



North Peace Fringe Area - Official Community Plan

2nd Draft AC and AAC Joint Committee Meeting

MINUTES

Date: May 30, 2009
Time: 9:00 am
Place: Northern Lights College – Rm. 154/155, Fort St. John, B.C.

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

Advisory
Committee: Larry Houley, Chair
Arthur Hadland, Director of Electoral Area 'C'
Karen Goodings, Director of Electoral Area 'B'
Bruce Christensen
Arlene Boon
Katharine Keuth
Maurice Fines
Rick Koechl

Agriculture Advisory Committee:
Margrit Leuenberger

Public Jim Little, Mackeno Ventures
Larry Wade

1. **CALL TO ORDER** 9:00 am
2. **CHAIR of COMMITTEE** MOVED by Rick Koechl, **SECONDED** by Arlene Boon, that Larry Houley be re-appointed as Chair of the NPFA-OCP Advisory Committee. **CARRIED**
3. **ADOPTION OF THE AGENDA**
MOVED by Arthur Hadland, **SECONDED** by Karen Goodings, that the May 30th Agenda be adopted. **CARRIED**
4. **ADOPTION OF MINUTES**
MOVED by Karen Goodings, **SECONDED** by Maurice Fines that the 2nd Draft Advisory Committee Oct. 4th, 2008 minutes be adopted. **CARRIED**
5. **BUSINESS ARISING FROM THE MINUTES** - no business arising from minutes.
6. **CORRESPONDENCE**
Jim Collins, May 25, Letter – attached to minutes and briefly reviewed in content of Draft Plan.
Larry Wade, L & M Engineering May 26, Letter – attached to minutes and will be reviewed in content of land use designations.
7. **NEW BUSINESS**
 - Sewer Projects - brief update of the status of the Charlie Lake and Grandhaven/Clairmont Sewer studies was given:

- Charlie Lake Community Sewer System - Monitoring systems to be installed in 2009 on existing sewer system to determine the source of infiltration to this system. An approximate 1 to 2 years time period will be needed to acquire sufficient information for future changes to this system. Once infiltration is corrected, capacity for the existing sewer system should increase.
- Grandhaven/Clairmont proposed Sewer Project - preliminary engineer study and costing have been completed. A Build Canada Grant application has been submitted. This proposed sewer system project will be split into phases, beginning with the existing developed areas of Grandhaven/Clairmont. The proposed sewer system should see effluent being discharged into the upgraded lagoon system at Charlie Lake versus connecting to sewer services in the City of Fort St. John. Plans to move into a public consultation process are the next step.
- North Peace Regional Airport Plan - copies of this plan were made available to committee members in March 2009 for review. On April 23rd, the Regional Board referred consideration of this proposed amendment By-law No. 1852, 2009 to the June 11th Board meeting. A brief update on this Airport Plan will be reviewed by committee members in content of the Draft Plan.

8. REVIEW OF 2nd DRAFT NPFA-OCP

A brief explanation was given by Deb Kunz in respect of the following:

- need to consider draft OCP pursuant to Local Government Act and the required content.
- consider changes to proposed land use designations in relation to:
 - areas of concern identified by the Agricultural Land Commission in their April 2009 letter,
 - goals and objectives, including but not limited to; encourage compact development, avoid sprawl, preserve agricultural lands, proposed areas for community sewer, etc.,
- Population projections for the NPFA-OCP area for 2020 will be approx. 10,200 and in 2040 the population would be approx. 15,250, as calculated by a 2% growth rate. If all designated lands were infilled to maximum capacity the population projections would be 16,948. These figures must be considered in the scope of this rural area community plan.

