



PEACE RIVER REGIONAL DISTRICT

Minutes

North Peace Fringe Area Official Community Plan By-law No. 1870, 2010
Public Hearing

Date: March 9, 2010

Time: 7:05 pm

Place: Charlie Lake Community Hall

Present: Staff: Bruce Simard, Manager of Development Services
Debbie Kunz, Assistant Manager of Development Services

Director: Arthur Hadland, Electoral Area 'C'

Public: Gord Meek, Rick Koechl, Charlie Lake
Alva Stewart, Charlie Lake, Water Stewart, Charlie Lake
Theresa Mucci Rodgers, TMR, Robin Brekkas, Charlie Lake
Clifford Fowler, Charlie Lake, Ron Wagner, Fort St. John
Allan and Arlene Blair, Charlie Lake, Bruce Kosugi, Charlie Lake
John Martin, Fort St. John, Edward Stanford, Fort St. John
Garry Harker, Fort St. John, Lorne Shallock, Fort ST. John
Tabitha Shallock, Fort St. John, D. J. Fleet, Charlie Lake,
Frank Jedowski, Grandhaven, Fred Brown, Charlie Lake,
Joseph ....., Grandhaven, Randy Alexander, Charlie Lake
Gail and Lanny Lunquist, Grandhaven, Arbey Petzold, 269 Road
Jim McKnight, Swanson Lumber Road, Bill Bouffieux, 269 Road
Jane and Allan Norman, Charlie Lake, Jim Little, 281 Road
Darren Clark, 269 Road, Suzanne Allen, 269 Road
Larry Wade, Charlie Lake, Angelita .....
Martin Everett, Old Hope Road, Keneth Chambers, Clairmont
Don and Theresa McLeod, Ken and Arlene Boon, Fort St. John
Tom Wolsey, Shendoah Rod, Dudley Wagner, Clairmont
Laura Lee Life, Mile 64, Sandra Hoffmann, Cottonwood Ave.
Nadine Gilbert, Charlie Lake, Jo Middleton, Charlie Lake
Kevin Pearson, Margaret Little, Old Hope Road
Media: David Bell, Alaska Highway News

1. CALL TO ORDER

- The Chair called the meeting to order at 7:05 P.M.

2. STATEMENT OF PUBLIC HEARING

- The Chair read out the Statement of Public Hearing.

3. INTRODUCTION TO PROPOSAL

Debbie Kunz provided a summary of the development of the North Peace Fringe Area Official Community Plan By-law No. 1870, 2009, its purposes the plan area and the project procedure to date:

- to provide a guide for future land use development within the planning area.
- the plan area covers approximately 96,500 ha of land including all of Electoral Area 'C', small portions of Electoral Area B, D and E, while compassing the fringe areas surrounding the City of Fort St. John and District of Taylor.
- The OCP sets out objectives to be achieved through implementing policy directions included in the following land uses designations:

- Agriculture, ► Resource, ► Residential
► Settlement Centre, ► South Taylor Management Area
► Commercial, ► Industrial, ► Civic, Assembly, Institutional
► Park, Open Space & Environment

4. **SUMMARY OF PROJECT PROCEDURE**

- 2006 – Regional Board authorized NPFA-OCP project start.
- June 2007 – 1<sup>st</sup> Draft of NPFA OCP - 3 Public consultation meetings
- 2008 – Re-new Advisory Committee, formed Technical Advisory Committee, including municipalities, provincial agencies, and First Nations consultation
- January 2009 – 2<sup>nd</sup> Draft NPFA-OCP - 3 Public consultation meetings
- Feb - May 2009 - Revision work
- August 27, 2009 – Regional Board gives **1<sup>st</sup> reading** to North Peace Fringe Area OCP By-law No. 1870, 2009
- August - Dec. 2009 – Referrals to agencies, municipalities, Agricultural Land Commission, First Nations, Organizations pursuant to Sec. 879 of *Local Government Act*.
- Nov. 2009 - January 2010 – Review and summarize recommended changes to NPFA-OCP By-law No. 1870, 2009 for consideration by Regional Board.
- February 11, 2010 – Regional Board gives **2<sup>nd</sup> reading** to North Peace Fringe Area OCP By-law No. 1870, 2009 and authorized Public Hearings.
- Feb. 26 and Mar.1, 2010 - Public Hearing Notice advertised in Alaska Highway News
- Feb. 25 and March 4, 2010 - Public Hearing Notice advertised in NorthEast News
- Mar. 5, 8, 9, 10 - Radio advertisement on Energy FM/The Bear /Moose FM
- March 9<sup>th</sup> and 10<sup>th</sup>, 2010 - Public Hearings

5. **REFERRAL COMMENTS FROM AGENCIES, ORGANIZATIONS RECEIVED AFTER 2<sup>nd</sup> READING of NPFA-OCP B-law No. 1870, 2009** were read aloud as per attached.

