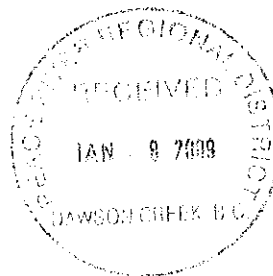


6520.22

*Bill*  
**Symon Taube**

**From:** Debbie Kunz  
**Sent:** Thursday, January 08, 2009 9:32 AM  
**To:** leslie milan  
**Cc:** prrd dc; prrd fsj  
**Subject:** RE: community fringe plan



Leslie – thank you for your email.

The 2<sup>nd</sup> Draft of the North Peace Fringe Area OCP process is on going. There are 3 Public Information meetings scheduled for Jan. 20<sup>th</sup> (Baldonnel Elementary School) Jan. 21<sup>st</sup> (Taylor Community Hall) and Jan. 26<sup>th</sup> (Charlie Lake Community Hall) beginning at 6:30 pm each of these nights. You are welcome to attend. On the Website there is a direct link to this project called North Peace Fringe Area – Official Community Plan. A copy of the Text and maps are available as well as a Public Notification of these public information meetings.

There have been no properties excluded from the ALR at this point in time. This official community plan recommends that once this OCP is adopted the Regional District pursue a ALR Exclusion Application with the Agricultural Land Commission to excluded approx. 5,666 ha of land. These lands are identified for future non-farm use development (ie. residential, industrial, commercial, etc) within the plan. This application and process would be subject to a very thorough public consultation process. The ALC would contact each individual land owner regarding any such application and a formal public hearing would be held.

There have been some changes to the proposed areas for residential development within the Tea Creek Ridge area. From the 2007 review of this Draft Plan, the public were requesting compact development and direction to avoid sprawl. Therefore, if you could provide me with your legal description, I could confirm what this plan recommends for future use related to your property.

Sincerely  
 Debbie Kunz, MCIP, Assistant Manager of Development Services

---

**From:** leslie milan [mailto:lesliefjsj@hotmail.com]  
**Sent:** Wednesday, January 07, 2009 7:53 PM  
**To:** Debbie Kunz  
**Subject:** FW: community fringe plan

---

**From:** lesliefjsj@hotmail.com  
**To:** z@prrd.bc.ca; eileenclark7@shaw.ca  
**Subject:** community fringe plan  
**Date:** Wed, 7 Jan 2009 19:49:22 -0700

Hi Debbie

My family has a 1/4 section that was included in the community development plan to remove some properties from the agricultural land reserve. I have checked the prrd web site to see how this plan has evolved but am unable to obtain any substantial information.

Can you tell us if the plan has moved forward since we last checked in june of 2008. I do not have the legal description of the property with me at present but can get it to you. I am wondering in general if the plan has moved forward, if any of the properties originally included have since been excluded etc.

Our property is located across Tee Creek and was slated to be included in the properties subidvidable into 5 acre lots.

Thanks for any information and we will send you the legal property description if that will help  
 Leslie Milan for Eileen Clark

---

Easily add maps and directions to your online party invites. [Click to learn how.](#)

/8/2009



# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET

The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCP!

### Key Issue Comments (see reverse)

Handwritten area with multiple horizontal lines for notes, currently blank.

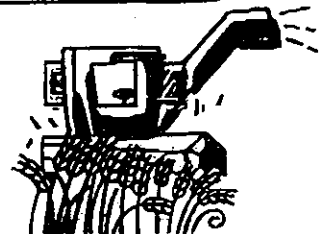
### Other Comment(s) on Official Community Plan

I would like to see the recording of all the energy industry's usage of the agricultural land on the maps. It appears as ag land but in just substantial amounts have been industrialized by the energy industry and only compensated for it as farmland. Perhaps a record of this would help the dwindling number of people in agriculture have a better say in protecting the land.

Your input is essential to this Plan!

Gordon Hill  
Taylor B.C.

Jan. 25, 2009



Kim Lucas

JK  
KG  
AH  
LH

From: Jo [middleton@pris.ca]  
Sent: Tuesday, January 27, 2009 9:21 PM  
To: prrd fsj  
Subject: OCP



Dear OCP Committee:

Congratulations once again for an amazing display of facts, figures and thought that went into your 2nd OCP Draft.

Thank-you as well for honouring our past agreements and leaving the existing OCP and Zoning in place. Besides being the legal way that agreements like this, that exchange money and expectations, are done, an OCP needs to have certainty attached and you have kept this principle admirably.

Our Regional Director has advised us to take a low profile and we are acting on that advice. The Draft is certainly very comprehensive and complete. If we could but make one suggestion, it would be that the City of FSJ might want to entertain the idea of compacting the already existing Industrial district area between FSJ and Charlie Lake, build on the already existing Residential area in place from CL to Mile 55, designate another Industrial area (partially existing) to about Mile 59 or 60 and then compact the already existing 8 Large Residential Subdivisions to Mile 64 ish.

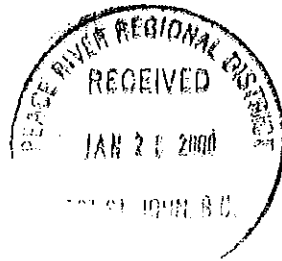
This would effectively save our No. 2 Ag. Land in Grande Haven and utilize the lessor Class 5 & 6 land along the Alaska Highway, which is mostly not suitable for Sm. Ag. purposes.... although parts of GH would work well for this.

We "get" the City's rationale about "sprawl", BUT, look at Calgary..... it built along the Highway/River in a linear shape and is THE MOST IMPORTANT CITY in Western Canada. FSj can do this as well - AND save our Foodlands for our grandchildren?

Respectfully,  
Bud & Jo Middleton

p.s. If this suggestion holds water, I (Jo) will offer to help Debbie on a volunteer basis to make changes or anything that I can do to help with the additional work load .

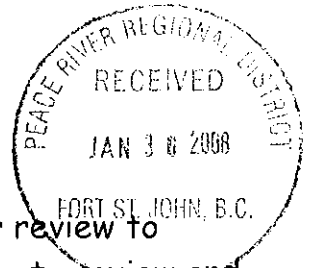
Jo called office noted





# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET

DK.



The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCP!

**Key Issue Comments (see reverse)**

NEED FOR SERVICES IN RURAL AREAS  
SEWAGE SYSTEMS.

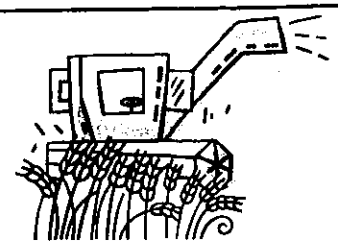
I recommend that the North Peace Regional District review and extend the piped sewage system near Charlie Lake, to include all ~~the~~ development on lands draining run off water, into Charlie Lake. The existing system works very well and should be extended. Charlie Lake is a great water reservoir, and should be protected. At this time I refer to completed subdivision areas and not to far apart building sites. Please review.

**Other Comment(s) on Official Community Plan**

The meeting at Charlie Lake Jan 26/09 was very interesting and seems to be leading towards great improvements to this area.

Manley Gladys  
Box 1394  
Charlie Lake, B.C. V0C-1H0  
250-785-2596

Your input is essential to this Plan!



Sheldon & Miranda Gibb  
30 Princess Crescent  
Fort St. John, BC  
V1J 2R6

Friday, January 30, 2009

To the OCP Committee of North Peace Fringe Area,

I have a complaint regarding the reversal of land designated for residential subdivision in the area between Mile 58 and 72 from the first Draft of the OCP back to agriculture in the second Draft.

The Agricultural Study done on this area clearly identifies this area as marginal agriculture land, so it is hard to understand why our Regional District Planners classify it as Small Agricultural Holdings, but classify Grandhaven, which is one of the first farming communities to develop in FSJ, for small lot subdivision Industrial/Residential purposes.