MAPPING - Committee members recommended the following changes to the OCP Maps in respect of the ALC's April 2009 letters:

Map No. 2 and 3

parts of Sec. 25 and 36, Twp. 84, Rge. 20 lying east of Alaska Hwy and west of Golf Course - designated MDR (Medium Density Residential)

Retain the MDR designation on the above referenced lands, based on the following:

- supports the goal of compact development and avoids sprawl
- future potential to connect to community sewer services anticipated
- parcels are surrounded by secondary road, Golf Course, Park on east side; Alaska Hwy No. 97(N) and existing residential subdivision to west and south.
- subject lands have Soil Capability rating of Class 5 6/T - 4 4/X
- this area be retained in leu of other areas being returned to agriculture designation in the Tea Creek Ridge area having cases Class 3C soil capability rating
- by utilizing poorer agricultural lands for future development, results in a net gain to Agriculture and meets the OCP goals to preserve and protect agriculture

Map 3

Charlie Lake Settlement Centre (SC)

Retain the SC designation for the entire Charlie Lake SC, including land parcel described as North ½ Sec. 8, Twp. 84, Rge. 19, W6M. based on the following:

- the Charlie Lake Settlement Centre identified in the OCP acknowledges an existing community core area, which offers a mix of land uses and a range of amenities to the local

- areas residents and farming community including but not limited to; school, community hall, recreation area, post office and convenient store
- concentrating growth in this settlement centre, will offer opportunity for higher density development, which could assist with lower servicing costs to the proposed upgrades and extensions to the Charlie Lake Community Sewer system,
- School District #60 has indicated that all schools in this district are at maximum capacity, including the Charlie Lake Elementary school. School District #60 anticipates a need to work with the Regional District and the City of Fort St. John for future School Site Acquisition proposals in this area.
- The OCP recommends that a Conceptual Design Plan for the Charlie Lake SC be initiated in order to ensure the optimum development options for this area are realized.
- The success of this community centre is dependent on availability of additional lands to accommodate the community's needs for future growth.

An over all riding concern is that, existing oil/gas infrastructure such as 'pipelines' or 'well sites' and restrictions such as building too close to right-of-ways or industrial infrastructure, actually reduces the total area of developable lands.

TEXT

Section 946 of the Local Government Act (LGA) is referenced in the Draft OCP under **Section 3** 'Agriculture and Small Agriculture Holding'. Within these two designations" there are 4 exceptions of supporting subdivisions of parcels to less than the specified minimum parcel size. The ALC commented that this draft Policy 3 b) is not consistent with the ALC Act, in reference to Sec. 946 of the LGA.

Therefore, the following text edit was made and agreed upon by the Committee:

Objective No. 3.2.1 No. 5 was changed to emphasize limitations to subdivision:

5) Limit subdivision opportunities within the agricultural areas as referenced in Sec. 3.2.2 Policy 3.

Sec. 3.2.2 Policy No. 3 b) states that:

Creation of a new parcel that qualifies for Sec. 946 of the Local Government Act. This Section provides for subdivision for land owner or a relative, subject to the application proposal meeting the detailed requirements of Sec. 946 **and has approval from the Agricultural Land Commission for lands within the ALR;**

Further, it should be recognized in this OCP that proposed subdivision will only be supported by the Regional District provided the proposal meets the following conditions as written in Policy 3, Sec. 3.2.2:

- i) rezoning is not required;
 - ii) the subdivision is limited to not more than one lot per parent parcel;
 - iii) such subdivision is approved on a one time only basis per parent parcel; and
 - iv) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
- these conditions restricts the number of times a land parcel may request subdivision thereby emphasizing the importance of protecting farm land in large parcels, avoids spot zoning, which results in long term benefits for the agriculture industry.
 - The text change to Policy 3 c) clearly states that any such proposed subdivision will require approval from the ALC, despite the proposed subdivision meeting the requirements of Sec. 946 of the Local Government Act.

Map No. 2

Areas north of Tea Creek and west of the Alaska Highway in Sections, 8, 9, 17, 18, 19, 20, all in Twp. 85, Rge. 20, Designated SAH (Small Agriculture Holding), LDR (Low Density Residential and MDR (Medium Density Residential)

Return all land parcels designated SAH lying west of the Alaska Hwy back to Agriculture as

described as; Sec. 8, Sec. 9, 17, 18, 19 and 20, all of Twp. 85, Rge. 20, based on the following:

- The opportunity for SAH (min. lot size 16 ha) lands or hobby farm development may not be needed at this time, as areas designated LDR (min. lot size 4 ha) or MDR (min. lot size of 1.6 ha) also offer the option for subdivision to 16 ha, despite the minimum parcel sizes of these two residential designations.

