey, CL  
Karen Baker, CL  
Judy Lusk, CL  
Andy and Pat Wicharuk, CL  
Tamara Decrest, CL  
Bud and Jo Middleton, CL  
Ken Forest, CL  
Bruce Kosugi, CL  
Al Fleet and DJ Fleet, CL  
J.M. Hurst, FSJ  
Manly and Marge Gladyn, CL  
Don and Twyla Goodbun, CL  
Debra Killestine, CL  
Gail and Lanny Lundquist, FSJ  
Marilyn Teed, CL  
Al and Debbie Pinkerton, CL  
Phillip and Rayal Falkenberg, CL  
Ernie Reimer, CL  
Deron and Lynne Holland, CL  
Dane Pankratz, CL  
Linda Staley, CL  
Garry Harker, FSJ  
Dudley Wagner, CL  
Korine and Dick Gilbert, CL  
Karen and Andy Falkenberg, CL  
Gary and Lisa Plemel, FSJ  
Clifford Forster, CL

Espen and Lavonne Andersen, FSJ  
Abe Fehr, CL  
Michael Bouret, CL  
Bob Fedderly, CL  
Helen and Bill Kuehn, CL  
Oran Hall, CL  
Viggo Pedersen, FSJ  
Joeseeph Lerner, FSJ  
Verena Hofmann, Montney  
Arlene and Allan Blair, CL  
Jim Krauss, CL  
Theresa Mucci Rodgers, CL  
Ron Rodgers, CL  
Bruce Ross, CL  
Blane and Maryann Meek, CL  
Jim and Margaret Little, CL  
Ken J. Chambers, FSJ  
Doug Allen, CL  
John Bryan Phillips, CL  
Rosemary Phillips, CL  
Fred and Elaine Brown, CL

1. **CALL TO ORDER**

- The Chair called the meeting to order at 6:40 P.M.

2. **WELCOME**

- The Chair welcomed the public.

3. **INTRODUCTION**

- The Chair introduced the table: Bruce Simard, Debbie Kunz, and Timothy Donegan from the PRRD.

4. **PRESENTATION**

- Debbie Kunz presented the NPFA-OCP process thus far.

5. **QUESTION AND ANSWER PERIOD**

- A member of the public asked that questions be allowed before the walk-about. Arthur Hadland agreed.
- **Question 1:** My concern is with the ALR exclusion area. Why are we doing it? What are the benefits? If our property is taken out of the ALR we'll lose our agricultural status and pay 50% more in taxes.
- **Response 1:** Arthur Hadland responded that there was a need for expansion room into the ALR and that without the opportunity for expansion the price of land would become very expensive. He added that the CDP addressed this concern and identified areas for expansion, which was then taken into account by the first draft of the OCP. He added that the second draft and tonight's meeting provide an opportunity to fine tune the OCP. He concluded saying that some may find "pain" in the OCP while others may find "pleasure". Larry Houley added that there are now many existing subdivisions in the ALR. Many people in these subdivisions would like services such as sewer and water and that this would not likely occur if the land stayed in the ALR. In general, he added, the ALR causes conflict and confusion.
- **Question 2:** A couple of years ago our property, which has some very steep slopes, was assessed residential even though it is agriculture. Will this sort of thing continue to happen because of the plan?

- **Response 2:** Arthur Hadland said that was not part of the plan and that Karen Goodings was still fighting that issue with BC Assessment Authority.
- **Question 3:** If land is taken out of the ALR but still used as agriculture will it be taxed as agriculture?
- **Response 3:** Arthur Hadland responded that yes, in general, if land is still used agriculturally then it would likely continue to be taxed as agriculture.
- **Question 4:** It was said that land is being taken out of the ALR so as to better provide sewer service, but a large chunk of that land already has sewer service. So why take it out of the ALR?
- **Response 4:** Larry Houley responded that this issue of land being taken out of the ALR is not solely due to sewer or water services. There are other issues as well, one of them being the issue of home based businesses, which can often be incompatible with the ALR.
- **Question 5:** I like concentrated development. If Site C comes in there is expected to be a 1000- to 1500-man camp in the area. Where will this be and has the new OCP taken this into consideration?
- **Response 5:** Bruce Simard responded that pre-design meetings have indicated that the camp is to be on the south side of the Peace River, which is outside the plan area. This could change, but this is the proposed location of the camp right now.

6. **WALK-ABOUT**

- The public was invited to walk about the table displays and review the plan changes and leave written comments.

7. **QUESTION AND ANSWER PERIOD**

- **Question 1:** I represent a number of clients who have had their proposals tabled by the Regional Board. I'd like to know when these would be scheduled to move forward?
- **Response 1:** Bruce Simard responded saying the Regional Board has asked that all tabled proposals be held until this OCP is finalized. Once it is done, the Board will then review those proposals in light of the new OCP. That is what the Board has directed staff do.
- **Question 2:** When will the plan be done?
- **Response 2:** Debbie Kunz responded saying that completion would depend upon the kind of new input received and the kinds of changes that might be needed. That said, if all goes well, the plan would likely be ready by the late summer of this year. Debbie then referred to the various stages the plan needs to pass through and how there were a number of committees, agencies, etc that needed to sign off on the plan before it could be finalized. She noted that the plan could be slowed down by any number of these stages.
- **Question 3:** I want to know why my particular property (part of Sec.11-84-19 section ?) is not slated to be taken out of agriculture?
- **Response 3:** Debbie Kunz responded saying that the plan cannot accommodate everyone. She said that 5600 ha has been designated for development. If you write down your concerns then we can consider it. There is a lot of infill potential in the plan which would accommodate up to 22,000 people. The area is at 7000 people right now, so there is lots of potential for infill and growth. By 2020 the area population is only projected to grow to 10,000 people. If you have concerns, please submit them tonight or send them to our office or submit them online.
- **Question 4:** If land is taken out of the ALR, as long as it is still farmed, then it is still taxed agriculture, right?
- **Response 4:** Arthur Hadland said that was correct. If land is used as agriculture, then it is generally still taxed as agriculture.
- **Question 5:** The way I see it this plan could go on and on and on if you try to appease everyone? How clear will it be that the document is finished?
- **Response 5:** Arthur Hadland responded saying if there are glaring problems then of course we would need to consider these. Otherwise, we will continue according to schedule. Now, we need to

get it right, but this is not Switzerland where these sorts of plans can go on year after year.

