



ISSUE PAPER RECOMMENDATIONS - Notes

(continued from April 24, 2009)

Date: May 13, 2009
Time: 6:00 p.m.
Place: Northern Lights College – Dining Room, Dawson Creek

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

Wayne Hiebert, Director of Electoral Area 'D'

Tom Lancaster, Smart Growth Advisory Services

Advisory
Committee:

Neale Norman
Ian Marchuk
Linda Fontaine
Barbara Swail
Kerry Clark
Ruth Viener
Iva Tuttle
Christine Aylward
Judy Madden

1. CALL TO ORDER 6:00 p.m.

The following notes are a summary of the discussions as they relate to Issue Recommendations

2. Issue Paper discussions and recommendations

Climate Change notes

An overview of Climate Change was given.

A brief explanation was given on the Regional District's recently established Peace Region Climate Change Task Group that is a collaborative effort among all local government in the region to address climate action. This project does not involve the communities of the City of Dawson Creek, City of Fort St. John or District of Hudson's Hope, as they have already initiated or completed similar work.

- The Regional District has also launched into the development of an Energy and Emissions Action Plan, to support sustainable community energy consumption and greenhouse gas (GHG) emissions.
- The primary objectives of the project for each local government are:
 - 1) address requirements of Bill 27, to establish GHG reduction targets and measures that can be included into the OCP's;
 - 2) meet program requirements for the Partners for climate protection;
 - 3) meet the commitments under the provincial Climate Action Charter;
 - 4) promote buy-in to the results of the process that will facilitate the implementation, involving the public, the local governments and other stakeholders as necessary.
- the targets that result from the Energy and Emissions Climate Action Plan for this regional will be adopted into the SPFA-OCP
- it is felt that sustainability needs to be a consideration in all aspects of this OCP
- a federal program relating to 'farming carbon green credits' being supported in Alberta, was

questioned as being effective, since most farmers are very conscientious about sustainability, and more emphasis should be placed on the oil and gas industry to strive for sustainability.

- In order to obtain true sustainability it was agreed that a base line inventory must be taken, in order to know how to work towards reducing impacts.
- Will the Energy and Emissions study include inventory over Crown land? No, crown land is not part of this project/
- Too many of these project initiatives come from the southern part of the province, and in many cases the regulations being suggested do not fit into this region.
- There was concern expressed that there is too much layering or redundancy in these recommendations, as some of these issues are addressed through federal or provincial legislation.
- Discussion pursued in regards to the provincial legislation that changed sewage disposal systems. The new regulations have created higher cost to the developer and impose systems that are not practical for the north, or for soil conditions that exist here in the Peace.
- Sustainability has been a repeated focus throughout all the issues identified.
- All too often it is the rural residents who act and live in a more sustainable manner than do municipalities and their urban residents
- Sustainability is very important to this area and it needs to be identified and incorporated into the OCP. Many people in this region have been practicing good stewardship and sustainability for generations.
- To date 'sustainability' was not an identified issue, however additional work could be done.

New: To incorporate “**Sustainability goals**” into the SPFA-OCP.

Issue # 4 Climate Change

- 1) Support the BC Climate Action Charter, by developing strategies to achieve carbon neutral district operations by 2012 and create more energy efficient communities.
Recommendation OK - this policy speaks to future district (local government) operations in addition to the general community's direction to work towards energy efficiency.
- 2) Support and encourage the Provincial Government initiatives to enact legislation to provided local governments with the necessary tools to better address climate change and energy efficiency issues.
Recommendation OK - the provincial government will assist with setting base lines
- 3) Incorporate climate change impact and mitigation measures when reviewing new development applications and undertaking long-term planning initiatives.
Recommendation OK - it was noted that Regional District may set goals that will promote new developments to consider both mitigation and adaption measures.
- 4) Engage the community by raising awareness respecting climate change and promote community wide emission reductions and carbon neutral initiatives.
Recommendation OK - it is very important that there is clear information sharing, two way discussions and education initiatives, which all assist with better communications.
- 5) Include a Development Permit Area for energy efficiency.
Recommendation - generally OK - concern expressed that this will impact the 'single family dwellings' and rather it should reach out to heavy industrial developments.

New 6) Base line information be established in order to address the Greenhouse Gas long term reduction strategies.
Recommendation OK - suggested extending the plan boundaries in order that these new policy directions would affect a greater area to include where industry extraction occurs.

Alternative Energy

Overview of Issue given, including why is it important and examples of alternative energy projects were briefly described in communities found throughout the province, including some projects in Dawson Creek and area.

- should this issue be renamed: **Renewable Energy** - it was generally agreed that some energy sources may not be renewable but they are 'low impact' energy sources.
- Alternative energy sources are a great principle, but care needs to be considered to the overall costs and effects of such projects.