Retain the MDR and LDR designations affecting Sec. 9, 17 and 20, all of Twp. 85, Rge. 20. based on the following reasons:

- the MDR and LDR designations reflect existing subdivision on Sections 9 and 20, known as Wolsey Sub. and Lyndon Subdivisions and Coffee Creek Sub.
- subject lands have Soil Capability rating of Class 5C, in contrast to higher agricultural Class 2 or 3 lands, which will alleviate subdivision pressures on these lands
- portions of Wilder Creek traverse through the western portion of Lot 1, Plan 23632, making it difficult to utilize for agricultural purposes
- the eastern portion of Lot 1, Plan 23632, is located above the 800 metre elevation which further contributes to more difficult conditions for agricultural production
- the MDR and LDR designations on Lot 1, Plan 23632, Sec. 17 provide future areas for subdivision opportunity inside Electoral Area B, and recognizes a past OCP and Zoning amendment by-law approved by the Regional Board.

Map No. 3

North ½ Sec.7, Twp. 84, Rge. 19 and NE ¼ Sec. 12, Twp. 84, Rge. 20, (3 x ¼'s lying south Old Hope Rd

Return 3 referenced land parcels designated MDR and LDR back to Agriculture based on:

- meeting the OCP broad goals including, encouraging compact development and avoid sprawl
- considering the potential populations projections after infilling, designating these land parcels for future development do not appear to be needed at this time.
- Returning these 3 x ¼ sections back to Agriculture results in a net gain to Agriculture.

ALR EXCLUSION PROPOSAL

The Advisory Committee agreed with eliminating the proposed ALR Block Exclusion maps and reference to an overall size of exclusion area. Therefore the AC is recommending a more general approach and that the Regional Board consider ALR exclusion by pursuing the following:

- Policy i) Submit an ALR Exclusion application for all existing subdivision areas generally located in close proximity to the City of Ft. St. John, Charlie Lake and along Red Creek Road and for those areas identified for sewer servicing, described in the plan;
- Policy ii) Require that future subdivision proposals be Excluded from the ALR, rather than accepting applications for subdivision within the ALR, for those areas designated for non-farm use.

Sec. 15.9 2) - change wording to reference "Designations recommended for ALR exclusion are 'residential, 'commercial' or 'industrial' in this Plan.

TEXT

Sec. 1.2 OCP Area and Boundary

Change the reference to Treaty 8 :

'The Plan area encompasses parts of Treaty 8 First Nations area. '

Section 1.5.2 Broad Objectives

Agriculture - Policy 1

Make reference to total number of ha (acres) of ALR lands within the Plan area, in addition to using percentages.

Policy 7

Add reference to the agriculture sector to this policy

Add wording to reflect the importance of preserving agricultural infrastructure, in addition to supporting the required infrastructure such as 'grain elevators', that provides for a solid agriculture industry.

First Nations

Policy No. 14 - the addition of this policy is supported.

Climate Action

Policy 15 d) - do not name the different types of alternative energy developments, remain broad.

Section 2 - Resource

Goal 2.1 - add reference to 'public' to this goal.

The importance of 'water' protection was discussed for the Plan, but re-iterated that the province is the regulator of water in BC.

Section 2.3.3 Petroleum Resource - add the wording:

- To recognize that resource extraction activities are regulated by provincial and federal legislation.
- To recognize that resource processing and related processing facilities are within the land use regulatory authority of the Regional District.

Policy 13 ii) - is supported as it relates to 'sharing facilities'

Policy 14 - replace the wording of this policy as it relates to the North Peace Resource Review Area (NPRRA) as follows:

To recognize the establishment of the NPRRA, and identify methods to maintain the intent of areas designated for residential development.

Policy 16 - replace the word 'may' with the word '**will**' in reference to investigating the use of Development Permit Areas

Section 3 - Agriculture

Agreement with changes to Objective No. 5 and Policy 3 b) related to subdivision limitations as referenced above in the mapping section.

Section 8 - Industrial Areas

Sec. 8.2, Obj.No. 3 - add reference to 'public and other stake holders' as related to undertaking an Industrial Land Use Study.

