



North Peace Fringe Area - Official Community Plan

2nd Draft AC and AAC Joint Committee Meeting

MINUTES

Date: October 4, 2008
Time: 10:00 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, Director of Electoral Area 'C'
Karen Goodings, Director of Electoral Area 'B'
Lori Ackerman
Arlene Boon
Katherina Keuth
Brad Filmer
Maurice Fines
Lloyd Gibson

Agriculture Advisory Committee:

Frank Breault
Margarit Leuenberger
Jill Copes

1. CALL TO ORDER 10:15 am

2. ADOPTION OF THE AGENDA

MOVED by Maurice Fines, SECONDED by Lori Ackerman, that the October 4th Agenda be adopted.
CARRIED

3. ADOPTION OF MINUTES

MOVED by Lori Ackerman, SECONDED by Maurice Fines, that the 2nd Draft Advisory Committee Meeting Minutes of July 15, 2008 be adopted.
CARRIED

4. BUSINESS ARISING FROM THE MINUTES

The following corrections were made to the minutes:

- Road No. 269 referenced on Page 4/5 should be Road No. 259
- Typo on Page 4/5 'Regional Boar'; should read Regional Board
- Page 5/5 topic, Water; Katharina requested that a policy be added to the Environment Section to highlight concern about sewage contamination of ground water. Also protecting our 'Water Source' is very important in this region.
 - 2nd Draft Sec. 9, Parks and Environment, Policy 7 (pg. 35) – reiterates Regional policy on protecting aquifers, private and public water sources.
 - 2nd Draft wording on Sec. 14.6 On-site Sewage (pg. 55) makes referenced to managing sewage systems in order to protect region's water source. Also that Regional District will work together with Northern Health to investigate alternative on-site sewage treatment/disposal systems in the rural area.

5. CORRESPONDANCE

Jim Colins/Maurice Fines, Sept. 28, Letter – attached to minutes, to be discussed in content of plan
Rick Koechl, Oct. 1, Letter – attached to minutes, to be discussed in content of plan

6. NEW BUSINESS

- Maurice Fines, noted that he does not believe large Land Farms/Secure Landfills should be allowed in the rural areas, due to long term environmental problems related to such sites. General discussion pursued; it was noted that these site are Provincially regulated, and each site goes through an Environmental Assessment review application process. There are no such industrial land fill sites existing or planned for in this NPFA-OCP.
- Margarit leuenberger, asked about Air quality? Reference is made to Air Quality in the 2nd Draft on Sec. 1.4 Goals, No. 18 (pg. 11) and Sec. 9 Parks and Environment, Policy 5 (pg. 35)

7. WORKPLAN SCHEDULE AND TIME LINE for 2nd Draft NPFA-OCP – reviewed by committee, as attached to minutes.

A brief description of the Public Review process planned for January 2009 for this 2nd draft was outlined, which includes, a bulk mail-out Notice of Open Houses, dates and locations, copies of the 2nd draft available a month prior to open houses, newspaper, and radio advertising, comments sheets, and website links available for input. Two, formal Public Hearings will be included as part of the OCP By-law adoption process, in addition to the second round of public consultation meetings.

8. 2nd DRAFT North Peace Fringe Area - OCP

- Rick Koechl's letter was reviewed and discussed as follows:
Section 1.5.2, Growth Management, Policy 6, 7 and 8 (pg. 14)
Pleased with these golas,, especially No. 8, i) and ii) related to retaining the North Peace Resource Review Area (NPRRA).

Section 2.2.2, Agriculture, Policy 1, c) and d) (pg 17)

Not satisfied with this section. Discussed pursued around the table related to primary resource uses within the scope of an official community plan. Some members expressed that Oil and Gas activities should not be allowed in this OCP area. The 2nd Draft needs more clarity around these types of uses.