This does not seem to be in accordance with proper future land use planning or for the good of most people and should be changed.

Sincerely,

Sheldon & Miranda Gibb

DK  
BS  
DC  
FST



Jim McKnight  
RR1 Site 1 Compartment 4  
Station Main  
Fort St. John  
V1J4M6

Re: North Peace Fringe Area Official Community Plan.

I appreciate the effort that has been put into getting this plan this far. There is a continuing need for long range and effective planning in this area. There have been too many developments over the years that are not in the spirit of good neighbours and effective use the land.

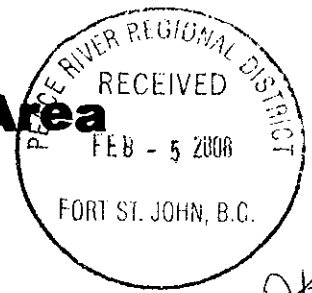
I however have a number of concerns with these plans:

- While these are very well thought out plans and meet almost every one of the criteria laid out in the study there are too many other organizations and industries that can over ride these recommendations. These include.
  1. The City can decide that they want land for another purpose and can use the techniques they used for OSB. I.e.: purchase, incorporation and then rezone, this can be done without input from the regional district.
  2. Agricultural Land Commission: The ALC can choose to deny releasing land for development. Some of the decisions in this area in recent times have not always been as transparent or logical as they should be.
  3. Oil, gas, and mineral development: These industries have way to much clout with the way they deal with landowners. They appear to have the ability to access and use land with very little concern for the local residents.
- By-law development and enforcement. While there are a clearly defined and available set of statutes in place, the reluctance or inability of the Peace River Regional District to vigorously enforce these regulation render some of the plans in this document meaningless. At present I can point out more than several instances of operations that contravene these plans. These include junkyards in residential areas, condensate trucks stored and serviced in residential areas.

If this plan can be completed and effectively applied over the whole area this will be an enormous step forward.



**2<sup>nd</sup> Draft North Peace Fringe Area  
Official Community Plan  
COMMENT SHEET**



DK  
DC  
FSJ

The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCP!

**Key Issue Comments (see reverse)**

re AWR Block Exclusion Map#3

Please include the east 120 Mtr. of E 1/2 of 34 + E 1/2 of 27 in the AWR exclusion as we wish to share the same services and Road speeds as the other side of road 269

(If sewer is put in brandhansen south then for sure E 1/2 34 (BOKH) to share the cost of this service

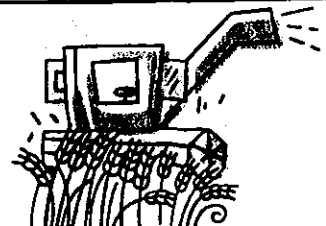
*Amirah*  
Tigga Heden 250-785 5395

**Other Comment(s) on Official Community Plan**

An excellent piece of work especially considering all the different special interest groups you have to deal with.

I believe that the block exclusion around Ft 5<sup>th</sup> John should have been squared up and holes filled in that does not mean re-zoning would bring decisions to the local level and saved the burden of the land commission

Your input is essential to this Plan!

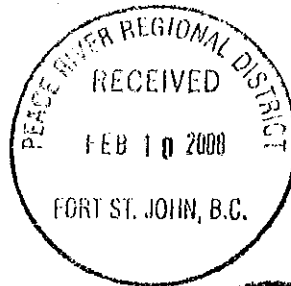


Deb

DK  
RC  
FSS

Page 1 of 2

February 9, 2009



TO: **Peace River Regional District**  
**9912 – 106<sup>th</sup> Avenue Fort St. John, BC V1J 2N9**

From: Richard (Rick) and Lisa Quigley  
Box 280, Charlie Lake, B.C. V0C 1H0  
(13544 Old Hope Road)



We are requesting that our property, the NE ¼ of Section 2, Tp 84, Rge 20, W6M be included in the Official Community Plan.

Our property is comprised of mainly class 5C soil with about 50% as 5T and having severe topographical constraints that limits any agricultural or pasture activity. There are many steep areas.

We are wishing to retain the option to subdivide our property in the future (8-15yrs) and have the ability to leave property to our family. If our property is not included in the Official Community Plan, we will then not ever have this option. A copy of our proposal was included with our comment sheet dated July 3, 2007 responding to the 1<sup>st</sup> Draft of the Official Community Plan.

Our property lies to north of a subdivided (approximately 80 acre) parcel and lies kitty-corner to a SW ¼ of Section 12, Tp 84, Rge 20 W6M all of which has been subdivided into +/- 4ha parcels. In addition, properties to the north of us along the Old Hope Road have recently been approved for subdivision for 13 (thirteen) 4ha and 2 (two) 4.3 ha parcels as well (ie. Lot B, Section 11, Tp 84, Rge 20, W6M Plan BCP 18235 and the SW ¼ Section 13, Tp 84, Rge 20 W6M.

We also have the following 3 questions:

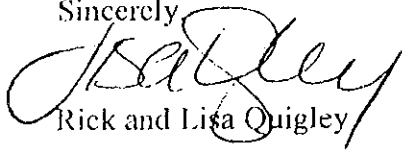
- Why was our property dropped from being included in the Official Community Plan as it is obviously not a piece of property that is farmable (see above)?
- Why is the Peace River Regional District reluctant to exclude certain properties owned by individuals (ie. Mr. Hunter who voiced his opinion at the January 26, 2009 Charlie Lake Public Meeting) who have made it clear that they do not want to be part of the plan?

- Why has the Official Community Plan now included properties that were formerly excluded that are 160 acres of existing farm land (ie. N 1/2 Section 7, Tp 84, Rge 19, W6M and the NE 1/4 Section 12, Tp 84, Rge 20, W6M)?

We request a response to our comments and questions as well as a site visit of our property.

Please do not hesitate to contact Rick at (250) 262-5771 or Lisa at (250) 785-5422. Thank you in advance for your cooperation.

Sincerely,



Rick and Lisa Quigley

DEB

Symon Taube

**From:** skhnorth@pris.ca  
**Sent:** Tuesday, February 10, 2009 10:53 AM  
**To:** prrd dc  
**Subject:** NP Official Community Plan  
**Attachments:** Plaintext Version of Message; HTML Version of Message

Box 541

Charlie Lake, BC

VOC 1H0

February 10, 2009

This letter is in response to your request for input on the North Peace Fringe Area Official Community Plan.

I do commend you in producing this plan to help guide development over the next few years, however I do have a few concerns.

We are first generation farmers in the Charlie Lake area, and modern day agriculture needs an ever increasing amount of land for each business to stay viable. With the high price of land, land purchase has become vertitally impossible for the young farmer. There fore land needs to be rented in order to stay profitable.

I was dissapointed to see that a block of our rental land which we have been farming for several years, specifically the NE 1/4 -25-84-20 and SE 1/4-36-84-20 is proposed to be re-zoned as Medium Density Housing in your draft plan. This land is currently in the Agricultural Land Reserve, and although not being prime farm land we have vastly improved the capability of this land and have seen a vast increase in crop yields due to improvements and a change in practices despite recent droughts.

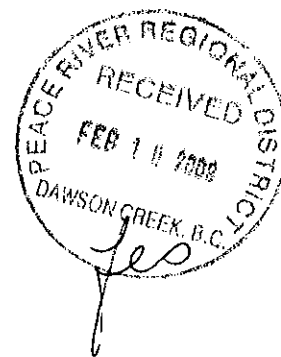
I do see the need to have development and progress, but I would ask you to carefully consider removing productive farmland for subdividing when there is ample land available that cannot be farmed that could be used for this purpose.