Section 9 - Civic, Assembly and Institution

Sec. 9.3, Policy No. 7 - omit the reference to 'oil and gas' and rather leave reference to 'industry' concerns of health and safety with regards to industrial activities and infrastructure being located in close proximity to rural area schools.

Section 10 - Park, Open Space and Natural Environment

Sec. 10.2 Objective 1 - omit 'haphazard'

Sec. 10.3 Policy 6 - add reference to 'public'

Sec. 10.3 Policy 9 - last line change the word 'should' to 'must' in last line of policy.

Sec. 10.3 Policy 11 - add reference to 'Charlie Lake Conservation Society'.

Sec. 10.3 Policy 12 - Green House Gas Emissions - does not have to be 'capitalized'

Section 11 - Services, Utilities and Transportation

Sec. 11.2, Objective 10 - add words 'in a timely manner' in reference to archeology assessments.

Sec. 11.3.2 - agreed with adding Policy related to the Regional Board considering a 'Corridor Study'

Sec. 11.3.2 Policy 19 - agreed with addition of 'considering signage where deemed appropriate'.
Sec. 11.3.2 Policy 24 - add words 'in a timely manner' to this policy.

Are walking trails considered in this OCP, in relation to connectivity from South Taylor to Taylor? Yes.
Sec. 11, Objective 8 - aims at providing a safe and effective transportation network system which shows due regard for the natural landscape, quality of the environment, and pedestrian, cycling and vehicular safety, inclusive of rural area path ways and highway crossings.
Sec. 9, Obj. 5 - also encourages the creation of a Parks Management Plan, that will aim at addressing a trail network system.

Policy 23 - North Peace Regional Airport Plan

A brief description of the North Peace Regional Airport Development Plan was given to committee. The NP Airport Society owners of the FSJ Airport and the North Peace Airport Services, the operators of the FSJ Airport have researched and developed a 'North Peace Regional Airport Development Plan', which was completed in September 2008. In April 2009, a Zoning Amendment By-law to amend the Regional Zoning By-law No. 1343, 2001, was presented to the Regional Board. This airport plan is consistent with the existing North Peace OCP By-law No. 820, 1993.

Both the airport Services and Society are requesting the Board to adopt the plan as the land use development strategy for the North Peace regional airport lands. This zoning amendment by-law will assist with the implementation of this new airport development plan. ALR Lands lying within the airport boundary, are subject to the ALC Act and will require application to the Land Commission.

Sec. 11.3.1, Policy 23 - states that Development within the North Peace Regional Airport will be subject to the 'North Peace Regional Airport Development Plan', September 2008, as endorsed by the Regional Board.

- Larry Houley and Arlene Boon do not support the 'North Peace Regional Airport Development Plan'.
- Karen Goodings stated that this 'North Peace Regional Airport Development Plan' is an opportunity for users to make the airport pay for itself.
- Katharine Keuth stated the importance of the North Peace Regional Airport can not be overstated for this region.

The Agriculture Land Commission has not reviewed the 'NP Regional Airport Development Plan'.

Following these discussions, committee members could not come to a recommendation on the North Peace Regional Airport Development Plan in relation to the NPFA-OCP, but rather the committee agreed by consensus that this Airport Plan be deferred to the Regional Board for their consideration.

Section 15 - Implementation

Sec. 15.5 On-site Sewage - add reference to 'ground water' as it relates to locating sewage systems away from water courses.

9. **WORKPLAN AND TIME LINE for Draft NPFA-OCP** – the next steps for the OCP (as attached) were discussed and committee members agreed by consensus that the North Peace Fringe Area Official Community Plan will be presented to the Regional Board on June 25, 2009 for introduction and consideration of 1st reading, followed by the proceeding steps in the adoption procedure process.

10. **TERMINATION** Meeting terminated at 4:05 p.m.

Debi/Brice
May 30, 2009



I could not attend the meeting today, but did wish to have some input on the issues to be addressed.

The one failing we have had with respect to our efforts is the lack of input from the ALC; the Commission should have worked with the Committee as we moved through the planning process. The position we find ourselves in today relative to the ALC should not have happened.

We have the opportunity in the plan area to allow for growth but not use good agricultural soils or impact agriculture negatively. Identified growth areas should firstly have a detailed soils and capability work completed. The advisory committee has not used this type of information sufficiently.

