



PEACE RIVER REGIONAL DISTRICT

North Peace Fringe Area Official Community Plan

Overview of Public Engagement

August 2018

diverse. vast. abundant.

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Introduction

The first draft of the updated North Peace Fringe Area Official Community Plan (NPFA OCP) was released in early January 2018. The first draft was released to gather input from the general public to see if the proposed changes are “on the right track” through public engagement activities. The purpose of this report is to summarize the public engagement that took place following the release of the draft NPFA OCP.

This report includes two sections:

- **Overview of Public Engagement:** describes the public engagement activities that took place in January and February 2018.
- **Summary of Input Received:** provides an overview of the key themes that emerged from the public input.

Overview of Public Engagement

Following the release of the first draft of the NPFA OCP in January 2018, the project team held a round of engagements that included public open houses, an online survey, and meetings with individuals and community groups. The online survey and open houses were advertised online, through the newspaper and radio, and on community bulletin boards to reach as many residents as possible within the North Peace Fringe Area.

Online Survey

The online survey was available from January 11 to February 28, 2018. The survey was completed by 28 individuals. A summary of responses received through the online survey are included in **Appendix A: Survey Results**.

Public Open Houses

The following NPFA OCP open houses were held:

NPFA OCP Open House #1:	NPFA OCP Open House #2:	NPFA OCP Open House #3:
<ul style="list-style-type: none"> • Thursday, January 11, 2018, 5:00-8:00 pm • Baldonnel Elementary School • Number who attended: 8 	<ul style="list-style-type: none"> • Friday, January 12, 2018, 3:00-9:00 pm • Pomeroy Sports Centre • Number who attended: 19 	<ul style="list-style-type: none"> • Saturday, January 13, 2018, 1:00-6:00 pm • Charlie Lake Community Hall • Number who attended: 36

At each open house, attendees had one-on-one conversations with members of the project team and were invited to provide written comments and mark-up the maps.

Correspondence and Individual Meetings

Written correspondence in regard to the NPFA OCP was received from twelve individuals. PRRD Planning Staff also met one-on-one with a number of individuals and community groups to discuss the NPFA OCP.

Summary of Input Received

The following section provides a summary of input received on the first draft of the NPFA OCP from the open houses, online survey, correspondence, and individual meetings. Any details that could identify individual respondents have been removed.

Project Process

- A few residents said that they had not heard about the project and requested that a mail out be sent to all residents within the North Peace Fringe Area (NPFA) to inform all residents about the project.

General Development and Services

- Some participants said that the PRRD needs to do more to advocate to other levels of government, for example with respect to rural roads.
- Comments from the survey suggest that many respondents believe that the Charlie Lake area is attractive to families and is a desirable area for growth to occur.
- Comments suggest that Charlie Lake should be the focus for growth and development in the area and that Charlie Lake acts as a major hub for the area.
- Several comments were made about concerns about the lifespan of the landfill, concerns about noise from equipment, and future plans for the dump.
- There were also suggestions for more education on operation of personal sewers, tanks, pumps, and valves on the Charlie Lake Sewer System.
- There were requests for fire protection in the Old Fort area and other services such as yard waste disposal.
- One comment stated that Charlie Lake is underserved for a community of that size, and should have services and amenities such as an arena, streetlights, sidewalks, and more paved roads.

Growth and Location of Industry in the NPFA

- Residents raised concerns regarding the lack of acknowledgement of Gravel Extraction by BC Hydro and Site C on the maps.
- There were comments that it is difficult to find Light Industrial land in the NPFA OCP area.
- One comment was made that the distinction between different types of industrial uses (e.g. Service and Light Industrial) could be identified in the Zoning Bylaw instead of the NPFA OCP.
- There were concerns about the location of industrial uses near residential areas. Comments stated that industry should not affect the nearby residential zones whether it be with light pollution, dust, traffic, or the storage of chemicals.
- There were also comments about some of the nuisance impacts of home based businesses.

Development Permit Areas

- More than 70% of survey respondents agreed or strongly agreed that commercial and industrial development along major roads and neighborhood residential uses should be subject to a development permit to preserve rural quality of life.
- One comment suggested developing a new Development Permit Area for multi-lot residential subdivisions.