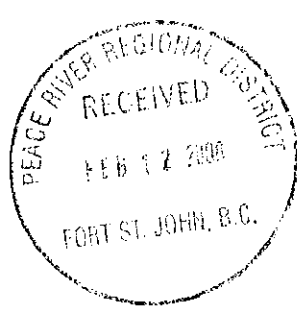
We also need to consider the implications with food shortages as real possibility in the future due to a growing population and climate change, and also with the need to produce locally grown food.

Respectively Submitted

Simon North

/10/2009





Feb 10 / 09

P.R.R.D

Re. North Peace Fringe Area: Official Community Plan

We request exemption from purposed O.C.P.

All of 10-84-19 w/6 with the added portion of NE  $\frac{1}{4}$  84-19-6

This portion south of Stoddard Creek should remain in ALR in the official Plan

Judie Mear

Faxed copy  
to Deb in 2009  
Feb 10

Jack Ortamento

Att Deb



5 pages



for

If you have questions call

250-785-3433

Thanks

Ken Chamber

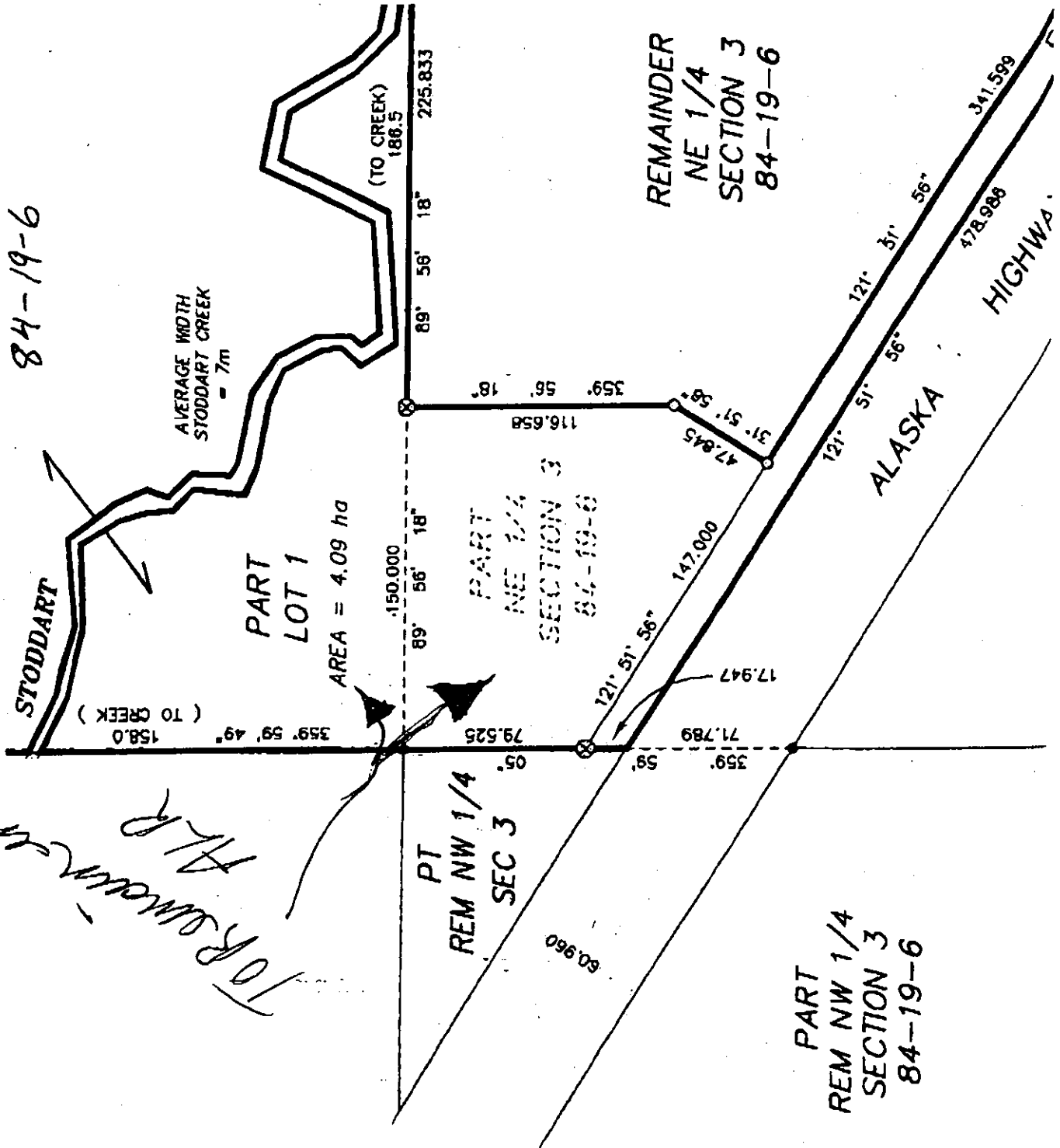
cc Judie Mas



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Hand Contained

TOP SURVEY

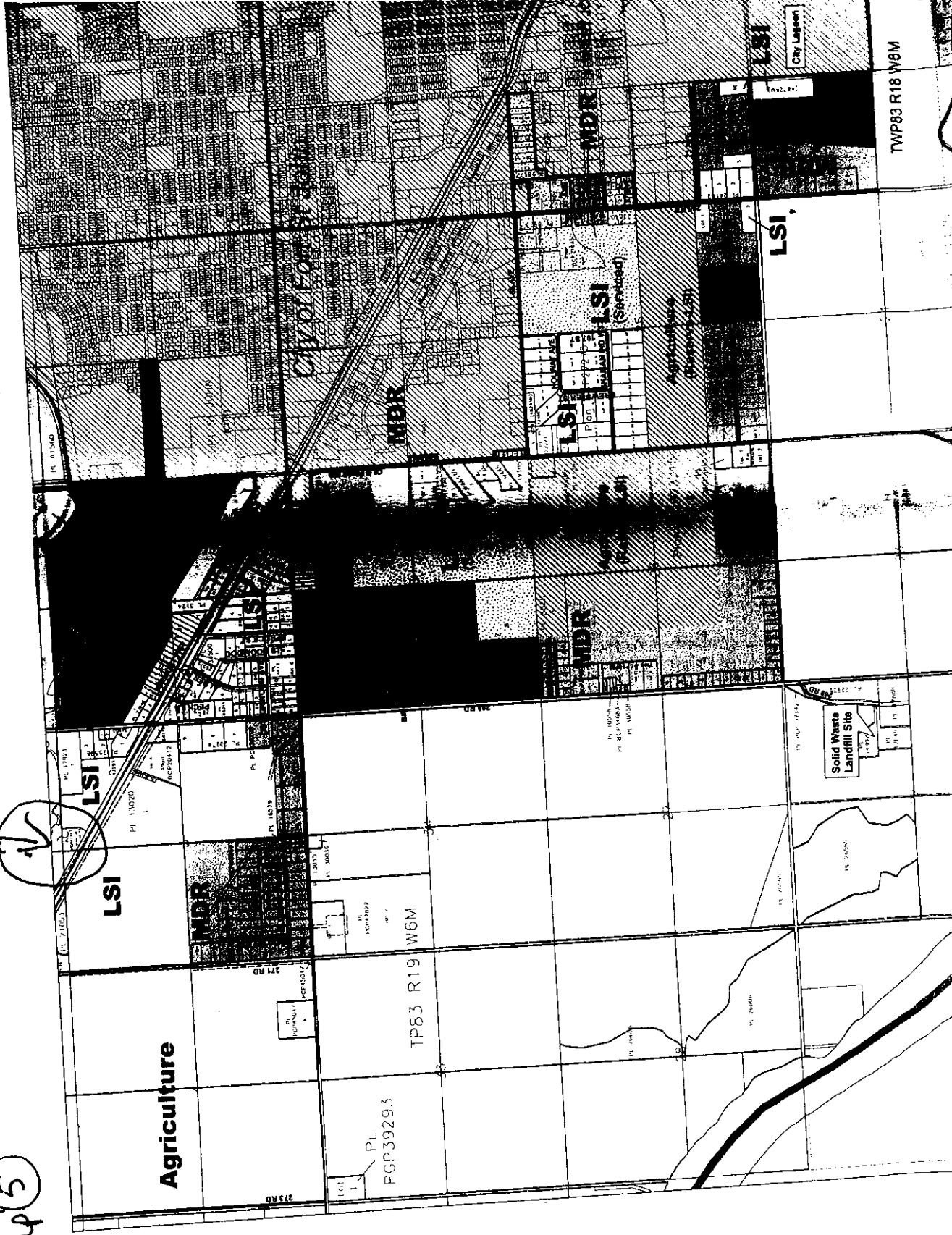
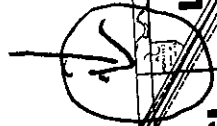
SE 1/4 Section 10  
84-19-6