Direction:

- **Create Primary Resource policy** need be separated in 2nd Draft NPFA-OCP
- **Remove Policy 1 c) and d)** from Section 2. Agriculture (pg. 17)
- X-reference these uses (forestry, mining, gravel extraction, oil and gas wells or pipelines) as being 'Non-farm uses' within the ALR
- Recognize these uses occur and these use are allowed based on superseding jurisdiction
- Not map based, but rather performance based reference given to these uses
- Primary Resource Uses, should not be allowed near residential, commercial areas, etc, and if such uses occur in close proximity to conflict areas, public health and safety must be a priority
- If use occurs on private land, consent of land owner must be obtained at start of any application type process
- Do not want 'spot zoning' in the agriculture areas.

Change:

Section 2.2.2 Agriculture, Policy 3, d) (pg. 17) – **add** 'elevation' as a factor in support of the 3rd exemption related to 'soil rating classification' for minimum parcel size of 63 ha in Agriculture designation. May **add reference to 'elevation factors'** to Subdivision & Development Guidelines, Sec. 14.5 (pg. 55)

- Jim Colins and Maurice Fines letter was reviewed and discussed as follows:
Map 6 – SE and SW ¼'s Sec. 27 – Twp. 83 – Rge. 18, should be returned to Agriculture. Pros and cons were discussed with the following direction given:

Map 6 – Agreed **MDR designation remain**, affecting Remainders of both southern ½'s Sec. 27 & 28, Twp. 83, Rge. 18.

Map 4 – Agreed to **return Remainder SW ¼ Sec. 14**, Twp. 84, Rge. 19, back to **Agriculture**.

Map 5 – It is felt that Approx. 500 acres of land designated for LSI (Reserve) Light Service Industrial are in excess of what is really needed for future industrial development.

It was noted that the 2nd Draft OCP has designated 1041 ha for Light Service Industrial use, which was reduced from the CDP's recommended 1280 ha identified for future industrial development.

Change

Map 5 – **return this approx. 202 ha (500 acres)** of LSI (Reserve) area back to **Agriculture** designation.

Agriculture (Reserved – LSI) rather than Light/Service Industrial (Reserve)

This area would retain the same intent, as written under Sec. 7 Industrial, Policy 8 (pg. 30) - *to retain this area in its existing agriculture use, until such time as substantial infilling (more than 50% in use) of the areas designated LSI and LSI (serviced) is achieved.*

Section 7.3.3. Policy 8 **change wording to reflect the designation name change**. The intent and purpose of this designation remains the same, but rather highlights the current agriculture use.

Walking Trails – **clarify under Sec. 9.2 Objective 5 – ‘non-motorized trail network’**, (pg.34)

With x-reference to Workplan (pg. 58) to reflect the same.

Larry read out a list of concerns expressed to him as follows: (attached to minutes)

- OCP is good, in that it's goal is to manage 'urban sprawl'
- Statement should be made in goals that 'development will be to northwest of City of Fort St. John, on marginal farms lands and lower expectation of development to the east on valuable productive farm land'
- That land in ALR be designated Agriculture, to be consistent with the ALC Act
- Land be managed by zones with clearly define boundaries, and 'spot zoning' be discouraged
- Subdivision Servicing Standards be established to control urban sprawl, provide health environment through sewer/water services and establish a Regional Growth Plan with City of Fort St. John and District of Taylor

It was noted that the 2nd Draft NPFA-OCP makes reference and gives direction to these areas.

- Sprawl – direction found on Pages, 12, 19, 24, 36 and 55 regarding avoiding sprawl.
- As depicted on the maps, the general direction for development is northwest
- Sec. 1.5.2 Growth Management policies and Sec. 14.8 ALC sections, reiterate need to protect Agriculture, consistency with ALC Act, and direction given not to allow for spot zoning.
- Subdivision Servicing Standards are listed in Sec.14.12 Workplan as a project for RD to complete (mentioned in Sec. 3 Residential, related to HDR development next to existing serviced areas) Pg.19
- Priority areas for Sewer Servicing are outlined in Sec. 10, under Policies No. 10 to 13. (pg.37 & 38)
- Working collaboratively with member municipalities is referenced Sec. 1.5.2, Regional District and other Planning areas (pg. 15) in addition to references on pages 35 and 36.