We did have the extensive soils report by Jim Little which did give a starting point for consideration of development. But as areas are identified as having potential, a more detailed soils/capability report should be conducted. This would alleviate decisions being made based upon local opinion or economic factors.

Growth of our community, including Fort St. John and the more developed areas to the northwest should be planned together for both residential and industrial.

Certain parcels (W.1/2 of 2-84-19) have been excluded from the agricultural reserve specifically for this purpose. It was Class 2 land but due to past developments the land was impacted and separated the two communities of Fort St. John and Clairmont/Grandhaven. Servicing of these smaller developments can now occur more economically by tying in with Fort St. John.

More high capability lands may have to be excluded in the future to ensure orderly growth but as with the subject parcel there needs to be planning done by all levels of government to ensure it is the right decision.

The other issue we have dealt with is urban sprawl or rural/residential development in the less built up areas. I still have a problem with our decision to limit this type of development. One of the features that attract people to come and live in our area is the potential to have an acreage with space and the potential to have livestock.

We fortunately have areas near our more developed communities that are of poor agricultural capability allowing for such use. The limitation for this type of land use is the future cost of services.

I would like to recommend that we encourage our government bodies to be more futuristic in providing solutions to servicing issues so that there are limited costs to the

B.C. Government, school boards, highways departments or other services. I am specifically looking at water and sewer.

The developments could be both large lot and small lots based upon low water consumption and on-site sewage disposal. Trucking of both water and sewage is not likely to be a long term solution, but trucking of water does generally reduce consumption due to the cost. Once water consumption is reduced, the options for sewage disposal become easier.

I have not commented on the A.L.C. response to the draft plan, but I do feel there needs to be more research on agriculture capability in areas identified for rural/residential and that planners "make the case" for exclusion of lands close to existing developed areas.

Thank you for allowing me the opportunity to present my opinions.

Jim Collins



ENGINEERING LIMITED
PLANNING CENTRE

Date: 26 May 2009

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

Attention: Brian Underhill, Executive Director

**Reference: Draft North Peace Fringe Area Official Community Plan
PID: 017-450-357 & 010-607-587**

Dear Mr. Underhill,

It is our understanding that the above referenced properties are contained within the North Peace Fringe OCP area and that the Regional District is currently updating this OCP. It is our further understanding that the draft of the OCP proposes to designate the subject properties for residential land use which is, in fact, how the property owner would like to utilize his property. It has come to our attention that the referral comments from the Agricultural Land Commission with respect to the draft OCP do not endorse the proposed residential designation of the subject properties. On behalf of Larry Wade, the owner of the above noted properties, L&M Engineering Limited has been commissioned to further outline the rationale for the proposed Medium Density Residential designation in the North Peace Fringe Area Official Community Plan, for the Commissions consideration.

Background

The subject properties are located along Golf Course Road and are referred to as the area east of the Alaska Highway and west of the Charlie Lake Golf Course, lying in Section 25 and 36 of Twp. 84, Range 20. These specific properties have been envisioned for residential development since the mid 1990s due to their proximity to the golf course, existing residential development, existing infrastructure, and due to the poor agricultural capability of the properties. The perception that the subject properties should be designated for residential development is not simply that of the owner but has been determined through two major planning processes that have spanned seven years. The planning processes included the participation of agricultural advisory committees, technical advisory committees, community groups, planning professionals, Councilors from the City of Fort St. John, Regional District elected officials, and the residents of the area.

Fort St. John and Area Comprehensive Development Plan (CDP)

The planning process for the Fort St. John and Area Comprehensive Development Plan (CDP) was initiated in 2002 and the final plan was adopted in January 2005. The CDP

was a collaborative effort between the Peace River Regional District and the City of Fort St. John in order to ensure comprehensive planning between the two jurisdictions. During the CDP planning process, the Joint Planning Committee (JPC) identified and supported the use of the subject properties for residential development.