OCP Map  
Schedule B  
Map 5

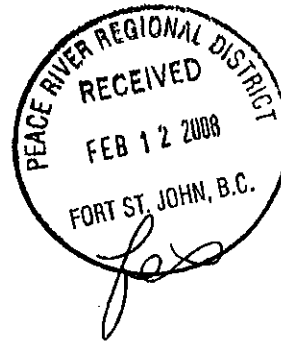
A N

Address  
A-17



Greg Falk  
12835-west by-pass road  
site 15 comp 21 rr 1  
Fort ST John BC  
V1j4m6

*Deb*



To the PRRD ocp commity.

I am writing thi letter to voice my intrests in the zoning of the land east of the cn rail and west of the bypass road. It is my view that this land should be rezoned to light industrial LSI.

My family has owned lot 1 plan 19436 n.e.1/4 sec 12 township84 range 19 since 1970. When we built here there were only 4 homes on the west by pass rd including ours.

Since then we have seen a lot of development in the naeborhood, all in this order

A gas well at 12417 –not an R3 zone use.

A 4000 sq foot shop with no residence across from 12835 –not an R3 zone use.

A few more homes in meadow hights R3.

A 2400 sq foot shop with no residence at 12902 –not an R3 zone use.

A few more homes in meadow heights R3.

A 2000 sq foot shop with no residence at 12307 – not an R3 zone use.

A few more homes along west by pass R3

A 1800 sq foot shop with no residence on the north side of 12902 – not an R3 zone use.

-All of the above shops are on 1 acer of land or less and used for light industrial businesses.-

Recently a 20000 sq foot horse barn has been built for equestrian competitions, for example. Roping, and barrel racing.

It is my opinion that these uses of the land are as much LSI as R3, not to mention all the propertys are along a truck by pass road. It is also my opinion that residents of this land my self included are and have always for all intensive purpasses been living in a LSI zone. This dose not seem to bother or impact any residents, most of who moved here after all the shops and gas wells.

It is for these reasons that I urge the PRRD and the OCP commity to re rone all the land from Tucker subdivision road to the 244 road along the west truck by pass road.

I have included photos of the light industrial uses.

Sincerely Greg Falk

February 12, 2009

Peace River Regional District  
10027-100 Street  
Fort St. John, BC



Re: North Peace Fringe Area Official Community Plan

Thank you for the opportunity to provide input into the proposed North Peace Fringe Area Official Community Plan. We would like to provide feedback on the proposed zoning specific to five parcels of land located on the North West Bypass Road in Electoral Area C, Peace River Regional District, northwest of Fort St. John. The land is shown on the attached map and highlighted. We have spoken to another owner and they too will be sending in correspondence similar to ours.

The parcels are located on a narrow strip of land between the CN Rail Tracks and the west Truck Bypass Road. They include from west to east, an oilfield lease; a horse pasture; a large equine facility approximately (20,000sq ft); two homes, one with a truck shop and an oilfield business on the property. The strip is currently zoned for medium density, rural residential (MDR).

We feel MDR zoning of this land is unsuitable for the following reasons:

- The bypass route is the main artery for industrial traffic to a number of oilfields, forest tenures and agricultural sites.
- Route is currently designated as a Dangerous Goods Route.
- Heavy traffic uses that route up to 24 hours per day and 7 days per week in peak industrial periods. There is a relatively steady stream of industrial traffic at lower usage times also.
- That route services oilfield traffic enroute to communities and oil and gas fields such as Montney, Rose Prairie, Milligan, Prespatou, Blueberry, Cecil Lake, Doig River, Goodlow, etc. The bypass road also services forestry, agriculture and through-traffic to areas to the North and East to the Alberta Border.
- The railway provides industrial traffic on that stretch approximately twice per day. The railway also transports dangerous goods. A potential train derailment on the strip in question with a spill or fire would be a potential danger to future homes to the south on that strip. Existing homes on the north side of the track are on higher land and across the subdivision road taking them farther from potential danger from a spill or fire.
- The parcels identified are in essence, squeezed between these two busy arteries that provide industrial transportation and house industrial facilities. It is a flat and narrow strip not ideally suited to lots with homes which are principally residential.
- MDR zoning contemplates the principal use of the land will generally be limited to residential and home based business. Since most of the lots are already dedicated to light industrial or similar uses this is not consistent.
- The strip of land has few trees and so its aesthetic value for quiet enjoyment and privacy is not currently evident.

- The lots situated on the south side of the bypass road, including but not limited to plan PGP33432, are deep narrow lots. Most are partially treed and many are bordering Fish Creek which provides privacy and aesthetics. Most homes are built as far back from the road as possible taking into account placement of lagoons and the lay of the land on the lots. The residents of those lots are able to enjoy their backyard, which are generally quiet and private, with a natural treed area bordering Fish Creek. This quiet privacy is not possible on the land between the truck bypass road and railway tracks. Whenever a train goes by, sometimes as early as 4 AM-5 AM the ground shakes and you can feel the vibration from the train not to mention the noise from the train and 24 hour truck traffic.

We feel that the zoning light/service industrial (LSI) would be more appropriate for that strip of land given the reasons noted above. Furthermore most of the lands currently occupied already have infrastructure that fit the description noted under LSI zoning. See section 8.3.1 on page 30. On the east side of the truck bypass road, with access from the south side of the road, there are a number of lots that have industrial infrastructure to support business and industrial activity. The traffic and activity from those lots is consistent with LSI.

In closing we ask that the Regional District change the proposed zoning on this strip of land to be LSI. We would be happy to provide any further information or input on this topic. Should you need to contact us please call 250 261-0185 to speak to Randy.

Thank you in advance for your consideration of this matter. We await correspondence responding to this request.

