



Rural Official Community Plan
South Peace Fringe Area Official Community Plan
Technical Advisory Committee
Minutes

Date: May 11, 2010
 Place: Peace River Regional District office

Time: 1:30 pm

Committee: Kevin Henderson (City of Dawson Creek)
 John Malcolm (City of Dawson Creek)*
 Peter Thomas (Village of Pouce Coupe)
 Rob Crisfield (District of Chetwynd)*
 Yvonne Pearson (Ministry of Transportation and Infrastructure)
 Kerry Clark (Ministry of Agriculture and Lands)
 Tim Bennett (Ministry of Tourism, Culture and the Arts)
 Scott Fraser (Ministry of Environment)*
 Matthew Justice (Ministry of Energy, Mines and Petroleum Resources)*
 Crystal Brown (Northern Health Authority)
 Michelle Truong (Northern Health Authority)
 Rob Dennis (School District 59)
 Larry Espe (School District 60)*
 Nick Weswick (School District 60)*
 Martin Collins (Agricultural Land Commission)*

(* participated via teleconference)

Staff: Debbie Kunz, Assistant Manager of Development Services
 Jodi MacLean, Project Planner

1. **CALL TO ORDER**
 Meeting was called to order at 1:35 pm.
2. **INTRODUCTION**
 Debbie Kunz provided an introduction regarding the purpose of the Official Community Plans and the Technical Advisory Committee.
3. **RURAL OFFICIAL COMMUNITY PLAN**
 Jodi MacLean provided an overview of the area and communities the Rural OCP covers. He described the timeline of the OCP's preparation, including the community meetings and the OCP's intended structure. The text and maps of OCP are currently being drafted.
4. **SOUTH PEACE FRINGE AREA OFFICIAL COMMUNITY PLAN**
 Debbie Kunz provided an overview of the area and features the SPFA OCP covers. She described the timeline of the OCP's preparation, including the Community Advisory Committee and a summary of the survey results. Currently this OCP's text and maps are under draft development.

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5. **TAC MEMBER COMMENTS, QUESTIONS & RESPONSES, AND GENERAL INPUT**

Debbie and Jodi asked each member regarding any input they could provide to the OCPs' development, including an update of their ministries' or agencies' activities within the plan areas and any relevant issues they are facing.

Rob Dennis (School District 59)

- ◆ Elaborated upon an April 2009 letter (see attached) that the school district sent to the Ministry of Education (cc'd to MLA Blair Lekstrom of Ministry of Energy, Mines, and Petroleum Resources and the PRRD) regarding problems with oil and gas drilling near rural schools (specifically about complaints of odours at Tate Creek Elementary School from a nearby rig). In particular, Parkland School and Tate Creek School are experiencing multiple levels of oil and gas activity in their vicinity with odors and the safety of students and staff being ongoing concerns.
- ◆ SD59 is coping with declining enrollment and catchment area redesign; Tate Creek and McLeod schools are in danger of falling below 40 students causing a review for their sustainability.
- ◆ The School Board sees the inequity of subsidizing one school (with low enrollment) at the expense of another (with high enrollment).
- ◆ SD59 in discussion with Moberly Lake IR bands regarding operation of the school.
- ◆ Challenges of urban/rural busing routes and catchment areas, approx. a third of students from rural area go to urban school.
- ◆ Additional public schools operated at colonies (Peaceview and South Peace).
- ◆ Received complaints about conflicts (close calls) between industrial traffic and school bus, especially during loading/unloading of students.

Larry Espe & Nick Weswick (School District 60)

- ◆ Dealing with crowded schools, including Charlie Lake Elementary and fast-growing school at Prespatou, and flat or no growth at Clearview and Upper Pine, declining at Hudson's Hope School.
- ◆ Using catchment areas to help deal with student population levels at each school.
- ◆ Looking at reconfiguring system to create a middle school.
- ◆ The school district helps with a small Mennonite school in Montney.

Yvonne Pearson (Ministry of Transportation and Infrastructure)

- ◆ Describes her role in subdivision as the Approving Officer.
- ◆ The Ministry is in favour of buffering measures between residential and industrial properties (source of many complaints).
- ◆ The Ministry is in favour of using frontage or backage roads rather than having access points along controlled access highways (Hwy 2, 97, 29, 49, DGR).
- ◆ The Ministry can help provide information on gravel sources required for OCP mapping.
- ◆ Subdivisions sometimes require archaeological assessments, determine by referral to government Archaeological Branch, assessment done at landowner's expense.
- ◆ Subdivisions sometimes require geotechnical studies, during site inspection they assess on whether to request a study, at landowner's expense, check for 1:10,000 chance of occurrence of natural disaster.

Peter Thomas (Village of Pouce Coupe)

- ◆ Everything is fine, no comments.