- Agricultural Land Commission - Feb. 23, 2010 letter,
  - Land Commission considers OCP By-law No. 1870, received Feb. 19, 2010 to be consistent with the *Agricultural Land Commission Act*, as per Sec. 46 of the Act.
- Oil and Gas Commission - March 8, 2010 letter
  - at this time the interests of the OGCommission have been addressed and there are no further outstanding concerns with the NPFA-OCP.
- Ministry of Energy, Mines and Petroleum Resources - March 9, 2010 email
  - the ministry has no further substantive concerns with the NPFA-OCP at 2<sup>nd</sup> reading.

6. **WRITTEN SUBMISSIONS** were read aloud as per the attached.

- John Herron - March 8, 2010 letter (Map No. 4, Sch. B)
  - Lot A and C, Plan BCP07385, Sec. 24, Twp. 84, Rge. 19, W6M
  - We support the plan to redesignate this property to Medium Density Residential (MDR)
- Frederick & June Brown - March 8, 2010 letter (Map 3, Sch. B)
  - NW ¼ Sec. 22, Twp. 84, Rge. 20, W6M.
  - Opposed to proposed new By-law No. 1870, as our property will be affected and we would not be able to go ahead with future development.
  - Request a Medium Density Residential (MDR) designation across entire quarter.
- Ron Wagner for Joe Wagner, (Map 6, Sch. B)
  - Lot 1, Blk. 2, Plan 12244, Sec. 5, Twp. 84, Rge. 18 (Map 6, Sch. B)
  - Request this to redesignate this property from Highway Commercial (HC) to Light Service Industrial (LSI) as this land has been used for industrial use since the 60's and 70's.

Lorna and Robin Brekkas (Map 2, Sch. B)

- Part SW ¼ Sec. 3, Twp. 85, Rge. 20, except Plans A1027 and 31879.
- Request that the OCP designation be changed from Agriculture to Medium Density Rural Residential to support the subdivision of the 18 ha (44 acre) property.

7. **COMMENTS FROM FLOOR**

Joe Middleton (Map 2, Sch. B)

- Lot 1, Plan 23632, Sec. 17, Twp. 85, Rge. 20, W6M.
- Made an application 14 - 15 years ago to subdivide subject property. Was told by the CEO of the Agricultural Land Commission (ALC) that this land was poor and the Agriculture Soils study demonstrated that these lands were suitable for subdivision.
- Went through an OCP and Zoning amendment process adopted by the Regional District; however the ALC objected to this proposed subdivision and refused any subdivision.
- Despite the facts that the local agrologist and Jim Little's Soil Capability Study identifies this land as poor agricultural lands, the NPFA-OCP designates this land for MDR development, the ALC continues to oppose subdivision.
- ALC has denied subdivision registration of this land at the Lands Title Office.
- I am being taxed 'residential' for this land, but yet the ALC does not support this subdivision.
- There are over 4400 ha of land designated for development, in this OCP but it does not include my land. My land is Class 5 and 6 soils with over 18% slope.
- Feel very victimized and badly treated, and do not accept that this land has been 'red flagged' and not endorsed by the ALC, even though it is designated for future development by the Regional District.
- Where will our land stand when the OCP is adopted by the Regional District?

Bruce Simard

The OCP designates this land for rural residential development, however the ALC has the final say over lands lying within the Agricultural Land Reserve and they do not endorse this land for future residential development. The Regional District continues to support this land for future development within this NPFA-OCP.

Jim Little on behalf of: (Map 3, Sch. B)

Barry and Lynne Holland, Lot 1, Plan 20943, Sec. 7, Twp. 84, Rge. 19, W6M.