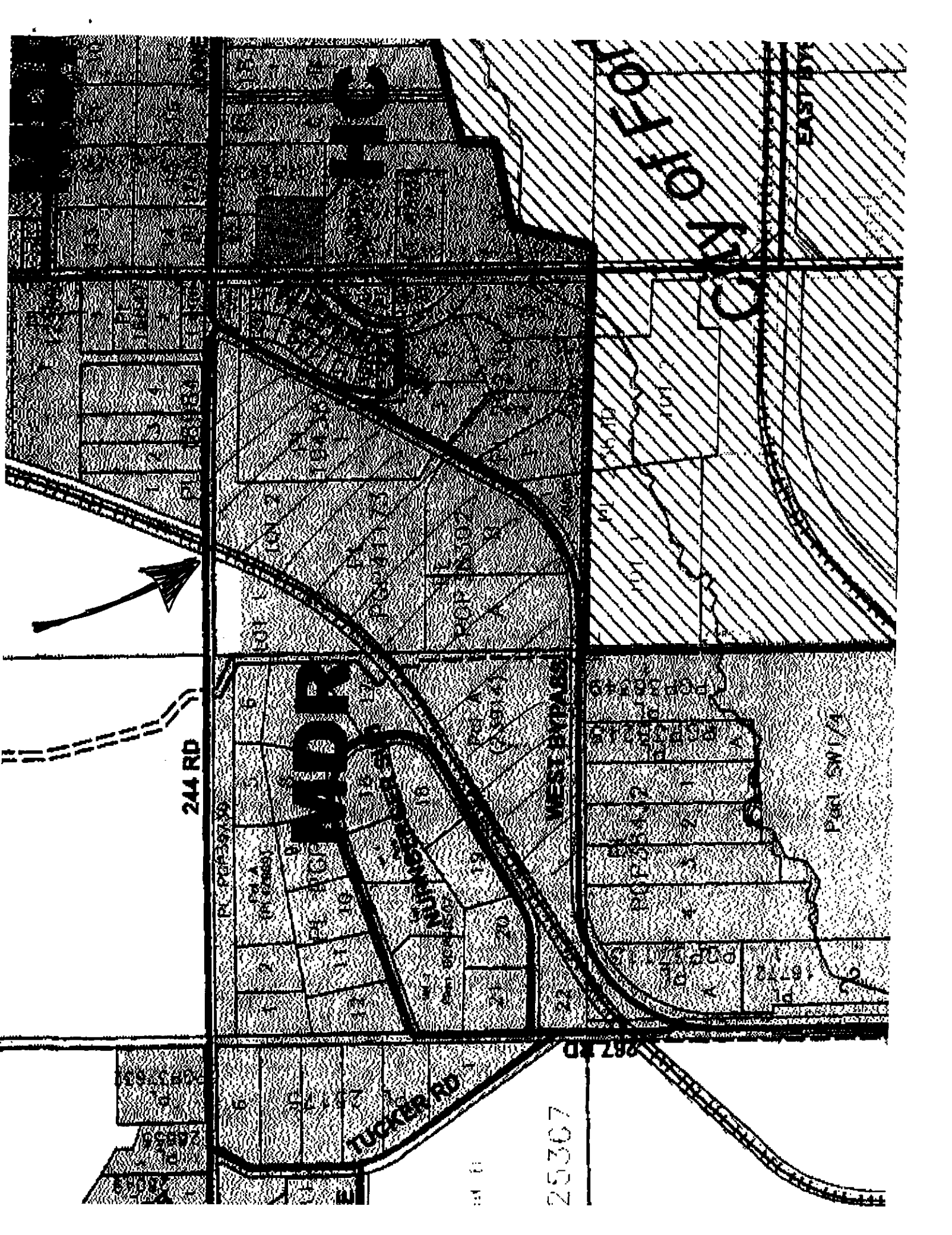
Sincerely,



Thomas Wolsey  
Co-owner of parcel  
PCLA 23914



Randy Wolsey  
Co-owner of parcel  
PCLA 23914



244 RD

**WILDER**

WEST EXPRESS

TUCKER RD

25307

267 RD

CITY OF FORT COLLINS

EAST 10TH



PL. POF 39749

(P&A)

PL. POF 39749

PL. POF 39749

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# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET

The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCP!

**Key Issue Comments (see reverse)** My Name is Willie Foster  
In your first draft part of my land was part of  
the LDR which I was happy with now you have  
put my land or part of in the SAH which I  
am not happy about

None of the people on your advisory committee  
ever phoned or talked to myself about what  
is being changed. None of them even live in  
my area and have no business doing this  
without contact with us land owners

I would like the position of my land that  
was a LDR left in the LDR  
in the

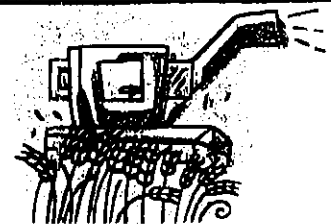
## Other Comment(s) on Official Community Plan

Land Sec 8 Tp 85 R9 20

Attention Karen Goodings

W.W. Foster  
827-3391

Your input is essential to this Plan!



bb



# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET



The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCPI

### Key Issue Comments (see reverse)

*A good job has been done in dealing with the key issues. No matter how hard you try you will never satisfy everyone.*

### Other Comment(s) on Official Community Plan

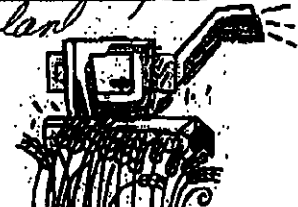
*Most concerns at the meeting I felt were of an individual nature and that is because we have developed a society where everyone feels they have a right to have things go their way.*

*Let's just get a plan that covers the key issues and get it passed.*

*You will never please everyone but I think you have worked hard on this plan and it seems pretty good. Let's pass it and move on, this has already gone on for a number of years. What has the cost been to develop this plan?*

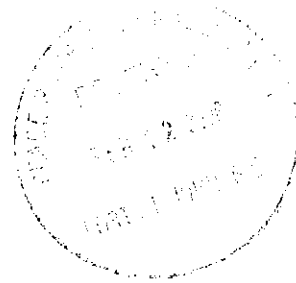
Your input is essential to this Plan!

*so far??*



February 10, 2009

Peace River Regional District  
North Peace Fringe Area Official Community Plan



To Whom It May Concern:

On January 26, 2009, I attended a public information meeting regarding the North Peace Fringe Area Official Community Plan. At this meeting I became aware that a piece of land, S11 TP84 R18 W6M which is partially owned by Principle Services Inc. was omitted from the plan. I feel that this piece of land should be included in the plan. There are high density and medium density subdivisions on all four sides of this land. The two quarters, SW1/4 of S11 and NW1/4 of S11, that are owned by me are presently in hay. Due to the close proximity of families it is my intention to keep this land in hay and thus avoid the use of chemical fertilizers and herbicides as much as possible. This land would not sustain a grain crop without using expensive chemicals. It is also very difficult to keep motorized vehicles from trespassing on these fields, and with this destructive traffic come weeds, erosion and the inevitable noise and garbage. This area has easy access to the present roads and traffic flow. It is on a school bus route, has power and gas going past and when Clairmont has a proper sewer system in place it should not be difficult to connect to that system. This piece of land should be included in your plan as it is part of the circle of the city, and therefore should eventually be residential.

Yours sincerely

A handwritten signature in black ink, appearing to be "BRUCE ROSS".

Bruce Ross

**TMR Development Consulting Ltd.**

- \* Development Planning
- \* Project Management
- \* Complete Presentation Packages

Located: 9912 100th Ave. Fort St John, BC V1J 1Y5  
Mailing Address: PO Box 6736 Fort St John, BC V1J 4J2  
Telephone: 250 785 4130 Fax: 250 785 4120  
E-Mail: tmr@shawbiz.ca