Removal of Small Holdings Agriculture and Low Density Residential Designations

- Removal of Small Holdings Agriculture:
 - More than 60% of the survey participants agreed or strongly agreed that the Small Holding Agriculture Designation should be removed from the OCP.
 - The removal of this designation did not come up as a concern in conversations.
 - The Agriculture Land Commission (ALC) did not comment on the removal of this designation.
- Removal of Low Density Residential:
 - Several participants expressed concern that the Low Density Residential Designation was being converted to Medium Density Residential.
 - On the other hand, participants did not want to see agricultural land converted to residential uses.
 - Over 70% of respondents agreed or strongly agreed with replacing Low Density Residential with Medium Density Residential in order to accommodate more people without encroaching on farmland. Several commented that 4 acres is a large lot size.
- Comments suggested a desire to focus growth in the community on smaller lots and higher density. Another reason for this focus is that industrial-type home based businesses that operate on low density residential lots may impact neighbours.

Designation Changes to Specific Locations

- Approximately 60% of survey respondents strongly disagreed that land north of Highway 97, west of the golf course (Golf Course Road) be designated as Medium Density Residential.
 - When prompted why, several (at least 9) respondents answered that there should be smaller lots/higher density in the area, especially since services including the sewer system are already in place.
 - On the other hand, some discussions at the Open House indicated concerns with allowing this area to develop at a higher density than is currently permitted.
- Most survey respondents agreed with the change in designation of the Charlie Lake Caves to Civic/Institutional.
- The owners of several Industrial properties (Light Industrial) object to having their properties redesignated to Service Industrial.
- The owner of one Heavy Industrial property objects to having their property redesignated to a residential use.
- One participant suggested changing the Girl Guide Camp (near Beatton Provincial Park) to Civic/Institutional.