- 2<sup>nd</sup> Draft of proposed NPFA-OCP identified subject property for MDR development and now the NPFA-OCP By-law No. 1870 at 2<sup>nd</sup> reading designates it for Agriculture.
- Request that this land be reconsidered for future development in order that it can be subdivided into two parcels for continued residential purposes.
- Regional District zoning allows for two dwellings on property. A mobile home has been placed on property for land owners son. A subdivision of the property would provide separate land title for two home owners.

Jim Little on behalf of: (Map 5, Sch. B)

Ross Mclean, SE ¼ Sec. 35, Twp. 83, Rge. 19, W6M.

- the proposed designation of Light Service Industrial (LSI) -Serviced will negatively impact future development potential of this property.
- The LSI (serviced) designation proposed in this OCP restricts lands from being subdivided below a minimum of 20 acres if there are no community sewer services.

- Since there are currently no community sewer services available from City of Fort St. John or the Regional District in near future, this will hold back the development of this land.
- The owner to date has invested a significant amount of time and money for future development which is now restricted.
- It is uneconomical to service the remaining proposed area with water and sewer with 1.92 ha or 8 ha lots.
- McLean's request that this land be designated from Light Service Industrial -Served to Light Service Industrial - without the restriction of requiring sewer services first to the property before further subdividing.

Jim Little - Charlie Lake Water Shed (OCP)

- it is paramount that the Charlie Lake watershed be identified in the NPFA-OCP, rather than identifying the area surrounding the lake as a development permit area.
- This watershed was identified in 1968 and it is most importance that water quality and quantity be protected.
- This lake is a back-up for Drinking Water for the City of Fort St. John and area residents, it provides recreation and conservation attributes to the community.
- There should be no more development permitted around this lake.

Ron Wagner for Joe Wagner (Map 6, Sch. B)

- Lot 1, Blk. 2, Plan 12244, Sec. 5, Twp. 84, Rge. 18, W6M. (along 100<sup>th</sup> Ave)
- Request that this land be designated for Light Service Industrial rather than Highway Commercial.
- Ron Wagner also spoke with Ian Miller about the other properties on Block 2, of Plan 12244 and he to feels this area should have a Light Service Industrial designation.
- Ron Wagner also stated that Ditmarsia Holdings Ltd., rents from Ian and he too would support Light Service Industrial use on this block.
- This land has over 30 year history for industrial use, inclusive of a concrete block manufacturing facility which was a Heavy industrial use.

Walter Stewart (Map 3, Sch. B)

- Lot 2, Plan 18546, Sec. 8, Twp. 84, Rge. 19, W6M.
- Have lived on this property for over 40 years.
- It cost over \$50,000 and took over 4.5 years to have this subject property zoned for industrial use with the Regional District.
- Why not include 'Industrial' use in this Settlement Centre in the OCP?
- And why would a Settlement Centre be planed for over top of a high pressure gas transmission line?
- This OCP is misleading as it does not indicate the location of this 30" gas pipeline.
- There is a lot of land along this right-of-way that can not be developed due to setbacks from pipeline.

Bruce Simard

The Charlie Lake Settlement Centre recognizes the established community and its range of amenities offered to area residents. However, new industrial uses would not be compatible to a residential community. Rather, future residential growth and opportunity for commercial business is supported in this settlement centre.

Larry Wade

Objective 4, Sec. 5, Settlement Centre - what is meant by this?

*“To recognize that as the Charlie Lake area grows and matures the Regional Board should be mindful of the potential for the area to become an incorporated community as the interest and initiative of residents is expressed for such an organizational change.”*

Bruce Simard

This objective provides as a reminder to the Board that as this area grows it may become large enough to become incorporated and self sufficient as its own community.

Larry Wade - it is highly unlikely that Charlie Lake will grow that large, and it is suggested that an alternative that the most Charlie Lake needs is governance, rather than incorporation.

Page 41 - Policy 15 - how does the recognition of the Peace River as a BC Heritage River relate to this official community plan?

Arthur Hadland

This is one of the oldest explored rivers in BC and the Peace River is of major importance to this area on an environmental, social, economical and historical basis.

Larry Wade - why have a High Density Residential designation for small lot development without the support of a community sewer system? We all know that the Charlie Lake Community Sewer system is at its maximum capacity and it could be years before an extension to this system is available.