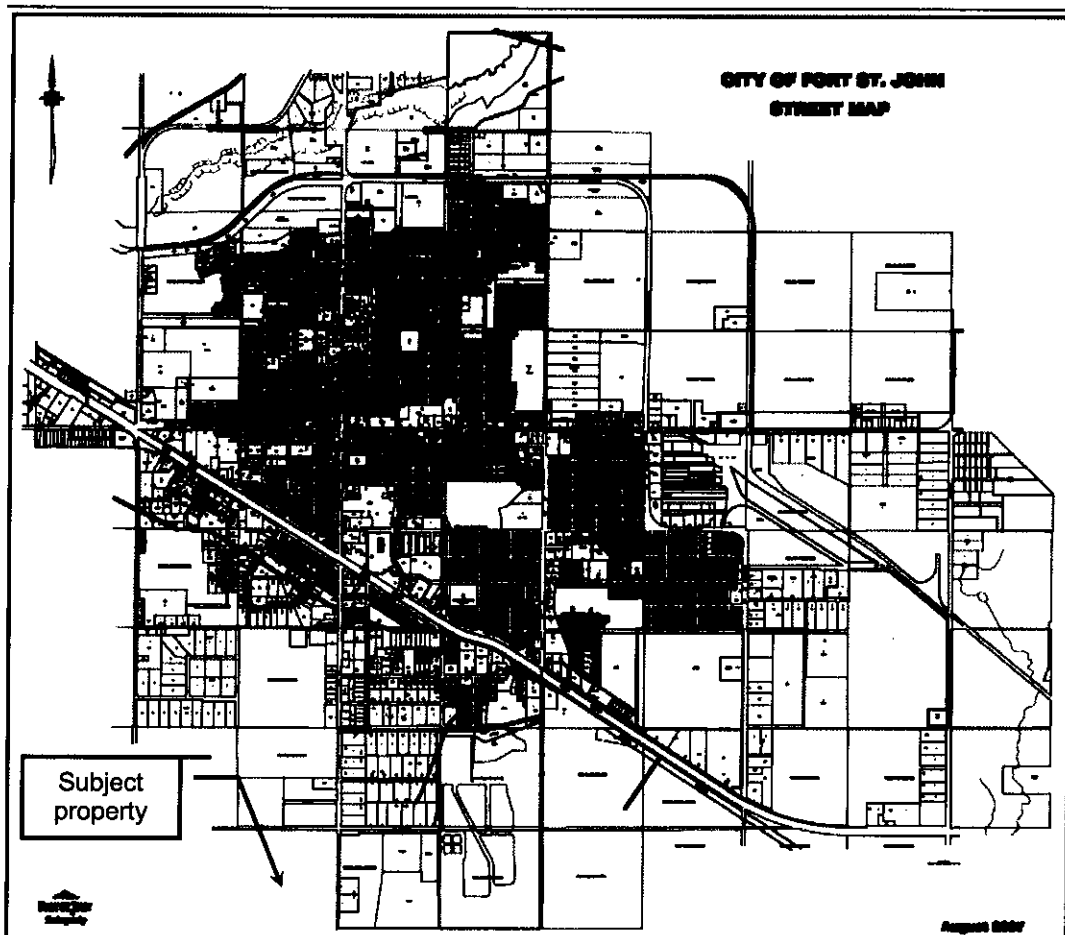
February 13, 2009

RE: NP Fringe Area OCP - Comments

A consideration that has not been addressed within the North Peace Fringe OCP is having an opportunity to have land that is allotted ALR but in the near vicinity of a major "hub" center have the ability to subdivide for the purposes of small agricultural needs.

I will address the application of the ¼ section located just west of 100<sup>th</sup> Street and south of 265A Road Fort St John, BC  
Legal LD 44 NE1/4 Sec 24 TP 83 W6M PRD

NE 24-83-19



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Mailing Address: PO Box 6736 Fort St John, BC V1J 4J2  
Telephone: 250 785 4130 Fax: 250 785 4120  
E-Mail: tmr@shawbiz.ca

The property owner is looking to be able to subdivide to lot sizes conducive to small agricultural use providing for small agriculture producers to have quality land close to supportive amenities and services.

The property owner would like to provide small farmers productive lots that could farm smaller crops without the high cost of large agricultural expenses – ie; farms specializing in berry, vegetable, poultry, and such.

The property owner recognizes that financial successful farming cannot occur solely on a ¼ section by itself but as a ¼ section catering to small farming techniques there is a better opportunity to make better use of the land without losing the integrity of the agricultural designation.

The property is currently surrounded by a combination of industrial, residential and farming uses. It stands alone close to the continually growing and expanding hub of Fort St John. The owner visualizes small farmers being able to profitably sell their locally grown agricultural produce to a close urban market without incurring high costs such as of transportation.

The property is located on route to a dead end road which is a local hangout 'Lookout Point' which for years has seen some negligent activity. By populating the area with small agricultural holdings, this may effectively create more neighbourhood awareness that does not exist now.

The property, in a subdivided natural, would be a lot closer to the service amenities such as police, fire, medical, schools and so on. Encouraging development in hub areas is much more economical as it;

- does not require long trips for emergency services and strain the smaller rural services,
- allows for less strain on busing services for schools,
- provides a more accessible market to sell locally grown products,
- allows small producing farmers a more cost effective manner of access to materials and supplies with a closer locale to the urban area of Fort St John,
- creates a effective planning buffer between the large agricultural holdings and the urban areas, and
- allows for an opportunity to see the land used in a much more economically beneficial capacity to the overall community than just leaving it sit bare.

This is just one case situation. It would be greatly appreciated if consideration would be made within the OCP to recognize the need for smaller agricultural holdings in closer vicinities to the urban hubs within the North Peace Fringe Area.

Thank you for the opportunity to present these comments on behalf of the number of land owners I represent...Theresa Mucci - Rodgers

Received  
Feb 13/09  
T.O.



# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET

The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCP!

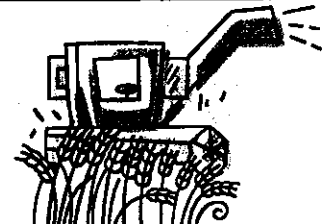
## Key Issue Comments (see reverse)

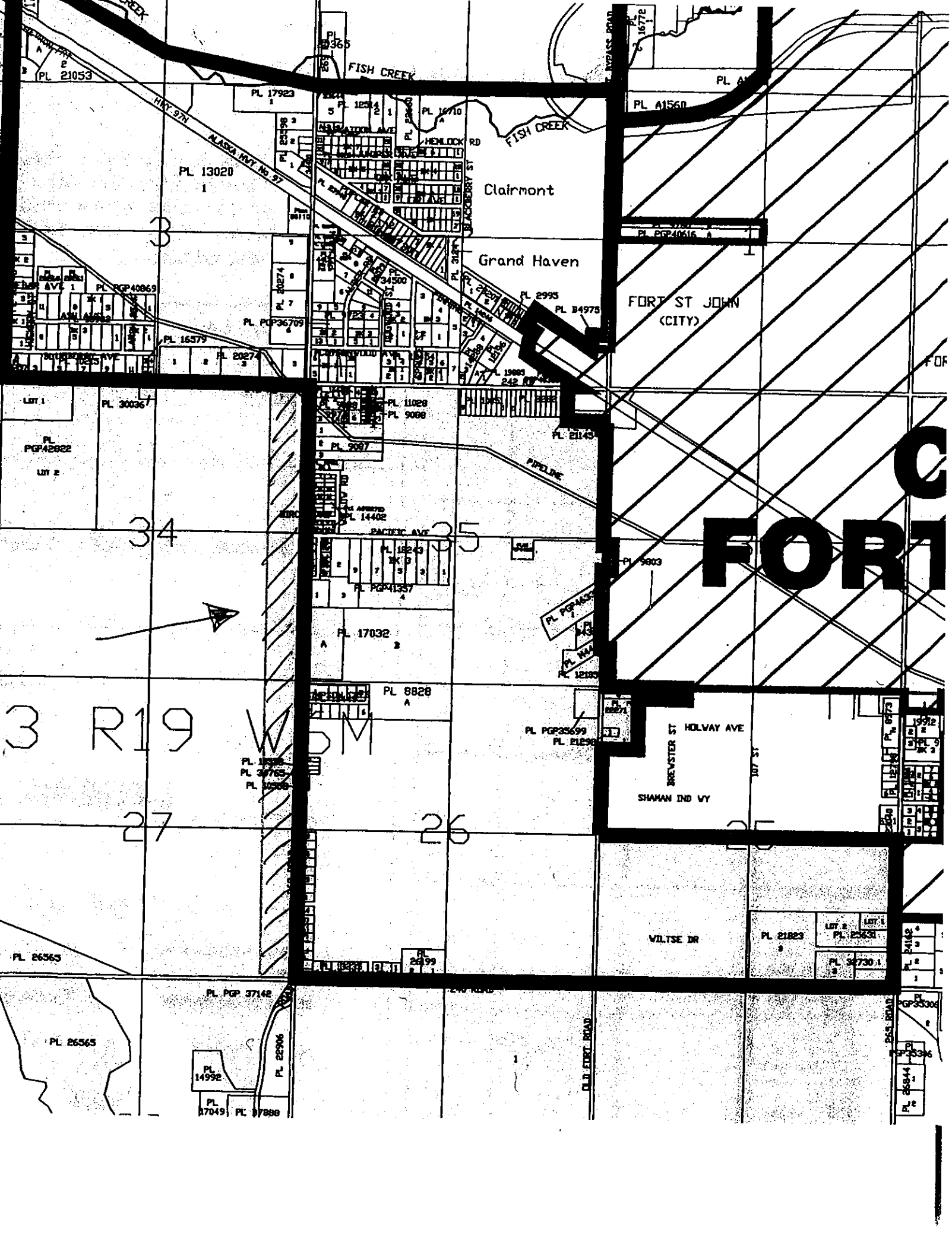
In discussion with our neighbours to the south, we would like you to consider the area on map "B" - provided in "Blue" as consideration for the fringe planning in the Grandhaven Area. This property has a paved road, all services and subdivisions across the pavement from it.

