



North Peace Fringe Area - Official Community Plan

2nd Draft Advisory Committee Meeting No. 2

MINUTES

Date: May 6, 2008
Time: 6:00 pm
Place: Northern Lights College – Rm. 139/140, Fort St. John, B.C.

Present: Staff: Bruce Simard, General Manager of Development Services
Debbie Kunz, Assistant Manager of Development Services
Carla Eaton, Senior Planner

Advisory

Committee: Larry Houley, Director of Electoral Area 'C'
Wayne Hiebert, Director of Electoral Area 'D'
Karen Goodings, Director of Electoral Area 'B'
Arlene Boon
George Tyler
Lloyd Gibson
Jim Collins
Katherina Keuth
Rick Koechl (joined at 6:38 pm)

1. CALL TO ORDER 6:20 pm
2. ADOPTION OF THE AGENDA AND MINUTES
 - MOVED by Lloyd Gibson, SECONDED by Jim Collins, that the 2nd Draft Advisory Committee May 6, 2008 Agenda be adopted. CARRIED
 - MOVED by Jim Collins, SECONDED by Lloyd Gibson, that April 15, 2008 Minutes be adopted. CARRIED
3. BUSINESS ARISING FROM THE MINUTES
 - DK noted that the minutes from these meetings will go onto the Regional District website once they are adopted by the committee, and reminded everyone that the Technical Advisory Committee TAC minutes have already been posted on the web.
4. CORRESPONDENCE
 - No new correspondence.
5. NEW BUSINESS
 - Comments that the Drive-about was well received and appreciated by those that went on the tour.
6. 2ND DRAFT ACTIONPLAN AND TIME LINE
 - Updated time line to add in a 5th working meeting for around June 17th, 2008, after the tentative June 3rd, 2008 (4th meeting).

7. WORK CONTINUES

- May 3rd Drive-about
 - DK asked for impressions gained from the tour with the following list compiled:
 - East side of East Bypass Road should continue to be used for agriculture
 - If this east side were to have an industrial designation – it should be limited to the east ½ of the property near the rail line
 - There are drainage, road safety, and general access problems with this area east side of city
 - It is difficult to pre-zone for HI and maybe we shouldn't try to
 - South west of City and between City and Charlie Lake. How much industrial development is needed?
 - Should concentrate industrial areas – not wide spread
 - There is not a clear separation between uses – need better segregation of uses
 - Work to service areas close to city – if 10 to 20 acres lots are only allowed beyond the areas that are serviced and close to municipal boundary, this should encourage infilling.
 - Exclude designated lands from ALR – everything except agriculture
 - Area between Charlie Lake and City – do we have a clear long range plan here
 - Reduce residential MDR and LDR up Highway 97 (N)
 - Concern regarding lagoon drainage into water sources (like Peace River)
 - In agricultural areas there should be NO subdivision and NO non-farm uses, except for the 3 permitted subdivision situations (homesite/topography/relative)
 - Reduce development on Old Hope Road
 - Highway 29 (S) seems to have a lot of residential development
 - Sprawl definition is difficult, as it can be defined differently for different areas
 - Idea of cluster development and community sewage should be a priority
 - Emphasize the use or infilling of existing subdivisions first
 - Build closer to centres
 - Do you allow 5 acre subdivisions? Does it depend on services or location? What determines neighbourhood character?
- Land Use Subdivision Sample
 - CE presented one sample ALR Subdivision report, which generated much discussion regarding the issue of ALR Block Exclusion and the reasons behind attempting to have one level of regulations on the land rather than multiple regulations. Ie. ALR Regs and Regional District Regs.
 - The second presentation of a sample OCP/Rezone report reinforced how the draft OCP policies and objectives might be used by future planners to make recommendations to the Regional Board
- Issues: Reduce Sprawl
 - DK reviewed the planners recommendations regarding Sprawl, as outlined in the agenda:
Section 1.8.2
 - Draft wording to define and describe the reasons for encouraging compact development and discouraging Sprawl in the Draft OCP.
 - Multiple Designations
 - Reword policies within the Residential, Settlement Centre and Industrial designations to better emphasize infilling.
 - Criteria lists under each of these designations – assist in an application proposal to guide the Board in a decision
 - Section 13.13 Work Plan
 - Some discussion regarding subdivision standards – listed under the work plan as a project to be considered once the OCP is in place.

- Issues: Reduce Sprawl (continued)
 - Discussion of appropriateness of 2 acre lots and locations
 - DK reviewed the charts regarding area totals for the various designations and how the totals relate to projected or potential population estimates for these areas.

MAPPING

- Group mapping effort to translate thoughts on Sprawl to map locations and designations resulted in following group suggestions to reduce sprawl:

Map No. 1

- Change and remove designations north of 1 mile north of the 248 Road, as follows:
 - Change all designation north of the 252 Road back to agriculture designation, except for recognizing existing residential developments at at Red Creek Sub, Coffee Sub. and Wolsey Sub. – MDR
 - From 1 mile north of the 248 Road up to the 252 Road, remove the SAH designation from east of the highway and revert back to agriculture, and
 - amend the west side of the highway designations from MDR and LDR to SAH, except for recognizing existing residential developments
 - Remove 9 ½ quarter sections from the west side of Tea Creek and revert back to agriculture (East ½ of 4-85-20, East ½ of 28, West ½ of 27, East ½ of 21, and West ½ of 22, all of 84-20), except for recognizing existing residential developments
 - Remove the 6 quarter sections as SAH from the south end of the Old Hope Road and revert back to agriculture.
 - The HDR on the east side of Charlie Lake goes back to MDR, because of sewer issues, etc.
 - Remove 3 quarter sections from the west side of the LDR north of the Old Hope Road and revert back to agriculture (SW ¼ of 23, West ½ of 14, all of 84-20)
 - SE ¼ of 21–84-20 to recognize recent R-4 Re-Zoning over entire quarter
 - Would like to see even more detailed topographical maps of the areas around Charlie Lake, specifically to the west.
- Issues (continued)
 - Did not get to this section on :
 - Spot Zoning
 - Protect Agriculture
 - Reduce conflict between Oil/Gas and Residential Use
 - Concentrate Industrial Uses
 - To discuss at future meeting, may need to adjust time line

8. NEXT MEETING – May 21st, 2008 (Wednesday)

9. TERMINATION

10:00 pm

Carla Eaton, Recorder