Bruce Simard

Four (4) Area for high density development have been identified in this OCP to direct development to these areas in order to support such development and make community services affordable. The 4 areas identified for potential servicing will be reviewed and evaluated on an annual basis.

The Regional District is continually seeking funding opportunities to assist with future rural area services.

Larry Wade

Why is there not a policy in this community plan to require that any proposed OCP or zoning amendments will be posted on the subject property under application? Notification for changes can be missed in the newspaper.

Debbie Kunz

This is an administrative type policy that the Regional Board could consider and would be better addressed under an amendment to the Regional District Land Use Application Procedure By-law.

Rick Koechl

Sec. 2, General Policy No. 1 on page 18, - it is requested that the last part of the second line be removed from the NPFA-OCP, due to duplication, as it is already written under Sec. 1.3.1 superseding legislation.

“To recognize that resource extraction activities are regulated by provincial and federal

legislation. Resource processing and related processing facilities are within the land use regulatory authority of the Regional District, *however, the local government's regulations cannot conflict with provincial and federal legislation.*

Ron Wagner

In addition to comments about signs, it is suggested that Public Notices also include Civic addresses as these are more commonly understood than compared to legal land descriptions.

Jim Little

What will happen to those land uses that are being changed in this OCP, will there be provisions for 'grandfathering' land uses?

Bruce Simard

The OCP is a forward and future envisioning document; it is not a regulatory by-law. The existing land use and zones located within an area designated for a change in the future will be recognized by the OCP. The existing use will persist until a new development is proposed or an amendment to the zoning by-law is pursued.

Larry Wade

Was a designation created for new Mobile Home Parks within this community plan?

Debbie Kunz

Yes, existing Manufactured Home Parks are recognized. The opportunities for new Manufactured Home Parks are addressed and would be allowed within areas designated for High Density Rural Residential or Settlement Centres, which may be subject to rezoning.

Walter Stewart

Wanted to re-iterate that to be considering future utility development over top of an existing high pressured gas line is not right. How do we get service lines across a gas pipeline right-of-way? What about community safety? Seems absurd to plan a Settlement Centre over a high pressure pipeline. There are 100 foot setbacks on either side of these pipelines where there is no development allowed, which leaves a very large undevelopable footprint.

8. **The Public Hearing was reconvened at 8:30 pm to the Public Hearing on March 10, 2010 at the Baldonnel Elementary School.**



Debbie Kunz, Recorder

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Arthur Hadland, Meeting Chair

BS



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

February 23, 2010



Reply to the attention of Martin Collins  
Our File: W-36298

Bruce Simard  
Director of Development Services  
Peace River Regional District  
PO Box 810,  
Dawson Creek, B.C.  
V1G 4H8

**Re: Proposed North Peace Fringe Area Official Community Plan (Bylaw 1870)**

Thank you for forwarding a 2<sup>nd</sup> reading draft of the North Peace Fringe OCP for the Agricultural Land Commission's review and for the explanatory letter dated February 17<sup>th</sup> 2010 from D. Kunz (with accompanying meeting notes).

This is to advise that the Commission appreciates the amendments that were undertaken to the draft OCP in the course of our collaboration during the past three years and in response to the Commission's recent comments and direction. The Commission acknowledges the Regional District's decision to retain the non farm designation of specific ALR areas (which the Commission had not endorsed) and advises that it is prepared to accept the map qualifications which reflect, and clearly advise plan readers of, the Commission's views.

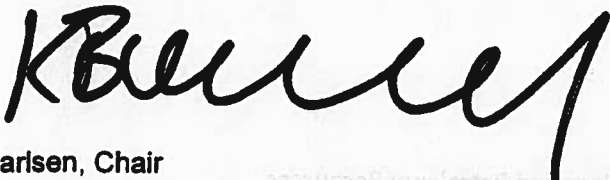
The Commission would also like to advise that although it is not prepared to object to the exceptions to Policy #3 regarding minimum parcel size for "Agriculture" designated areas, this does not bind or compel the Commission to make subdivision decisions using the criteria outlined, or to delegate decision making authority to the Regional District on the basis of the policy criteria. That being said the Commission will continue to consider applications for ALR subdivision on the merits of each case and in the context of preserving land for farm use, and limiting the impacts of subdivision on the agricultural resource and farm operations.

