

Issue #1 – Agricultural Land

- ALR lands are not created equally (all classes)
- There is a lot of really good Ag land that is not in the ALR and parcels of poorer land that are in the ALR
- Agricultural practices here are not lucrative enough
- Many farm ops are subsidized by other economic activities
- Small service businesses are an effective economic development option

Rec. 1

- There are tolerable alternative uses for agricultural land
- In some cases there should be community/individual uses of land in the ALR
- Some alternative activities should be allowed, according to specific guidelines
- How do we support the farmers on the land by the diversification of business opportunities?
- We need to broaden financial opportunities by having a second job/income that directly assists with the viability of farm operations
- Applications for non-Ag use on ALR and Ag land must be accompanied by a business plan that outlines how the farm operation will remain viable
 - o Visual considerations
 - o Siting
 - o Must defend how/why (show you were a viable and bona fide farm before application is made)
 - o Thresholds
 - o Effects on neighbours

Rec. 2

- Consolidation
- Subdivision – new residential
- ALC process already supports this
- The OCP should support this process
-

Rec. 3

- Community need (rural settlement) –or- that the parcel in question
- If ALR exclusion is supported, it must be done according to a clear set of criteria (constraints, thresholds)

Rec. 4

- Stand-alone

Rec. 5

- Encouragement of subdivision of non-ALR lands where in settlement areas
- Social and economic value
- Residential security needs to be considered
- And encourage the expansion of fire-services

Rec. 6

- The location of Oil and Gas and its impact on neighbours
- Setbacks are reciprocal and are the shared responsibility of the parties on BOTH parcels of land
- Recognize that O&G activities are taking place in the region. The PRRD encourages the consideration of Oil and Gas activities and minimize the impacts on surrounding land and farmland operations, including developments, infrastructure and businesses (this should be moved to another section)

Rec. 7

- Involve more rural residents

Rec. 8

- Move to the water uses (encourage compliance with)

Rec.9

- Take out SPEDC

New Recommendation

- Crown land agriculture land – propose the leasing of agricultural land
- There may already be a provincial designation or direction set to address the Crown land issue
- Site specific assessment against criteria

New Recommendation

- Subdivision of alienated properties is separate
- Subdivide the land on the corner, the land will likely change in use to residential (other uses with negative impacts must not be supported)
- Scale is critical

Issue #2 – Water Supply and Management

Rec. 1

- Kitskatinaw watershed is recognized unofficially as a watershed though it is not likely to be designated as it is too large
- Legislation does not currently apply to private land, only Crown land
- Establish RAR (Riparian Area Regulations) for the SPFA
- Adopt the values from the Ministry of Forests on riparian areas
- Ask Deb/WCEL about concurrent jurisdiction and riparian area management (i.e. Crown, private land owners)
- The OCP should include riparian area management guidelines
- Problems: Brassy Creek – contaminated (coli form) from Ag practices (cows, manure) and Industry
- Comprehensive watershed management plan
 - o Working in DC in partnership to promote the objectives of the watershed plan
 - o “the District” is committed to moving the Comprehensive Watershed Management Plan forward in collaboration with Dawson Creek and all stakeholders

- Consider the management and protection of all rural water supplies, surface water, streams, wells, monitoring of domestic water use, comprehensive strategies
- Swan lake watershed
- Need or identify a long-term sustainable water supply for the SPFA users both rural and urban, including financing, City DC, P.Coupe, Reg. District

Rec.2

- The OCP supports the protection of riparian areas

Rec. 4,5,8

- There should be more regional, long-term collaboration to develop a sustainable water source
- Education on water issues
- Incentives to development

New Recommendation

- Management and protection of the rural water supply – quality and quantity
- All rural watersheds require a comprehensive management strategy

New Recommendation

- Decrease industrial use of water
- Identify that industrial use of water has significant impacts on the aquifer – the importance of long-term monitoring
- Promote dialogue within government levels for industrial water use management and investigate options of industrial water use conservation

New Recommendation

- Encourage the District to explore a new, long-term sustainable water source, as well as financing for its development

Side Discussion on Rural Character

- natural aspects (wildlife, trees, valleys, views)
- Quiet, absence of noise, absence of dust
- _____ of lots of people
- Abuse of vehicles
- Privacy, independence
- Ability to go and muck about
- Safety from other humans
- Flexible
- Physical space
- Connection to people, community, neighbourhood
- Extended family
- Self-sufficiency
- Affordability
- Mutual assistance
- Freedom to go somewhere that is not crowded
- Freedom to yell out the backdoor
- No money spent on window curtains
- Ability to use what is available

- Ability to improvise
- Know your neighbours
- Farming

Issue #3 - Transportation

Rec. 1

- Emphasize that it must be expedited ASAP
- Safety to be prioritized
- Improvements to Highway 97 (N)

Rec. 2

- Good (Alaska Highway and Hart Highway – include these especially in the OCP)
- Include all highways (Heritage, Spirit, Alaska)

Rec. 3

- Height of overpasses are too low to allow for movement of many loads
- Transportation where it is needed; tie it to local economic development

Rec. 4

- RD ask Ministry of Transportation undertake a road-assessment by an independent consultant (not CRS) to determine a 5-10 year plan on allocation of resources according to areas of priority (a road assessment process)
- Effectiveness of RTAC is questionable

New Recommendation

- The District pursues and encourages improvements to the rail service in the South Peace

Issue #4 – Local Economic Development

- Have to find a way to make mixed-use nodes applicable in a large rural context
- Small-scale business in residential areas (i.e. Art gallery)
- Explore – regional board can consider the development proposed to mixed-use idea
- Economic development and employment being considered is a good idea
- Aging demographics – may need to include assisted living opportunities

Rec. 1

- Like
- Any economic development planning or a business plan in place

Rec. 2

- Agree
- Review home based business (HBB) policy (encourage and mitigate negative impacts)

Rec. 3 & 4

- Direction for SGAS to do further research and formulate policy

- Need to focus where mixed-use nodes will occur and what kind of businesses it would attract

Rec. 5

- Landscaping bylaw could be implemented
- Should be implemented on all new development

Rec. 6

- HBB – relooking at HBB, # of employees, parking, footprint size
- If it helps support employment
- Success has to be re-evaluated and may need re-zoning or relocation if necessary
- Need to achieve a working balance