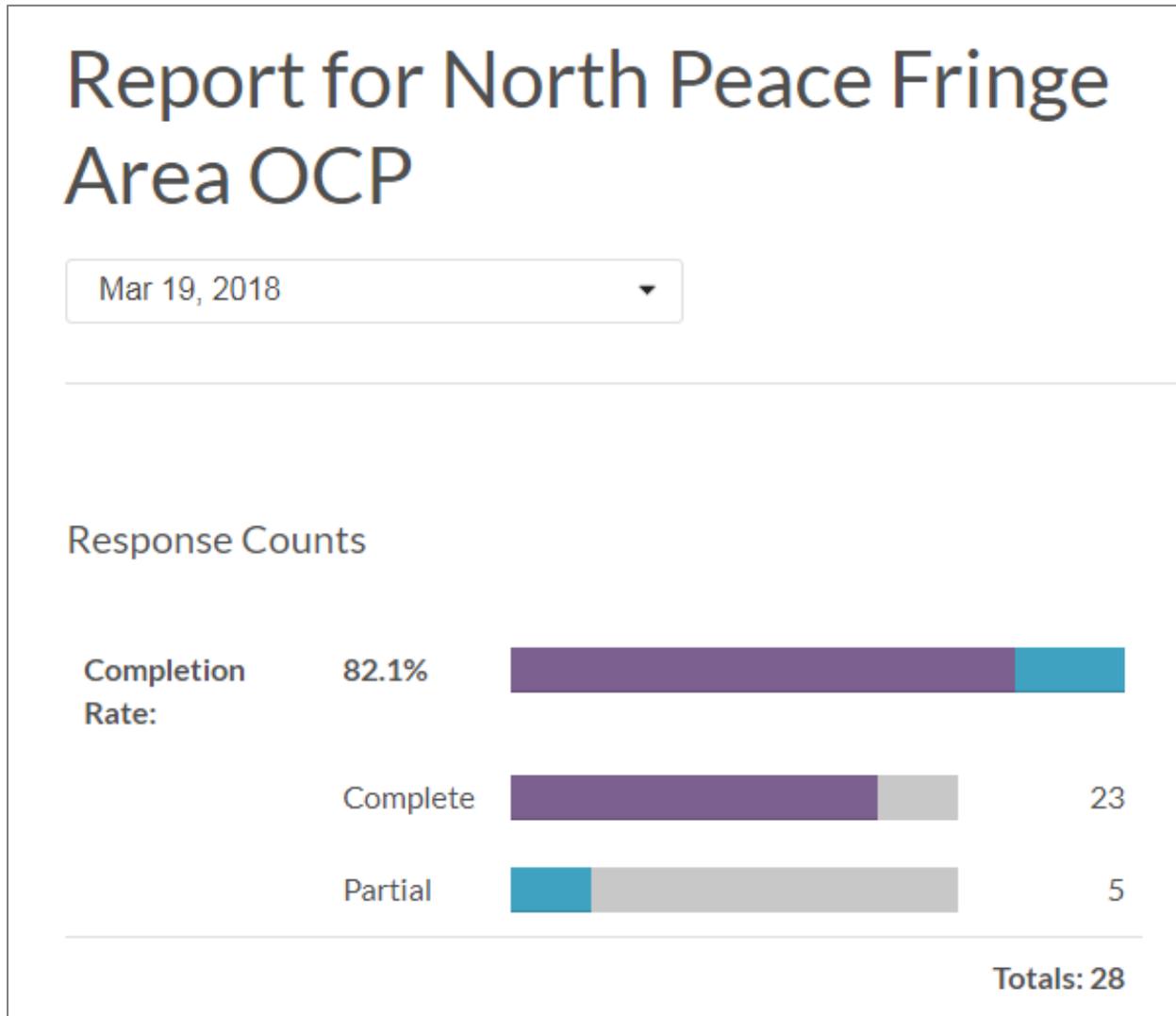
Mapping Amendments

- Add Servicing Maps
- Reduce the number of maps so that maps only cover areas where land use designations other than Agriculture are present.