As such the Commission considers the draft Bylaw 1870 (received Feb. 19, 2010) to be consistent with the *Agricultural Land Commission Act* as per Section 46 of the Act.

Thank you for the opportunity to comment. If you have any further questions regarding the above, please contact Martin Collins at 604-660-7021.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per   
Erik Karlsen, Chair



March 8, 2010

VIA EMAIL – Original will not be mailed

Peace River Regional District  
Box 810  
Dawson Creek, BC V1G 4H8

Attention: Debbie Kunz

Dear Debbie:

**Re: Proposed North Peace Fringe Area – Official Community Plan By-law No. 1870, 2009**

On behalf of the BC Oil and Gas Commission (Commission) I am in receipt of proposed North Peace Fringe Area Official Community Plan (NPFA-OCP) By-law No. 1870, 2009 at 2<sup>nd</sup> reading.

Thank you for seriously considering the concerns brought forward in our discussions and for accepting the recommended revisions. It is our belief that these revisions will result in a more clear and achievable plan for residents, industry and all levels of government. In particular, the involvement of the Commission in section 15.12 Work Plan item #8 will be an important part of achieving the spirit and intent of the OCP with regard to oil and gas development in the NPFA.

At this time, the interests of the Commission have been addressed and there are no further outstanding concerns with the NPFA-OCP. We look forward to continuing to work collaboratively with PRRD and the Ministry of Energy, Mines and Petroleum Resources (MEMPR) as the NPFA-OCP is implemented.

MEMPR will respond under separate cover.

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Viva Wolf', is written over a light-colored background.

Viva Wolf  
Stewardship Specialist

cc. Richard Bader, Ministry of Energy, Mines and Petroleum Resources

**From:** Bader, Richard EMPR:EX [Richard.Bader@gov.bc.ca]  
**Sent:** Tuesday, March 09, 2010 1:36 PM  
**To:** Debbie Kunz  
**Cc:** Wolf, Viva OGC:EX  
**Subject:** RE: Follow up to the NPFA-OCP By-law No. 1870, 2009

**Importance:** High  
Hello Deb,

The Ministry of Energy, Mines and Petroleum Resources has no further substantive concerns with the North Peace Fringe OCP at 2<sup>nd</sup> reading. Thank-you for involving MEMPR in this process.

As a final comment, MEMPR is not in support of development permits being used as an additional layer of regulation over the oil and gas industry since this is not supportive of the "one window" regulatory approach found in the Oil and Gas Commission. However, since the PRRD has committed, in item 8 of the OCP work plan, to work with MEMPR and the OGC to "identify methods to maintain the intent of areas designated for residential development", MEMPR is encouraged by the PRRD's willingness to cooperatively work on this issue and believes that this will help to avoid the potential conflict that would lead to the perceived need for development permits.

Thank-you again for working with MEMPR, the OGC and CAPP to resolve concerns and craft a more balanced OCP. We look forward to working with the PRRD to conclude Item #8 of the OCP Work Plan.

Sincerely,

**Richard Bader, P. Ag.**  
Senior Advisor, Oil and Gas Land Use  
Land Use Coordination Branch  
Marketing, Aboriginal and Community Relations Division  
Ministry of Energy, Mines and Petroleum Resources  
Phone: (250) 387-5263 | Cell: (250) 216-8137 | Fax: (250) 952-0541  
Or toll-free through Enquiry BC: 1-800-663-7867

*"Collaborating Is Working"*

About Us: [Division Homepage](#)

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**From:** Debbie Kunz [mailto:Debbie.Kunz@prrd.bc.ca]  
**Sent:** Thursday, February 25, 2010 10:40 AM  
**To:** Collins, Martin J ALC:EX; Underhill, Brian ALC:EX; Bader, Richard EMPR:EX; Wolf, Viva OGC:EX; Dunk, Steve  
**Cc:** prrd dc  
**Subject:** Follow up to the NPFA-OCP By-law No. 1870, 2009

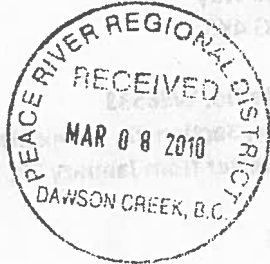
Hello everyone

Just a quick follow up to the North Peace Fringe Area OCP By-law No. 1870, 2009 at 2<sup>nd</sup> Reading by the Regional Board on Feb. 11<sup>th</sup>, 2010.  
Please confirm that you have received the OCP package. Extra copies are available on the Regional District web site at [www.prrd.bc.ca](http://www.prrd.bc.ca)

Further to this, please be reminded that the formal Public Hearings are scheduled over two dates, March 9<sup>th</sup> and 10, 2010.