*Clifford Foster*

## Other Comment(s) on Official Community Plan

Your input is essential to this Plan!





PL 21053

PL 13020  
1

PL 3365

FISH CREEK

PL 17923  
1

PL 16710  
A

PL A1560

Clairmont

Grand Haven

FORT ST JOHN  
(CITY)

PL PGP40869

PL 16579

PL PGP36709

PL 2995

PL B4973

LOT 1

PL 30036

PL PGP42822

LOT 2

PL 11028

PL 9088

PL 21143

PL 9087

PL 14402

PACIFIC AVE

PL 12243

PL PGP41557

PL 9803

PL 17032  
A

PL 8828  
A

PL PGP25699  
PL 21298

BREWSTER ST  
HOLWAY AVE

SHAMAN IND VY

3 R19

PL 12243  
PL 37765  
PL 12243

27

26

VILTSE DR

PL 21823

LOT 2  
LOT 3  
PL 25631

PL 27301

PL 26565

PL PGP 37142

PL 26565

PL 14992

PL 22906

PL 17049

PL 17888

OLD FIRST ROAD

PL PGP 53006

PL 24148

PL 24148

PL 24148

Deb

RR#1-1-1  
Fort St John BC  
V1J 4M6

February 7<sup>th</sup>, 2009

Official Community Plan Committee  
Peace River Regional District  
Dawson Creek BC



Re: Part SW1/4 29-83-18-W6M except Plan A938, 17901.  
Part SE 1/4 29-83-18-W6M Except Plan 938, 19028, 21235, 22313, 26754,

Attention: Debbie Kunz

Ms. Kunz, Please present this application to the OCP planning committee.

Once again, I am resubmitting an application to have the SW 1/4 and SE 1/4 of Sec. 29 -83-18-W6M (or portions thereof) lying South of the Alaska Highway included in your OCP with Highway Commercial Zoning. The SE 1/4 contains 77 with in the ALR and the SW 1/4 has approx. 65 acres within the ALR and approx. 78 acres of river bank/ coulee.

Referring to your zoning map provided in the OCP, this parcel borders the city of Fort St John on two sides and is the most readily incorporated parcel available, with existing turning lane access off the 4 lane Alaska Highway at two locations and all services available directly across the highway.

In reference to all the past arguments:

- 1) Good agricultural capability
  - same CLI classification as 90% of the land proposed for inclusion in the OCP near Fort St John. e.g. SW and SE 1/4 28-83-18 (also hay production) included but further from services.
  
- 2) Has been rejected by ALC in previous CDP
  - no reasonable/acceptable excuse given i.e. good farmland, previous application in mid 70's turned down but later approved.
  - precedent set for land being removed from ALR from these parcels with approval in 2006 of the addition of 5 acres to Lot 1 plan 17901, SW29-83-18-W6M

- 3) City of Fort St John not in favor of ribbon development
  - hardly considered ribbon development when part of the same two quarters across the Alaska Highway are within the City boundaries and services are available across the highway right-of-way for the entire frontage.
  
- 4) Best bison ranch in BC.
  - maybe the best (shown) bison herd in BC but these parcels are not essential to the operation being a minor part of a 3400 acre ranch. Hay and hay land are readily available and bison do not require #1 feed, low quality roughage in their diet is preferred/natural.
  
- 5) Agriculture land must be preserved in BC
  - 50,000 acres in the Huston area have been identified as suitable for future farm development.

Referring to your OCP map there is no Highway Commercial zoning with Alaska Highway frontage near Fort St John, only a small parcel 5 miles West of Fort St John in the Charlie Lake area.


Progressive cities have land available for development or under development with exposure adjacent to major highways. e.g. Grande Prairie (3 direction), Red Deer (North and South),

It seems virtually remiss on the part of the Regional District planners not to provide for tourism-resourced industries where highway exposure is paramount to their initial investment and economical success. Location, location, location is essential to highway commercial businesses which equates to "Highway Exposure".

For your information in recognition/honor of George T. Bouffieux (pioneer), the Bouffieux family has offered to donate half the land required for the proposed Fort St John Interpretive/ Education Centre (subject to zoning approvals). The location, being a native stamping ground and trailhead to the old Fort St John Hudson Bay trading post has significant historical significance.

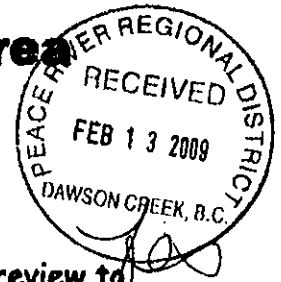
I trust the planning committee will recognize development of these parcels would be an economical benefit to BC and the North Peace Region and eventually added to the tax base of Fort St John.

Thank you for your consideration in this matter.

  
G.W. (Bill) Bouffieux  
250-785-4183  
email xybison@pris.ca



# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET



The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCPI

### Key Issue Comments (see reverse)

The 1/4's to West of 271 rd from the Alaska Highway to the 242nd St south of 242 rd from 271 rd to 269 rd 3/4 West of 269 rd from 242 rd to 240 rd 1/4 South of 240 rd from 269 rd to 265 rd.

Part close to the road could be MDR and behind S.A.H.

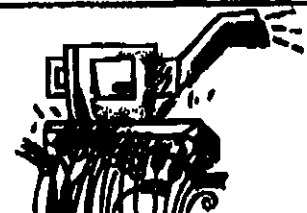
### Other Comment(s) on Official Community Plan

By having S.A.H. closer to town people will not have to buy 1/4's 15 and drive miles but just so they can have 20 to 25 acres. This would also save on fuel.

So I hope you consider this in the community plan.

Joseph Teiber

Your input is essential to this Plan!





