

SOUTH PEACE OCP DEVELOPMENT PREFERENCES WORKSHOP

DATE: FEBRUARY 12, 2009

LOCATION: PRRD OFFICE

- Need for rural residential close to town
- Subdivision of lots less than 10 acres
- Locate industrial commercial along the dangerous goods route
- Swan Lake protected area – expand
- Tupper Creek/Pouce River propose a green area for recreation (6x1/4)
- Area north of town along McQueen Lake
- Cut down on travel time for Industrial by locating services appropriately
- Provincial legislation – one size does not fit all
- ALR needs to consider site specific conditions
- McQueen's Slough, riparian area, green space
- Protect water and water course; Riparian zones, 30 metre setback
- Development Permit Areas for Swan Lake; may need a Secondary Plan just for this area; what can it support, day recreation, year-round use
- McQueen/Bear Mtn. Trail
- Protect all rivers, creeks, water resources
- Commercial/industrial development should be concentrated around the city not spread out into the county; located in nodes or ribbons along DGR (dangerous goods route)
- Expanded growth for residential; north facing slopes south of town are ideal;
- Commercial in South Dawson area
- Abandoned quarries as parking lots or used for commercial/industrial
- Buffer around industrial areas to screen from noise, dirt, dust aesthetics, safety; plant trees to shelter neighbours; reconcile traffic patterns
- Walking trails in residential areas
- Safety is becoming an issues with respect to industrial development; chemicals stored in populated areas
- Ring development
- Expand Swan Lake recreational area but with a cap to protect riparian/recreation/nature
- Water supply may limit growth in the city
- Kitskatinaw River must be designated and recognized as a watershed
- Need unified voice in order to move things forward to the Provincial Government
- Disagree with the lack of consultation coming from the side of the Energy Resource Industry
- Transportation costs are rising
- Locate future residential development in Briar and Bear Mtn, some ¼ sections, some in Tomslake, stay safe distance from Tupper
- Prevent logging in certain areas
- Walking or riding trails between DC and PC
- If HBB are allowed need to give consideration to increased traffic, noise; notify neighbours
- Market gardens along Pouce River
- Tannery business
- Need to diversify the resource base; not just Ag and O&G
- Bylaw enforcement; tension over lack of enforcement
- Bylaws need to be clear and evenly applied