In the referral comments provided by the ALC in January 2003, it was indicated that the ALC did not support the Residential designation of the subject property as it was felt the designation would alienate the ALR through separating areas of agricultural land. In response to those comments, the JPC incorporated the ALC's comments by reducing and adjusting the proposed residential area. The relevant sections of the JPC's April 2003 letter explaining these changes and why the subject area was designated for residential use are as follows:

Area 3 was revised in order to address the concerns that the area alienated some agricultural lands, separating them from other agricultural lands. By adjusting the area so that it is located adjacent to non-agricultural uses, the alienation problem is eliminated. The area is now located directly adjacent to three large parcels. One is used as a golf course, one is used as a provincial park and campground, and the other parcel is designated as tourism commercial in the OCP and zoned for Commercial use in the Zoning Bylaw.

In order to prevent further spread of this area, the western edge of the area is defined by a large forested area and the edge of an existing rural residential development.

This area has largely Class 5 agricultural capability, which is similar to the areas 1 and 2, which were endorsed by the ALC in the [January 2003] letter. This area already has some Rural Residential development. The Official Community Plan already designates part of this area for Rural Residential and Small Agricultural. This area is a logical extension of some existing development areas. It would add on to the other nearby areas that the OCP has already designated for non-agricultural use and it should not result in alienating ALR land. Sewer Services also exist near the eastern edge of the area, providing the potential for serviced development.

In summary, the JPC feels that this area should be supported by the ALC for residential use for the following reasons:

- It is adjacent to non-agricultural use*
- The reconfigured area does not alienate agricultural land*
- Part of the area is already designated as Rural Residential and Small agricultural*
- Land use and physical attributes prevent further spread*
- Sewer services exist nearby*
- It has class 5 agricultural capability*

In the minutes from the June 24th 2003 meeting between the ALC and JPC, the JPC further explained that the subject area, which included the subject properties, is more desirable for residential development for the above noted reasons than the areas endorsed by the ALC in the Sandstone Ridge, Tea Creek Ridge and Charlie Lake areas. The JPC felt this area was important enough that in their April 2003 report, they identified the subject area as "Phase I" for development in the Comprehensive Development Plan citing the area's "close vicinity to the highway, other roadways, sewer services, power, and other services". In the July 10th, 2003 letter from the ALC to the JPC, the ALC response to the residential land use request for the subject properties was as follows:

While not previously endorsed by the Commission, the JPC's April revised proposal provided an expanded rationale for consideration by the Commission. At the April 30th meeting with the JPC the Commission shared its observations that there is farmland to the north of this area and it's reluctance to consider subdivision in this area at this time as there is a Rural Plan in progress.

The Commission decided not to endorse the proposed designation for Area #3 at this time. However, the Commission is prepared to entertain further discussion about this area in the context of future planning work involving the area to the north outside of the CDP study area, when and if planning work takes place.

In the above statement from the ALC, the Commission does not oppose the residential designation of the subject properties but chose to re-examine the proposed land use at a later date. The "Rural Plan" noted in the above statement was the *Alaska Highway Overview Agricultural Capability Study*, completed by Mackeno Ventures on behalf of the Peace River Regional District in order to provide background information for the North Peace Area Official Community Plan. The subject properties are outside the study area of the *Agricultural Capability Study* and, as such, the report is not further discussed in this letter. However, with respect to the Commission's above comments regarding "future planning work", please note that the planning process for the North Peace Fringe Area OCP that is currently underway encompasses the lands to the north of the subject properties, outside the CDP study area, and this is the time the Commission indicated it would revisit the proposal to designate the subject properties for residential use.

North Peace Fringe Area Official Community Plan

In 2005, the Peace River Regional District began the planning process for the North Peace Fringe Area Official Community Plan with the second draft of that document completed in 2009. During the process of preparing the draft North Peace Fringe Area OCP, the Advisory Committee arrived at the same conclusion that the JPC had reached five years earlier and identified the subject properties for residential use. The decision to designate the subject properties for residential use was also strongly endorsed by the Agricultural Advisory Committee who has been tasked with representing the best interests of agriculture throughout the OCP planning process.

In the letters dated April 7th, 8th, and 17th 2009, the ALC has indicated that they do not endorse residential use of the subject properties but additional information and rationale may warrant further examination. Given the limitations to agricultural viability, the realignment of the boundaries, the support of the Agricultural Advisory Committee, the consistent opinion of local planning authorities, and the explanations provided to date, it is not clear why the ALC opposes the designation of the subject properties for residential use, but continues to request additional information. The following information is intended to clarify why it is believed that the subject properties have been appropriately designated as Medium Density Residential in the Draft North Peace Fringe Area Official Community Plan.