## Denise Babiy

---

**From:** Denise Babiy on behalf of prrd fsj  
**Sent:** Friday, February 13, 2009 9:10 AM  
**To:** Debbie Kunz  
**Subject:** FW: Comments on official community plan  
**Importance:** High

---

**From:** Miriam Kjos [mailto:m\_mkjos@hotmail.com]  
**Sent:** Thursday, February 12, 2009 8:32 PM  
**To:** prrd fsj; prrd dc; m\_mkjos@hotmail.com  
**Subject:** FW: Comments on official community plan

---

From: m\_mkjos@hotmail.com  
 Subject: Comments on official community plan  
 Date: Thu, 12 Feb 2009 13:44:38 -0700

To whom it may concern:

I am emailing my observations from meeting held at Baldonnel School January 20, 2009. I feel their were some misconceptions from the female presenter. #1, Baldonnel and area don't want anything but agriculture. We were informed at meeting that the area I have lived in my whole life only wanted agriculture was a misconception and I feel it is untrue. I know that several of my neighbours east of Fort St John have tried to subdivide land for various uses and have been denied. So everyone east of town does not only want agriculture. #2, I pointed out a medium density area on east 242 rd that was missed on maps of area. I did ask that it be included on plan as a recognized Medium density residential area. This is located on NE1/4 Sec 34, T 84, R17, W6M. #3 It appears from the map that this plan changes the ALR to include all river banks in area of Peace River and Beaton River when these maps were printed they show it being green and definitely part of the ALR. This is a change and should not be included as they are not farmable land I own three 1/4 that would be affected by this change and I am definitely against this. #4 All growth is in one area only and seems to be to benefit Charlie lake area. I am not against Charlie Lake growth but do not limit other areas potential with a blanket coverage. This plan did not have any input from East of town residents and seems to be lumped with Charlie lake regional District plan. I would never presume to know what is good for Charlie lake residents as I live the other direction, It appears that this started out to be a plan for Charlie lake and then was thrown into a plan for all of area C. #5 In 9-2 6 to support public access to lakes and watercourses within the NPFA for all residents to enjoy. This should be amended to say that people cant cross private land to get there. I own land that has trespass problems and have suffered theft as well as gates being left open, crop damage, not to mention stress to my live stock from public going through my gated feeding areas during year including at calving time. #6 I also have concerns that East Fort St John is being saved for Industrial expansion. I am not against airport or Grand haven given sewer or water. In conclusion I don't feel this is a true representation of all area C and would like to see it to be limited to Charlie Lake area plan or in the least West area C. I would like to see more input into this by East area C actual residents. The agriculture input were from North and east area C as well as City of Ft. St John and District of Taylor. East area C has no

representation until last election and is only 1 resident. I was not aware of this community plan prior to meeting in Jan 20,2009. I would definately have had these same objections earlier. I trust my letter will have an influence on this draft and look forward to a confirmation that it was recieved before February 13,2009 dead line. I would be interested in being put on Advisory Commitee for East North Peace Fringe Area so each area has a fair representation of its community.

Yours Truly

Miriam Kjos

---

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**Debbie Kunz**

---

**From:** Kim Lucas on behalf of prrd fsj  
**Sent:** Monday, February 16, 2009 9:46 AM  
**To:** PRRD\_Internal; Debbie Kunz  
**Subject:** FW: Letter to Regional District February12,2009

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**From:** Sherry McDonald [mailto:samcd@pris.ca]  
**Sent:** Friday, February 13, 2009 5:30 PM  
**To:** prrd fsj  
**Subject:** Letter to Regional District February12,2009

William McDonald  
RR1, Site 5, Comp 50  
Fort St John, B.C.  
V1J 4M6  
February 12, 2009

Re: Peace River Regional District By-Law No. XXXX, 2009

I am not in favour of most of the points outlined in The North Peace Fringe area Community Plan. Who are these people that are proposing this plan? They appear to be predominately people who have objected to development in the area through the years, such as the Fibre Board Plant on Swanson Road, Hydro Site C Development. They have now morphed themselves into the conscience of all residents of the North Peace.

If you enquire into the background of most of them you will find that they came to the Peace River area fairly recently as compared to the original settlers of the Peace River area ( 1920 – 1940 ). The more recent their residing, the more determined they are to keep everything as it was when they arrived. They scraped together enough money to buy a rural lot or a few acres and do not want anymore development.

These public meetings are usually moderated by government employees, who favour more government control or residents that have been going to meetings to keep the status quo and development the way it was the day they obtained some property of their own. This segment of the gathering dominate the meeting by constantly promoting their own agenda.

I live 6 miles east from the centre of Fort St John and there is subdivision all the way to ½ mile from my west boundary. From my place east 2 1/2 miles there is another subdivision with at least 7 parcels subdivided. These parcels are not even acknowledged or shown on your maps. In this 2 ½ to 3 miles I know of at least 6 families who have been interested and have enquired about subdividing their land for 1 or more parcels of 5 acre. They have been turned down. I, therefore know that this whole area is not agreeable to your proposed plan or against subdividing in this area.

If your goal is to protect cultivated Agriculture Land there is presently thousands of acres of cultivated land that is not being farmed. Take a drive up Milligan Creek Road, Syphon Creek Road or Nig Creek Road and you will see what I am talking about.

I am not in agreement to your stringent control of development in areas close to Fort St John.

Yours truly,

William McDonald

Ab  
Box 719  
13459 Sunnyside Cove  
Charlie Lake, B.C.  
V0C 1H0  
February 13, 2009



Peace River Regional District

Regarding: North Peace Fringe Area Community Plan

We attended your public information meeting at Charlie Lake and can fully appreciate why many aspects of your plan will be of benefit to residents of the area.

However, for us, removal from the A.L.R. brings no benefits, but will result in higher taxes. Our property is located on Charlie Lake, just south of Beaton Park and is part of an eight-lot strata package known as P.G. 130. We own two lots comprising almost 20 acres, part of which is used as an air strip, with much of the remainder being fenced corals. The remaining lots are all a minimum of 4.5 acres. We will never be slated for inclusion into the Charlie Lake sewage system, due to major bedrock problems between us & the hookup point, as well as the sparseness of our population. We already maintain a private road which services the strata along with our own sewage systems.

At the meeting, it was indicated that not all parcels of land needed to be removed from the A.L.R. and we would ask that our property be excluded from the plan. Furthermore, Debbie Kunz stated that residents presently in the A.L.R. would be individually contacted to make them fully aware of this proposal. We hope that this will indeed occur as discussions with other Charlie Lake residents indicate that not everyone is aware of the ramifications of your proposals!

Your plan has many positive features, but exclusion from the A.L.R. is not of benefit to us.

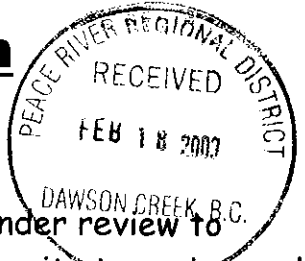
Sincerely,

Two handwritten signatures in black ink. The first signature is "Andy Hunter" and the second is "Patrice Wicharuk".

Andy Hunter / Patrice Wicharuk



# 2<sup>nd</sup> Draft North Peace Fringe Area Official Community Plan COMMENT SHEET



The Draft North Peace Fringe Area Official Community Plan has been under review to refocus on issues identified from in the 1<sup>st</sup> Draft Plan. Take this opportunity to review and provide feedback on the 2<sup>nd</sup> Draft North Peace Fringe Area - OCP!

### ~~KEY ISSUES~~ Comments (see reverse)

Section 1.4.18 - air pollution control, eg: burning garbage in a barrel, must not be implemented as long as Taylor (Spectra) keeps flaring periodically. I don't care how big the industry is!

Section 3.2.2a - The use of land within the ALC must be kept to 'PRIVATE AIR STRIP' only. Definitely not commercial.  
3.2.2a asphalt plants should not be permitted

### ~~OTHER~~ Comment(s) on Official Community Plan

Section 10.3.9 I could support present & future trail networks provided that regulations are applied + ENFORCED concerning garbage left behind & rutting of the trails. The Stewart Lake trail from Big Bam ski hill & in it was a beautiful trail & is now ruined for a large part. Also, the same is happening east of the highway down the Johnson road. 4x4's trespassing on private lands, driving in and across Peace River 'back channels' and getting badly stuck & therefore rutting these lands & channels up.

Also there is a lot of shooting with high-powered guns along the Johnson Creek Rd. (and beer drinking at the same time) which is a safety hazard. Your input is essential to this Plan! This is a target but entertainment practice. Laws should be put in place for N.B. Rules & regulations mean absolutely nothing unless they are enforced with serious & sizeable penalties.