Kevin Henderson (City of Dawson Creek)

- ◆ City is seeing a lot of development.
- ◆ Land identified for development in the SP Comprehensive Development Plan has been incorporated into city (at corner of DGR + Hwy 97, area south of Multiplex, and area north of town).
- ◆ Services being planned for extension into SP CDP areas at landowners' expense (developer driven).
- ◆ Regional District operates Friesen Sub sewer service and City has main water line from Arras close to SP CDP areas being developed.
- ◆ Refers watershed points for OCP to their Watershed Steward Peter Caputa.
- ◆ Development Permits should apply to new development in SP CDP area.

John Malcolm (City of Dawson Creek)

- ◆ Would like to see development directed to areas identified in SP CDP rather than other places on the periphery, there is likely a 5 to 10 year build-out on this SP CDP land, this OCP could help look at areas for further expansion.
- ◆ SP CDP has built-in measures for buffers and urban/rural road divides.
- ◆ City is interested in watershed protection measures on a regional basis.

Crystal Brown (Northern Health Authority)

- ◆ Informed the group regarding changes to their Ministry, now called 'Ministry of Healthy Living and Sport' and expanded mandates involving anti-sprawl and local food initiatives.
- ◆ Experiencing frustration in coping with the 2005 changes to rural sewage regulations, the new system is not working well, receiving many complaints, Registered Onsite .
- ◆ Few ROWP – Registered-Onsite-Wastewater-Practitioners (5 in the north – resistance to new organizational requirements for educational courses in Victoria + paper work) are being forced to work in difficult system (tests have shown that some are under-qualified), black market for lagoons created by non-practitioners, frustration in working with inadequate lagoon standards for climatic + soil conditions of northeast.
- ◆ No problems in West Peace where septic fields are built.
- ◆ We allow holding tanks on parcels of land that are all ready created where another sewage system will not work or the existing one is failing. Northern Health will not approve subdivisions based on holding tanks.
- ◆ Some problems from oil+gas camps – Type 2 & Type 3 Systems (aka treatment plans) are failing even though they are supposed to be built by qualified engineers. The effluent is supposed to go to the treatment plant where it receives initial treatment and then is discharged into a field for final treatment. The problem that Northern Health and OGC was having is that the fields were missing and it has been sometimes just discharge going into a field from one open pipe.
- ◆ New meat inspection regulations are being integrated into system.
- ◆ There has been discussions between their Ministry and the Ministry of Transportation regarding proof-of-water at subdivision stage.
- ◆ The northeast is the only area that does not require proof and there is confusion as to what would qualify as 'proof' since water table is so low and most haul water.
- ◆ Participating with Regional District in studying alternate systems that would permit lots less than 4 acres.

Kerry Clark (Ministry of Agriculture and Lands)

- ◆ Re-iterates the importance of agriculture to the area and quality-of-life factors involved.

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- ◆ There are challenges between urban and agricultural borders, and some conflicts between agricultural use of land with requirement of industrial development.
- ◆ Notes that much of the higher class soils are located near urban areas, like City of Dawson Creek.

Tim Bennett (Ministry of Tourism, Culture and the Arts)

- ◆ Explains an initiative to establish recreation sites and trails, community clubs are bringing forth trail plans.
- ◆ They are working with the Regional District to provide improvements to Sundance Lake to help reduce nuisances (litter, fires, etc.) and provide public restroom. Want to establish organized trails and destinations (ie. cabins) to attract ATV users away from private properties and valued areas, like watersheds.
- ◆ Would like to establish a recreation site at Gundy (working with recreation group).
- ◆ Notes that the ALC non-farm use (or exclusion) application fee is a large hurdle for non-profit groups, especially on lands they don't even hold tenure on.
- ◆ They work with clubs to avoid environmental damage.
- ◆ They are often in competition with oil+gas companies for road/pipeline right-of-ways (cut each other off and disruptions from clearing + development).
- ◆ Working on legalizing highway crossings for ATV/snowmobiles.

Scott Fraser (Ministry of Environment)

- ◆ Appreciates co-operation and assistance with work that needs to be done. They are working on producing a list of 'conservation lands' – areas that were set aside over the years for conservation and protection, but not tracked. Now they are scattered throughout the region and they need to find out where and for what purpose the lands were conserved.

Martin Collins (Agricultural Land Commission)

- ◆ The ALC is interested in seeing industrial activity kept in cities and away from farmland. Encourages right-to-farm.

Matthew Justice (Ministry of Energy, Mines and Petroleum Resources)

- ◆ Interested in reviewing public survey results but has no comments at this time. Refers oil + gas related issues to OGC representatives.

4. Other Matters

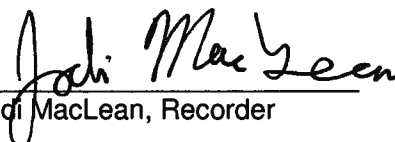
Interest by several members to review public survey and background studies and reports. Available copies were handed out and all participants were emailed links to website where all background information can be accessed.

Available at:

http://prrd.bc.ca/services/development/planning/official_community/south_peace_fringe/index.php and at www.ruralocp.ca

Next TAC meeting to be announced. PRRD will forward a copy of the draft plan, when available, and then schedule a TAC meeting.

5. MEETING was terminated at 3:00 pm.


 Jodi MacLean, Recorder