OT 777

John Herron  
403 227-1136  
403 896-8166



Peace River Regional District  
Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8  
Fax: 250 784-3201

March 8th, 2010  
Attention: Debbie Kunz

Dear Debbie,

Please read the following at the public hearing for the Proposed North Peace Fringe Area Official Community Plan By-Law No. 1870, 2009:

To whom it may concern:

Our property consists of Lot A and Lot C Plan BCP7385, Section 24 Township 84, Range 19 W-6. We support the plan to rezone the subject property area to M.D.R. (Medium Density Rural Residential).

Thank you.

Sincerely,

*John B. Herron*  
John B. Herron

Frederick & June Brown  
#13395-283 Road  
Box 273  
Charlie Lake, B.C., V0C 1H0

March 8, 2010

Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, BC, V5G 4K6

**A.L.C. File No. W96531**  
**Re: NW ¼, Section 22, Township 84, Range 20, W6M-PRD**  
**Revised letter from January 28, 2009**



BK  
TD  
FST  
DC

Dear Sir/Madam:

We would ask that you include our Quarter Section of land in the ALR exclusion for development as we have already given the land for the road on the south side of our Quarter Section. Map 3 of your proposed by-law 1870/2009 shows this road allowance. This road allowance dedication was a condition of our 8-lot subdivision approval on the West side of our Quarter Section. With this dedication, our Quarter is serviced by road allowances on 3 sides. This would be consistent with the existing Community Plan Bylaw Number 820-1993. This Community Plan was in place when we applied for the 8 Lot Subdivision and we indicated then, that we had plans for future development of this land.

In addition, this parcel of land meets the objective of principles of developing close to existing services - Hydro, Telephone, Gas and Fire Protection, and there is an abundance of water from wells.

We do not have any gas wells, oil wells or pipelines on this Quarter Section. We also point out to you that the SW ¼ of Section 21 corners our NE ¼ Section on the same 283 Road, and it has been excluded from the ALR. It is partly developed and is slated for further development as M.D.R. shown on Map 3 of Bylaw #1870/2009

We are also opposed to the proposed new Bylaw No: 1870, as our property will be affected and we would not be able to go ahead with future development. We have planned our development consistent with the existing community plans, and long standing ALR objectives of developing the poorer, Class 5 marginal farm lands of the Tee Creek Ridge. Is consistency not a principle objective of Community Planning?

We thank you for your consideration of this matter

Yours truly

Frederick Brown & June Brown

250 785-5431

map 6  
received  
Mar. 9/2010  
Chalhe  
Lake  
P. Heary

Regional District  
Attn Arthur Hadland, Debbie Kuns

Ron Wagner for (787 0172) (rojwagner@telus.net)  
Joe Wagner  
9015 96A Ave  
Fort St John, BC  
v1j5g2

to whom it may concern:

Regarding property at 10052 81 Street, Fort St John;  
known as lot 1 block 2 plan 12244 section 5 township 84 range 18

I do propose an amendment to the "North Peace Fringe Area Official Community Plan. That the property referred to above, be zoned LSI (light service industrial). I believe that all of the property on the north side of 100 Ave. and between the bypass road on the east and 81 street on the west, should be zoned LSI.

You will note that the "north" side of this block is LSI and that zoning is consistent with the current usage on the "south" side.

Joe Wagner acquired this land in the early 60's and built the first wood structure in 1962. He began a "pre-cast concrete block manufacturing business" in 1963. This endeavor requires the input of gravels and other aggregates and cement, heavy equipment is required in the manufacturing process, and large trucks are required to haul the products to market. The first "concrete" addition was built in the late 60's. This portion would become truck rental space in winter months that are off-season to the manufacturing process. Additional "concrete" additions were added in the early 70's and these also were employed as "industrial" and "construction" rental space in off-production times.