Agricultural Capacity

In 1998, when the owner originally applied to subdivide the subject properties, the staff report from the Peace River Regional District identified the Canada Land Inventory (CLI) Land Capability Rating of the property as 60% class 5 with topographical constraints and 40% class 4 with cumulative minor adverse characteristics (5⁶T - 4⁴X). This assessment was confirmed by TP. Pittman, the District Agrolgist, during the referral process.

Below are the descriptions of the soil classes and subclasses of the subject property as they are defined in the Canada Land Inventory Soil Capability Classification for Agriculture (1969).

Capability Classes

Class 4 – Soils in this class have severe limitations that restrict the range of crops or require special conservation practices or both.

Soils in Class 4 have such limitations that they are only suitable for a few crops, or the yield for a range of crops is low, or the risk of crop failure is high.

Class 5 – Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.

Soils in Class 5 have such serious soil, climatic or other limitations that they are not capable of use for sustained production of annual field crops.

Capability Subclasses

Topography (T): This subclass is made up of soils where topography is a limitation. Both the percent of slope and the pattern or frequency of slopes in different directions are important factors in increasing the cost of farming over that of smooth land, in decreasing the uniformity of growth and maturity of crops, and in increasing the hazard of water erosion.

Cumulative minor adverse characteristics (X): This sub-class is made up of soils having a moderate limitation caused by the cumulative effect of two or more adverse characteristics which singly are not serious enough to affect the class rating.

The above classes and subclasses are significant because they signify that the subject properties are poorly suited for agricultural use.

It is outlined in the minutes from the Agricultural Land Commission's June 24th, 2003 meeting with the Joint Planning Committee that the "agricultural capability in the planning area [for the Comprehensive Development Plan] is generally Class 2 with Class 4 and 5 lands located west and south of Charlie Lake". Class 2 is described as follows:

Class 2 – Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Soils in Class 2 are deep and have a good water-holding capacity. The limitations are moderate and the soils can be managed and cropped with little difficulty. The soils are moderately high to high in productivity for a fairly wide range of field crops adapted to the region.

The subject properties have been identified to be primarily Class 5 with serious topographical and additional constraints and the Agricultural Land Commission has determined that much of the surrounding areas are Class 2. As such, it is our opinion that the marginal agricultural capability of the subject properties, in contrast with the agricultural capability of the surrounding areas, supports the use of the subject properties for residential development. Permitting a residential designation on the subject properties may further alleviate development pressure from lands better suited for agricultural use.

Surrounding Land Use

In the past, the ALC endorsed residential use of this area with multiple subdivisions being permitted along Golf Course Road. In addition to the historical support for residential subdivisions in this area, it is our understanding that subdivisions have been approved along Golf Course Road within the last few years. Recent subdivisions along Golf Course Road include a one acre partition subdivided from Lot 3, across from the golf course gate, and the subdivision of a portion of NW1/4 of Sec 36.

Today the land uses surrounding the subject properties include the Lake Point Golf and Country Club and Charlie Lake Provincial Park to the east; residential and light industrial activities and Highway 97N to the south; and a mix of residential and agricultural uses to the immediate north and west. Further north and north-west of the subject properties are large agricultural sections that are appropriately designated for Agriculture in the Draft North Peace Fringe Official Community Plan. In our opinion, the proposed residential OCP designation for the subject properties will prevent non-farm use from progressing north of the subject properties by providing limited land for residential development in this

desirable area close to the park and golf course. In the future, if any changes to the OCP designation through amendment or future Official Community Plan re-write will require the approval of the Agricultural Land Commission.

As a result of the existing subdivisions, the area along Golf Course Road has been developed to a sufficient residential density to utilize a community sewer system. The Charlie Lake sewer system has become prone to water infiltration. However, in a report prepared by Urban Systems addressing the Charlie Lake sewer system, it is noted that when the issue of infiltration is corrected there is anticipated capacity for the system to accommodate further residential development.