Issue #5 Alternative Energy

- 1) Identify and implement ways to save money and conserve energy in civic facilities (ie. community halls) and throughout the entire community.
Recommendation **OK** - *change 'civic' to 'institutional'*
- 2) Investigate specific policy strategies that can be used to influence energy use and emissions within the community. This may include: rezoning policies, development permit areas guidelines, service area by-laws, development cost changes, tax exemption bylaws, parking management policies, recycling programs and landfill restrictions.
Recommendation **OK**
- 3) **Re-word:** Explore opportunities for green energy generated power with minimal community or environmental impact.
- 4) Promote energy efficient building design and building practices as demonstrated through recognized building certification programs such as R-2000, Built Green Platinum and LEED.
Recommendation **OK** - *there should be some consideration to the amount of waste created each day by many and this waste should be reused vs. chasing new alternative waste projects.*
 - *Suggested policy categories 'energy production' as well as 'energy conservation'*
 - *OCP policies may support the use of incentive programs or initiatives for area residents'*
 - *Comment passed again in relation to 'layering' provincial or federal work already existing*
- 5) Consider undertaking a Community Energy and Emissions Plan to evaluate existing energy use and GHG emissions. **OK SPFA-OCP to x-reference and support the regional based proposal for an Energy and Emissions Plan ongoing with the PRRD..**

New 6) Support eco-industrial networking opportunities in the plan area. (ie. waste from one industry, to be re-used by another).

New 7) Industrial and other new development are encouraged to capture waste heat energy and share it with other users.

Issue #6 Public Participation

Overview of Issue given, with an agreement to all the recommendations (1, 2, 4, 5, and 6) with the exception of **omitting** No. 3 recommendation.

- a suggestion for supporting a 'Community Council' who's focus would be to encourage organized public participation.
 - the question was asked; does communication have to be developed through a program, or is the implied opportunity for public participation sufficient?
 - agreement by CAC that communication be clear, organized and promotional education campaigns may assist greater public participation.
- 1) Establish a proactive and comprehensive public participation program for future (community) planning and development issues that may arise during the life of the SPFA-OCP. **OK**
 - 2) Provide diverse opportunities for citizens to participate in local planning and government through notification and outreach programs, including; public meetings, workshops and information sessions, complemented by early notification of upcoming meetings and hearings. **OK**
 - 3) Review the policy and planning directions within five years of the effective date of the OCP. **OK**
 - 4) Explore means to establish a public education and awareness program on a variety of planning and development issues. **OK**

- 5) Make a copy of the SPFA-OCP available to schools, libraries and other public facilities. **Ok**

Development Permit Area

Overview of what are and how do Development Permit Areas work, including the types of DPA's.

The Regional Districts may establish Development Permit areas, for such purposes of protecting the environment, protect farming, or protecting life and property from hazardous conditions, establishing guidelines for the form and character of new commercial or industrial developments, etc.

When a parcel of land is within an established DPA, the land owner would be required to apply for a development permit prior to building or subdividing. The Reg. District must state the type of DPA, the justification for the DPA and the guidelines which must be met.

- some members felt that there is already too much regulation, and that land owners should be able to do as they please, subject to respecting the neighbour.
- The ALR is already too much regulation. The ALR is a land use zone.
- DPA's do NOT apply to 'Single Family Dwellings' but rather may set forth guidelines for the form and character for new multi-residential developments.
- Are DPA's a form of micro-management?
- DPA's can NOT be used against 'oil and gas developments' as these are considered to be a 'temporary land use'.
- DPA's created for the protection of the environment is most defensible.
- DPA's can be used as a planning tool to 'protect land owners or the community' against specific conditions or developments.
- **OCP Designations** vs. **Zoning** vs. **DPA's**
- future direction for land use *- regulation on the land* *- additional guidelines*

Issue # 8 Development Permit Area

It was generally agreed that all the recommendations (1, 2, 3 and 4) be accepted as written.

- 1) Identify land where the application of DPA's would be most appropriate and effective. This process should also include the identification of land uses that would only be considered under a DPA. Recommendation **OK**
- 2) Establish DPA guidelines for the SPFA. These guidelines should be supported by diagrams and images. Recommendation **OK**
- 3) Explore the benefits of enacting regulatory bylaws to supplement the enforcement of DPA's. Recommendation **OK**
- 4) Consider the adoption of DPA's for the protection of farming from industry. This may include requirements of screening, landscaping, fencing and siting of buildings or other structures in order to provide for the buffering or separation of development from adjoining or reasonable adjacent land. Recommendation **OK**

- 3. **NEXT STEPS:** What will CAC's involvement be in reviewing the proposed DPA's?

A number of **Development Permit Areas will be drafted** for review and comment by the CAC.

- The Issues Papers will now be revised based on the CAC members input.
- Suggestions from CAC will be sought on how best to deliver the Background Report to the community.

- 4. **NEXT MEETING** - not specified.

- 5. **TERMINATION** - 9:00 p.m.