This land and buildings have been used as a primary manufacturing site since the early 60's

This land and buildings have been used as industrial rental space, mostly to truckers, since the late 60's and early 70's

This land and building represents the lifework and savings of my father. The income that the rental space provides is his retirement income.

I ask those with the authority to pass this amendment, in the spirit of fairness and in reflection of the actual usage of the properties.

cc Karen Goodings

Peace River Regional District  
1981 Alaska Ave.,  
Dawson Creek, BC,  
V1G 4H8

March 9<sup>th</sup>, 2010

Subject: Proposed North Peace Fringe Area  
Official Community Plan By-law No. 1870, 2009  
March 9<sup>th</sup>, 2010 Public Hearing

Attention: Karen Gooding's, Board Chair and Regional Board:

Dear Board Members: **Subject property: Part of SW1/4, Section 3, Township <sup>85</sup>78, Range 20, W6M, PRD, except plans A1027 and 31879**

I want to thank you for the opportunity to appear at this public hearing and to present our case for an amendment to the proposed OCP and the Zoning By-laws being considered by the Regional Board. This is a formal request to have the OCP designation for the subject property changed from Agriculture to Medium Density Rural Residential in the proposed By-law No. 1870, 2009 and also for the Zoning By-laws to be similarly amended.

The history of attempts to have this 18ha (44 acre property) moved to the Medium Density Residential designation and approved for subdivision is fully documented and on file with the Regional District.

The subject property is located a few metres north of the boundary between electoral areas B and C. The property is part of a 1/4 section dissected by the Alaska Highway and the balance of the original ¼ section south of the Alaska Highway is designated for residential use and is fully subdivided into rural residential properties.

The subject property is directly linked to a vast area to the south that continues to be designated as Medium Density Residential. There are also numerous other properties, in the vicinity, which are located west of the Alaska Highway that are designated MDR.

In 2006 we applied for permission to subdivide this 18 hectare parcel into 3 smaller parcels. Our application was supported and approved by the Regional Board by a formal resolution adopted on September 14<sup>th</sup>, 2006.

The resolution of the Board included the statement that the Regional Board supported the proposed subdivision **"on the basis that similar subdivision has already occurred in the area"**

We now understand that any applications to the ALR will be rejected if they contravene Regional District OCP and Zoning By-laws and this happened with our application.

To give life to the 2006 Regional Board approval of support for the subdivision of the property the OCP and Zoning By-laws should have been amended at that time...but we were not aware of that this process was required.

The decision by the Regional Board to support the subdivision of this property is we submit the correct decision in view of all of the factors involved.

We formally submit that the Regional Board decision of September 14<sup>th</sup>, 2006 should now be implemented to allow us to proceed with subdivision of our property. We believe that it was likely an oversight that the political will of the Regional Board has not been implemented in its new OCP and zoning policies by having this small remnant of a ¼ section approved for residential development in the same manner as the adjoining properties and the balance of the original ¼ section.

In support of our application we would offer the following observations:

1. That the Regional Board has already made a the proper decision in this matter
2. The current and proposed agriculture designation requires a minimum parcel size of 155 acres.
3. The subject property is only 44 acres and the parcel is much smaller than the minimum parcel size required in the Agriculture Zone
4. The subject property would be a non-conforming parcel within the Agriculture zone and would be forever frozen in limbo as the 155 minimum parcel requirement would always preclude its further subdivision.
5. As the subject property does not meet the guidelines for the Agricultural Zone we submit this should support it being re-designated to MDR.
6. It would appear that utilization of the Alaska Highway as a demarcation between Agriculture and residential zones has not been a decisive factor in prior decisions made by the Regional Board.

We would certainly appreciate the consideration of the Regional Board in reviewing this situation and in formally implementing the decision made by the Regional Board in 2006 that recognized that this property would be more appropriately designated Medium Density Residential.

The support of the Regional Board in changing the designation in the OCP and Zoning By-laws would be sincerely appreciated.

Thank you,

Lorna Brekkas

Robin Brekkas

Handwritten signatures of Lorna Brekkas and Robin Brekkas. The signature for Lorna Brekkas is on the left and the signature for Robin Brekkas is on the right, overlapping slightly.

