



# North Peace Fringe Area - Official Community Plan

## 2<sup>nd</sup> Draft Advisory Committee Meeting No. 3

### MINUTES

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Date: May 21, 2008  
Time: 6:00 pm  
Place: Northern Lights College – Rm. 154/155, Fort St. John, B.C.

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

#### Advisory

Committee: Larry Houley, Director of Electoral Area 'C'  
Karen Goodings, Director of Electoral Area 'B'  
George Tyler  
Lloyd Gibson  
Jim Collins  
Katherina Keuth  
Kim Phillips  
Maurice Fines  
Rick Koechl (joined at 6:30 pm)

1. CALL TO ORDER 6:30 pm
2. ADOPTION OF THE AGENDA AND MINUTES
  - MOVED by Jim Collins, SECONDED by George Tyler, that the 2<sup>nd</sup> Draft Advisory Committee May 21, 2008 Agenda be adopted. CARRIED
  - MOVED by George Tyler, SECONDED by Jim Collins, that May 6, 2008 Minutes be adopted. CARRIED
3. BUSINESS ARISING FROM THE MINUTES
  - No new business.
4. CORRESPONDENCE
  - No new correspondence.
5. CORRESPONDENCE
  - No new correspondence.
6. NEW BUSINESS
  - Possibly there should be some lands designated in this OCP for All-terrain Vehicle Use.  
(as reiterated at the June 3<sup>rd</sup>, 2008 AC meeting)
    - If there was some sort of park land or space set aside for this type of use then this might avoid land use conflicts. This kind of a park could be compared to a 'Skate Board Park'.
    - It was suggested that this could be reviewed in the proposed "Parks Master Plan" which is referenced in the Draft OCP under Section 13.
    - It was agreed that 'All Terrain Recreational Vehicle Use' be added to the list of issues to be covered

- by the proposed 'Parks Master Plan'.
- It was noted that if such areas were developed, then 'enforcement' should also be part of this overall Parks Plan.

**7. 2<sup>ND</sup> DRAFT ACTION PLAN AND TIME LINE**

- June 3<sup>rd</sup>, 2008 is the date for the 4<sup>th</sup> meeting.
- June 17<sup>th</sup> remains to be tentative, as it is unknown when the 'sewer costing project's' will be completed for the committee's review.

**8. WORK CONTINUES** – the following Issues were discussed, with common direction summarized:

**SPOT ZONING**

**What is meant by the phrase 'Spot Zoning'?**

- Spot Zoning, is a result of a lack of planning – changing zones without looking into the future;
- Spot Zoning is an inefficient use of land;
- Sport Zoning occurs when a property zone is changed which is different from the surrounding properties and it does not fit with other uses in area;
- Ie. A land parcel is re-zoned for Industrial, within a Residential area; or  
An area of land is re-zoned for Residential, within an Agricultural area (intrusion)
- A proposed Use that does not conform to the OCP land use designations is not carefully assessed or measured against the criteria list which should guide the land use decision
- Public is unaware of re-zoning process and opportunity to 'support or dispute' the proposed zoning change

Pros and Cons related to: Spot Zoning

<b>Pros – Advantages</b>	<b>Cons – Disadvantages</b>
May allow flexibility in zoning to accommodate a different use	Different uses may cause direct conflicts or interference with existing land use
Change in zoning may provide developer with lower taxes in rural area vs. urban area	Conflicts with different/incompatible uses may increase taxes
Energy efficient, closer to work, transportation and services	Confusion to what type of land use is best
Encourage opportunity	

**How should 'Spot Zoning be Managed?'**

- Proposals which are consistent with OCP should be a priority;
- Only consider different land uses in instances where it may benefit community by providing needed services, ie. New school, store, recreational use, employment
- Focus on 'infilling' of existing uses
- Consider potential adjacent impacts or conflicts
- Consider health and safety of public – proximity of noxious or dangerous uses.
- Consider services such as, infrastructure and transportation, availability to proposal
- Direct specific public uses to Settlement Centre areas
- More timely reviews of OCP's (every 5 years vs. 14) in order to avoid creating spot zoning situations.