2nd Draft NPFA – OCP through Sections: (round table review)

SECTION 1 – INTRODUCTION

Sec. 1.4.1, No. 6 **Change** wording To 'provide' ... To '**plan**...for services....' (pg. 10)

Sec. 1.5.2 Broad Objective No. 2, **delete** the word 'subdivision' and in (pg. 13) and 2nd line **change the wording** to state '....to consider opportunities adjacent to Settlement Centres ...'

Sec. 1.5.2 Broad Objective No. 7, **change** wording To 'request' To '**work with**...' and (pg. 14)

Change the word 'guidelines' to 'standards' (pg. 14)

RD and other Planning Areas (pg. 15)

- **relocate** 'tourism' in 12. i) to follow after 'economic development'
- **add reference** to the Regional Board working with broader scope of people; ie. public, stakeholders, etc. (*This is already referenced in Sec. 1.4.1 Policy No. 9 (pg. 10)*)

SECTION 2 - AGRICULTURE

As discussed above, **split Primary Resource** (non-farm uses) **out of the Agriculture** designation **Section 2.2.1 - 5th Objective** written (re-number on pg. 16) **should x-reference to Policy 3**, exceptions a) b) c) and d). (pg 17)

SECTION 3 - RESIDENTIAL

Sect. 3.2 Objective No. 6 – **add the words** '...which could result in spot zoning, that is not supported by this plan'. (pg.19)

Sec. 3.3.1

Clarify the intent, for setting the 20 acre minimum parcel size in the 'High Density' designation.

Add a preamble such as follows: (pge. 20)

The purpose of using a large 8 ha (20 acre) minimum parcel size, when not connected to a community sewage system, is to re-enforce the priority of supporting subdivision having a community sewer system that is compatible to the nearby rural or urban serviced area, which also puts the focus on infilling and encourages compact development.

Lori Ackerman, noted that the City is not interested in expanding services into the rural area at this time.

SECTION 4 – SETTLEMENT CENTRE

It was noted that Fire Protection is a service available within the CLake settlement centre, however this is referenced in Section 10.3.1 Policy 1 (pg. 37).

SECTION 5 – SOUTH TAYLOR MANAGEMENT AREA

Omit Policy 4, Section 5.3 (pg. 25).

It was noted that Director Hiebert had no concerns related to this section

SECTION 6 – COMMERCIAL AREAS

No concerns or changes.

SECTION 7 – INDUSTRIAL AREAS

It was noted that there is a 1 year time line for the proposed Industrial Land Use Study, which needs to be **changed** in Sec. 14.12 Workplan, (pg. 58) – No. 7 to "SHORT" term time line, not Medium.

See recommended designation name change above "Agriculture (Reserve-LSI)"

SECTION 8 – CIVIC, ASSEMBLY & INSTITUTIONAL

No changes.

SECTION 9 – PARK, OPEN SPACE and NATURAL ENVIRONMENT

Clarify wording for 'trail network' to make focus on non-motorized.

Change Time line in Sec. 14.12 Workplan, page 58 – No. 10 – "MEDIUM".

Sec. 9.3 Policy 11 (pg. 35) – **add the word** 'agriculture' on last line to read: 'Further it is important that these activities are sensitive to impacts that may affect 'agriculture' and other surrounding land uses'.