- **Question 6:** Lately the ALC hasn't been allowing the subdivision of agricultural land down to quarter-sections. If they agree with this plan will that mean they agree to support zoning or subdivision down to 155 acres?
- **Response 6:** Bruce Simard responded saying yes, that is the PRRD's understanding. If the ALC signs off on the plan, they sign off on that issue as well.
- **Question 7:** What is happening with sewer and water in Grandhaven and other areas? We have been waiting for sewer and water for quite a while now. Does the OCP address this? Is there a timeline?
- **Response 7:** Bruce Simard responded that work is going on right now and will continue with respect to upgrading and/or expanding water and sewer services. Engineers at Urban Systems and the City of Fort St. John are in discussion and looking at options. Information will be brought back to the community for comment. The OCP does address the issue by identifying four areas for potential sewer and by saying that the PRRD would like updated reports on sewer and water every year. At this point, basically, we are waiting for engineers' reports.
- **Question 8:** I have a concern about outdoor illumination in and around Charlie Lake. Does the plan encourage developments to have low impact lighting? This is important to help protect our dark skies.
- **Response 8:** Arthur Hadland responded that this had not been considered. He said that providing street lighting could be considered more intensive management than Area C has seen. When it was clarified that the concern was not who paid for lighting but the type of lighting, specifically low impact lighting, Arthur Hadland said that this is not in the plan but it would be a good idea.
- **Question 9:** Will existing uses that don't fit the new OCP designations be grandfathered in? Specifically, I am thinking of airstrips in the ALR.
- **Response 9:** Bruce Simard said that uses are generally allowed to continue but that airstrips are a bit unusual in that they are regulated by federal statutes. However, they would be grandfathered in as long as they are in continued use.
- **Question 10:** My concern is with enforcement. Is there a plan to see that the OCP is properly enforced? There are so many people nowadays who just do what they want – they ask for forgiveness rather than for permission.
- **Response 10:** Arthur Hadland responded that in a perfect world we wouldn't need enforcement as people would be cooperative and respectful of neighbours. However, policing can get ugly and pretty expensive. The PRRD is currently taking legal action against a couple of land owners. The PRRD understands that people in the area basically expecting a rural lifestyle and not wanting much interference from government. That may be changing now as the area is sort of in an in-between state – not really rural and not really city. Arthur Hadland deferred to Larry Houley who added that ALR exclusion helps with enforcement. He said Area C is 90% in the ALR and subject to ALR regulations. Much of Area C is also subject to Oil and Gas regulations. If the public would like more regulations dealing with enforcement then ALR and OGC regulations would have to be removed.
- **Question 11:** My property is out of the ALR right now and classed as agriculture. Will I ever be forced back into the ALR?
- **Response 11:** Debbie Kunz responded that ALR inclusions are initiated by each land owner. If you are out of the ALR right now then you are not required to be included in the ALR. To be included in the ALR a property owner must request inclusion by applying for it.
- **Question 12:** Does the OCP address Highways? Specifically, the Alaska Highway needs to be widened. We see lots of traffic at certain times of the day, lines of traffic.
- **Response 12:** Arthur Hadland responded that the OCP addresses a cooperation to work on a Road Network Plan. He added that there may be federal money for infrastructure and that people should write letters supporting infrastructure projects. He said if any highway improvement plans or

other infrastructure improvement plans were made “shelf ready” then the probability of receiving funding would be much greater when federal money became available.

8. **NEXT STEPS**

- Debbie Kunz outlined the public consultation review process to date and briefly reviewed the statutory procedure for the OCP. She invited the public to submit comments by the Feb 13, 2009 deadline.

9. **WRITTEN COMMENTS FROM THE PUBLIC**

**ALR Exclusion**

- **Written Comment 1:** ALR Block exclusion should be a separate proposal and not part of the OCP?
- **Written Comment 2:** I really disagree with the proposal to exclude all of the present areas from the ALR. Why should we lose the tax advantage of being in the ALR? Of what benefit is this to most people? This is just an extra tax grab.
- **Written Comment 3:** There are certain areas currently within the ALR which cannot benefit i.e. no sewer will be provided, no water system will be provided, no possibility of infill and therefore no benefit to the OCP, road way privately maintained. So why should we agree to higher taxes without benefit? Refer to east side of Charlie Lake (Strata lots – 5 acres). W and H Kuehn 250-262-0055.

**Water**

- **Written Comment 4:** I strongly agree. Watershed protection is much more effective during the planning stage versus correcting problems after development.

**Industrial Development**

- **Written Comment 5:** I strongly agree. Who wants to live next to tank truck shops?

**Home Based Business Regulations to be Reviewed**

- **Written Comment 6:** What does this mean for home based business?

10. **TERMINATION OF PUBLIC MEETING**

- The meeting adjourned at 8:25 P.M.

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Timothy Donegan, Recorder

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Arthur Hadland, Meeting Chair