**PROTECT AGRICULTURE**

**How should Agriculture lands be protected within the scope of OCP?**

- Consider CLI (Canada Land Inventory) rating and agricultural potential before converting to other land use
- Do not use agricultural lands for residential subdivision
- Focus development to Non-ALR lands

- ~~Use lands with CLI ratings of Class 5, 6 and 7 for Non farm use~~
- Lands having an Agricultural Soil Capability rating of Class 5C should be added to the list of agriculture lands to be protected within the NPFA-OCP.  
(as amended at the June 3<sup>rd</sup>, 2008 AC meeting)
- ~~Exclude lands from ALR if not being used for agricultural purposes (pay non-agriculture taxes)~~
- Exclude lands from the ALR if NOT designated Agriculture or Small Agriculture Holding in the NPFA-OCP.  
(as amended at the June 3<sup>rd</sup>, 2008 AC meeting)
- Limit subdivision of agriculture land in 3 cases on a one time only basis:
  - a) family member, as per Sec. 946 of LGA
  - b) homesite severance for a retiring farmer
  - c) allow for subdivision of lands severed by a topographical, road or rail constraint
- Allow for ¼ Section subdivision down from ½ section parcel

#### **What agricultural lands should be protected?**

- Agricultural land types range from fertile to non-fertile, therefore, preserve productive lands for agriculture use having CLI Ratings of Class 1, 2, 3 & 4
  - ALR lands should only be used for agricultural development
  - SAH (Small Agricultural Holding) designated parcels should remain within the ALR, based on their potential for being used for the purpose of 'intensive farming'
- ~~All Non farm use Applications should be reviewed and considered by the Regional District.~~
- That the Regional District defer to Agricultural Land Commission on all Non-farm Use Applications.  
(as amended at the June 3<sup>rd</sup>, 2008 AC meeting)
- Apply for ALR Block Exclusion of all lands identified for non-agricultural use and development.
  - Enforcement – How do we deal with infractions?

#### **REDUCE OIL/GAS CONFLICT**

##### **What key principles should guide Regional Board consideration of Oil/Gas development?**

- Become more pro-active ie. Deferred tenure areas to be included into the OCP
- Treat Oil and Gas uses the same as any other Non-farm uses
- All ALR Non-farm Use Applications should be filed by land owner
- Consider Public Health/Safety benefits as a priority vs. impacts
- Industry should be held liable for any negative impacts to environment or residents
- Focus on conflicts within residential areas – least intrusive to land use ie. Agriculture
- Where practical align O&G activities with other land use development ie. Use of roads (recognize existing uses and work towards a co-existence)
- Impacts on roads be minimized
- Protect ground water
- Establish a designated pipeline network

##### **Does Draft OCP communicate residents concern about impact between oil and gas activities and residents? *If not how can OCP better communicate these concerns.***

- Create a specific Section in OCP to identify the Boards desired objective to be achieved in relation to Oil and Gas issues & concerns to protect public's health and safety
- Use best possible technology or pursue best practices to mitigate impacts, when locating Oil/Gas activities or facilities close to public facilities and residents.
- It was agreed that the New wording suggested by the AAC in December 2007 was preferred over an absolute measurement ie '1 km setback'.
- Policy No. 5 under Section 1.6.2 – reconsider wording "where practicable"

*To request that the Provincial government retain the “North Peace Resource Review Area” as a Non-disposition area, to protect the high community values as planned for and depicted by the future residential designations in this OCP. And further, where practicable, review and identify potential existing tenures within the area for non-renewal upon expiration, as referenced on Appendix 2 ‘North Peace Resource Review Area’ map.*

### **CONCENTRATE INDUSTRIAL USE**

**Where is appropriate location for Light and Heavy Industrial?**

**How much land should be identified for this use?**

**Where should Heavy Industrial use be permitted?**

- Develop an Industrial Land Use Study to identify potential sites for future Industrial uses within a specific radius area within the North Peace area.
- Partner with such stakeholders as the City of Fort St. John, District of Taylor, Agricultural Land Commission, Economic Development Commission, Crown Lands, Ministry of Environment, and Ministry of Transportation.
- Define various levels of Industrial uses and create a Criteria list of suitable characteristics for industrial use which may include the following:
  - a) Proximity to rail and highway
  - b) topography and soil type
  - c) Taxable land base concerns
  - d) Environmental impacts
  - e) Availability to utilities ie. power, telephone, etc.
- Infill existing industrial areas
- Better define the different Industrial levels and the uses allowed within each designation
- Agreed that Heavy Industrial (HI) was NOT to be located on East side of City of FSJ

Light Service Industrial (LSI) located southwest of City of FSJ should be:

- a) reduced in size and changed back to Agriculture or consider placing it into a Land Bank until such time as the Industrial Land Study is completed and more suitable areas identified
- b) notify affected land owners of CHANGE to Draft OCP
- c) recognize existing industrial zoned lands

9. **NEXT MEETING** – June 3<sup>rd</sup> , 2008 (Tuesday)

10. **TERMINATION**

10:00 pm

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Debbie Kunz, Recorder