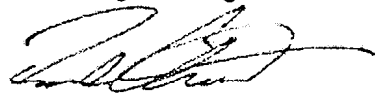
As there are Residential, Tourist Commercial, and Park uses adjacent to the subject properties, it is our opinion that the proposed residential designation is in keeping with the surrounding properties, will permit the logical extension of an existing residential area, will utilize existing infrastructure, and will prevent further encroachment into agricultural lands. We further agree with the Peace River Regional District's assertion that Medium Density Residential is the correct OCP designation for these properties.

Conclusion

In our opinion, the local planning processes, including the Comprehensive Development Plan and North Peace Fringe OCP, the Peace River Regional District and Joint Planning Committee have appropriately designated the subject properties for future residential use. Each of these two processes involved extensive consultation with Agricultural Advisory Committees, stakeholders, residents, and a consortium of government agencies and experts. The subject properties have poor agricultural capability that is significantly inferior to much of the land within the OCP area. In contrast, the subject properties are located in an area that is highly desirable, and appropriate, for residential development.

We believe that the Agricultural Land Commission's endorsement of Medium Density Residential for the subject properties will permit the infill of this partially constructed area and likely result in reducing development pressure on areas more suitable for agricultural activities. As such, it is our opinion that permitting the residential designation is in keeping with the responsibilities of the Agricultural Land Commission and we ask that the Commission consider supporting the Peace River Regional District with their assessment of the subject properties.

Sincerely,
L&M Engineering Limited



Pascal Charest, B.Sc.
Planner

Cc: Larry Wade
Debbie Kunz, Peace River Regional District



DRAFT NORTH PEACE FRINGE AREA - OCP ACTION PLAN & TIMELINES – MAY, 2009

Participant	Action Plan	Target Date	Done
Regional Board	Regional Board – approves Committees, Action Plan & Time line for 2 nd Draft NPFA-OCP	March 2008	✓
TAC Meetings	TAC Meetings Obtain feedback on Issues as related to agency/municipal for 2 nd Draft OCP	April/October 2008	✓
AC Meetings	AC Meetings - Renewed Committee Drive-about and 6 meetings to refocus on Issues	April/May/June July/Oct 2008	✓
Planners AC & TAC & AAC	2 nd Draft NPFA-OCP - Revisions made & Committees Review	August	✓
Planners	FINAL Revisions to 2nd DRAFT NPFA-OCP	Oct/November	✓
* PUBLIC *	Public Consultation Process – 2nd DRAFT OCP 8 week review time - Feb. 13 th 2009 deadline	Jan 20, 21 & 26 2009	✓
Planners	Summary of Public Input – Report and REVISE (text & maps)	March/April 2009	✓
First Nations	2nd Draft NPFA-OCP mailed out for review and comments Doig River FN - Jan. 26 / Treaty 8 - Feb. 16 / Blueberry - Mar.27	2009	✓
TAC	TAC review of Revised 2 nd Draft	February 16	✓
	Meeting with Agriculture Land Commission	March 9 th Letters - April	✓
AC and AAC	Joint Meeting Review & Recommend 2 nd Draft NPFA-OCP as Revised. (Revisions as required)	May 30 2009	
Planner	Prepare OCP as By-law with Report for Regional Board	June	
Regional Board	<u>OCP By-law Adoption Procedure Begins</u>	Summer /2009	
	Regional Board – considers NPFA-OCP By-law No. XXXX, 2009 1 st Reading	July	
Planners	Referral to prov. agencies, municipalities, First Nations	July/August	
ALC	OCP referred to Agriculture Land Commission (Revisions if Necessary)	August	
	Regional Board - consider NPFA-OCP By-law No. XXXX, 2009 2 nd reading	September	
Public	Public Hearings	October	
	Regional Board - consider NPFA-OCP By-law No. XXXX, 2009 3 rd reading	October	
Prov. Minister	OCP sent to Minister for Approval	November	
Regional Board	Adoption of NPFA-OCP By-law No. XXXX, 2009	December 2009	

Planners – RD Development Service Staff
TAC – Technical Advisory Committee
ALC – Agricultural Land Commission

AC – Renewed Advisory Committee
AAC – Agriculture Advisory Committee