**Proposed North Peace Fringe Area Community Plan Comments**

**Submitted by Lynne and Barry Holland**

**Lot 1, Section 7, Township 84, Range 19 Plan 20943**

2050 01  
Received Mar 9/2011  
Charlie Lake  
Public Works  
FD  
FST  
DL

The 2<sup>nd</sup> draft of the North Peace Fringe Area Official Community Plan, December 2008, had the above noted land listed as MDR. The Proposed North Peace Fringe Area Official Community Plan Peace River Regional District By-Law 1870, 2009 now lists this parcel of land as Agriculture.

**Background**

An application was submitted to the Agricultural Land Commission in 1998 to subdivide this lot. The application was not approved, even though the Regional District and Ministry of Agriculture were ok with the proposal.

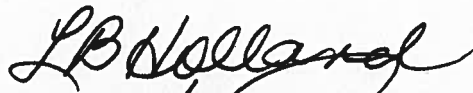
Our intention was and is to gift a portion of this land to our son. Once the application was turned down by the ALC, and as this parcel is zoned A-2, Large Agricultural Holding Zone, the Regional District Zoning Bylaw 1000, 1996 permitted placement of a mobile home. As a result, a mobile home was placed on the property for our son.

**Request**

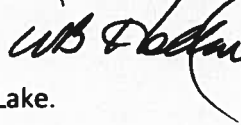
We would request that the agriculture classification be reconsidered and changed back to MDR indicated in the 2<sup>nd</sup> draft or classed as LDR. This reclassification would allow the lot to be subdivided, and title to the subdivided portion to be transferred to our son. For all intents and purposes, other than the title change, the use of the property would not change, as two dwellings would still be in place. Both dwellings already have their respective services in place, gas, water, hydro and sewer systems.

Submitted for your consideration:

Lynne Holland



Barry Holland



Box 537, Charlie Lake.





# PEACE RIVER REGIONAL DISTRICT

Office of: The Administrator

RD/98/02/49

MOVED, SECONDED AND CARRIED,

- a) That the A.L.R. Application Executive Summary Report for Mr. and Mrs. Holland be received; and
- b) That the A.L.R. Application for Mr. and Mrs. Holland for permission to subdivide two 2.02 ha. (5.0 acre) lots from Lot 1, Plan 20943, Section 7, Township 84, Range 19, W6M for residential purposes be recommended for approval.

CERTIFIED A TRUE AND CORRECT COPY  
of a resolution as passed by the Regional  
Board of the Peace River Regional District  
from a meeting held on February 12, 1998  
in the Regional District Office Board Room,  
Dawson Creek, B.C.

\_\_\_\_\_  
Marcy Stewart, Administrator

PLEASE REPLY TO:

PO. BOX 810, DAWSON CREEK, B.C. V1G 4H8, TELEPHONE: (250) 784-3200 or 1-800-670-7773, FAX: (250) 784-3201  
2002 125 AVENUE 50TH ST. (OWN) B.C. V1J 2N9 TELEPHONE: (250) 785-8084 FAX: (250) 785-1125



## PEACE RIVER REGIONAL DISTRICT

OFFICE OF: Development Services

March 15, 1998

Jan Horton, Environmental Health Services Manager  
Peace-Liard Community Health Services Society  
10115-110th Avenue  
Fort St. John, B.C.  
V1J 6M9

Dear Ms. Horton,

*Re: Second Temporary Dwelling on Lot 1, Plan 20943 Sec. 7, Twp. 84, Rge. 19, W6M.*

In regards to the placement of a second mobile home for Mr. and Mrs. Holland, please note that the above referenced property is zoned A-2 "Large Agricultural Holding Zone" in the Peace River Regional District Zoning Bylaw, 1000, 1996. According to Section 36 of this bylaw, two dwelling units per parcel are permitted in this zone. I have attached a copy of the A-2 zoning for your reference.

Sincerely,

Kevin Pearson  
Land Use Planner, North Peace

c.c.: Barry and Lynne Holland, P.O. Box 537, Charlie Lake, B.C. V0C 1H0

PLEASE REPLY TO:

- PO BOX 810, DAWSON CREEK, B.C. V1G 4H8, TELEPHONE: (250) 784-3200 or 1-800-670-7773, FAX: (250) 784-3201
- 9912 - 106 AVENUE, FORT ST. JOHN, B.C. V1J 2N9, TELEPHONE: (250) 785-8084, FAX: (250) 785-1125