SECTION 10 – SERVICES, UTILITIES and TRANSPORTATION

District Energy System – brief explanation given regarding the new opportunities to be investigated for alternative energy source. Ie. contain and utilize heat from land fills, as an energy source

SECTION 11 – TEMPORARY COMMERCIAL or INDUSTRIAL USE PERMITSS

It was agreed that Temporary Commercial Use permits, may be considered across the plan area.
No changes

SECTION 12 – DEVELOPMENT PERMIT AREAS

Agriculture DPA NO. 4 - Brief explanation was given regarding when an Agriculture DPA application will be required, which affects those areas where SC or HDR designations adjoin Agriculture designations.
Charlie Lake DPA NO. 3 – **omit** under Exemptions – c) Removal of hazardous trees

SECTION 13 – HAZARD LANDS

Hazard lands are often identified by the Ministry of Transportation and Infrastructure or through studies conducted by registered professional engineers.
No changes

SECTION 14 – IMPLEMENTATION

Sect. 14.8 Agriculture Land Commission – brief explanation was given regarding permitted uses within the ALR that may be regulated but must not be prohibited by local government versus the list of permitted uses that are allowed in the ALR, unless prohibited by a local government. IE. Equestrian Facility would be an example of a permitted use that may be regulated, but not prohibited by local gov.

It was noted that the ALC will be meeting with the Regional District, this fall regarding the OGC and ALC Delegation Agreement.

Sec. 14.7 – Enforcement is currently processed by Regional District staff, as directed by the Regional Board.

9. OTHER BUSINESS

Change in land use Designation: Lot 1, Plan 23632, Sec. 17, Twp. 85, Rge. 20. (SAH)

- due to land owner going through an OCP and Zoning Amendment application back in 2000, it was requested that the committee re-consider the SAH designation across this land parcel.
- Different than other designation changes in this 2nd Draft that have not been through a specific OCP/Zoning applications process

It was agreed that due to a previous application process, this **subject property be changed back to LDR and MDR designations** to reflect OCP and Zoning Amendment By-laws as adopted by the Regional Board in 2000.

10. REVIEW OF TAC MEETING COMMENTS ON 2nd Draft NPFA-OCP

School District No. 60

- give 'high priority emphasis in OCP related to possible future School Site Acquisition request
- new school sites should not be located in close proximity to major controlled hwy access

District of Taylor

- STMA supported by Taylor
- Pleased to see direction in OCP to review Home Based Business zoning regulations
- Strengthen wording around importance of 'protection air shed' and include 'air quality' to criteria list for proposed Industrial Land Use Study

Northern Health Authority

- satisfied with wording related to subdivision of less than 4 acres, subject to 'appropriate soil conditions;
- NH agreed with working together with RD and Ministry of Transportation and Infrastructure to research 'alternative on-site sewage systems in rural area'.

City of Fort St. John

- City concerned that OCP implies that city will extend services, and notes, that at this time, services to the rural area will not be extended, but they will continue to collaborate with the Regional District, to support policy direction for rural subdivisions that will be compatible to those servicing standards within the city. (Subdivision Serving Standards)

Ministry of Transportation and Infrastructure

- MOT is concerned that OCP does not have 'setback distances' for dwellings from oil and gas facilities.

Site C - it was suggested that the OCP should recognize that RD is a participant in review process.

Ministry of Environment

- check map boundaries for parks with MOE or ILMB
- consider incorporating 'habitat protection' and 'connectivity' wording in Sec. 9 of Plan.

Ministry of Energy, Mines and Petroleum

- Suggested new wording to Sec. 1.5.2. No. 8 (pg. 14) "That the NPRRA (North Peace Resource Review Area) be retained and in the interim, over the course of the next year, the RD and EMPR will engage in a process to develop long term strategy/standards that will focus development on identifying: where there are 'no go areas' / where no surface access will be allowed / where directional drilling should be used; etc."

Sec. 1.5.2 Growth Management No. 8 re: NPRRA

The **committee agreed to leave Policy No. 8, Section 1.5.2 as written** in the 2nd Draft NPFA-OCP. It is recommended that the Regional District use this as a 'starting point' in working towards a solution related to any long term strategy plan/standards to be followed by the Oil and Gas industry.

It is understood that the intent of the NPRRA was not to keep it in perpetuity, however, retain the existing wording until action is followed up. It was noted that once proposed Standards are in place, such standards should be applied across the entire region.

11. TERMINATION Meeting terminated at 4:05 p.m.

Debbie Kunz, Recorder