Appendix A: Survey Results

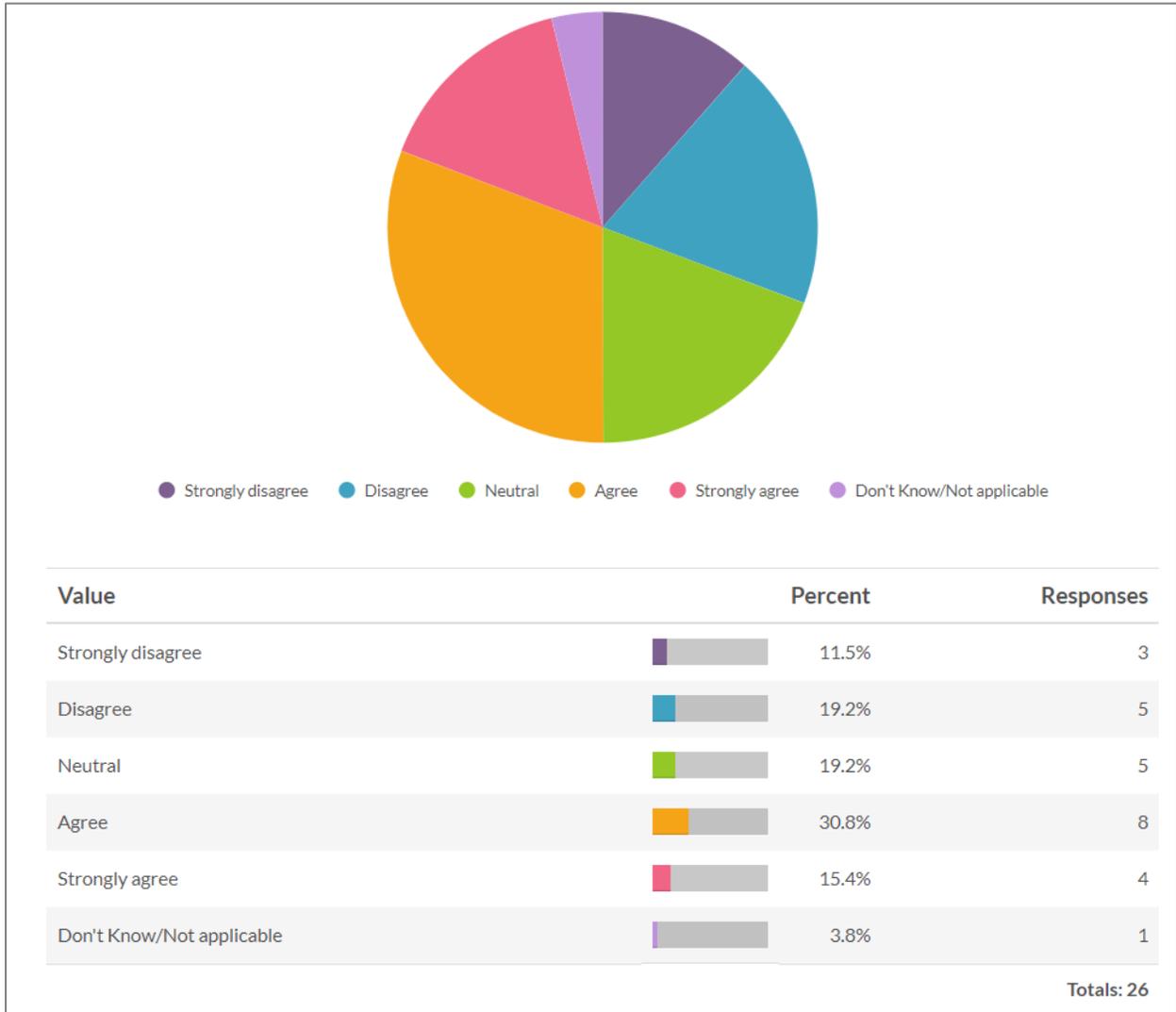
APPENDIX A – Survey Results

The survey was created on surveygizmo.com and was distributed via an online link and paper copies were available at the open houses. The results presented in the following pages represent the 28 surveys that were complete or provided partial information. Of the 28 surveys that were completed, 24 were completed online and 4 were completed on paper and input by staff.



APPENDIX A – Survey Results

1. I agree with Our Community Vision (Section 1.4 of the draft OCP)

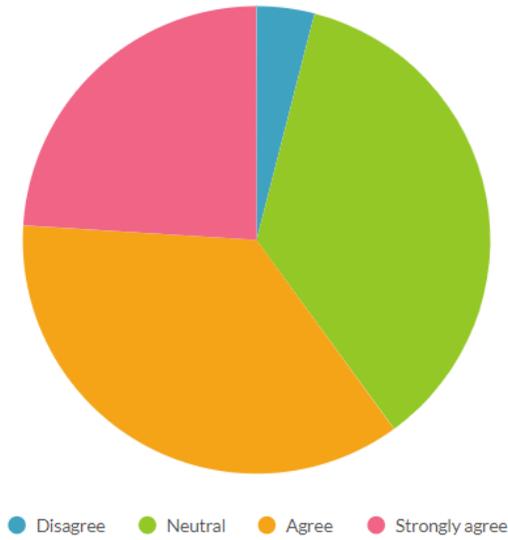


2. If no, what would you change, add, or remove?

Response
Doesn't sound like something my fellow residents would say if they were asked to create a similiar statement. Doesn't come from your average resident of NPPRRD
We need to preserve future land. All current developable land should be High Density. It will save valuable land and services (Water/Sewer/Fire/Police)
Small land for owners. Bigger land for farms.
Various Lands and Roads. Project in Past.

APPENDIX A – Survey Results

3. I agree with Our Values (Section 1.4.1 of the draft NPFA OCP)



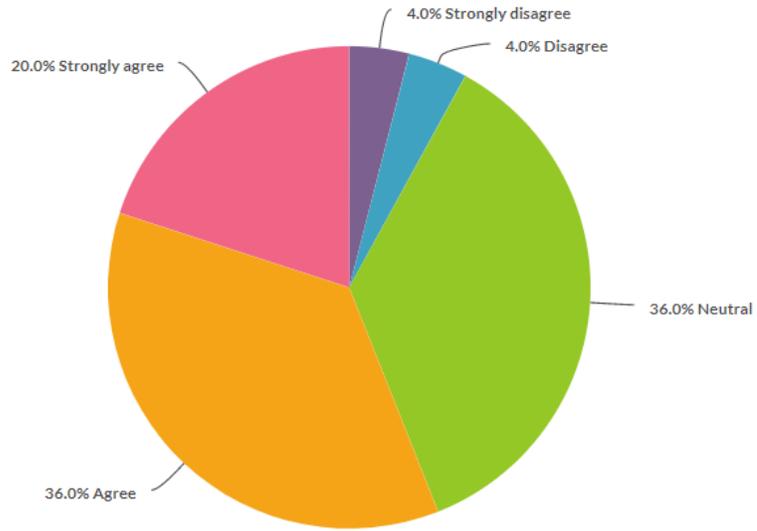
Value	Percent	Responses
Disagree	4.0%	1
Neutral	36.0%	9
Agree	36.0%	9
Strongly agree	24.0%	6
Totals: 25		

4. If no, what would you change, add, or remove?

Response
Consistency
Wrong order, to many minority groups, have to much power

APPENDIX A – Survey Results

5. I agree with Our Aims and Intentions (Section 1.4.2 of the draft NPFA OCP)



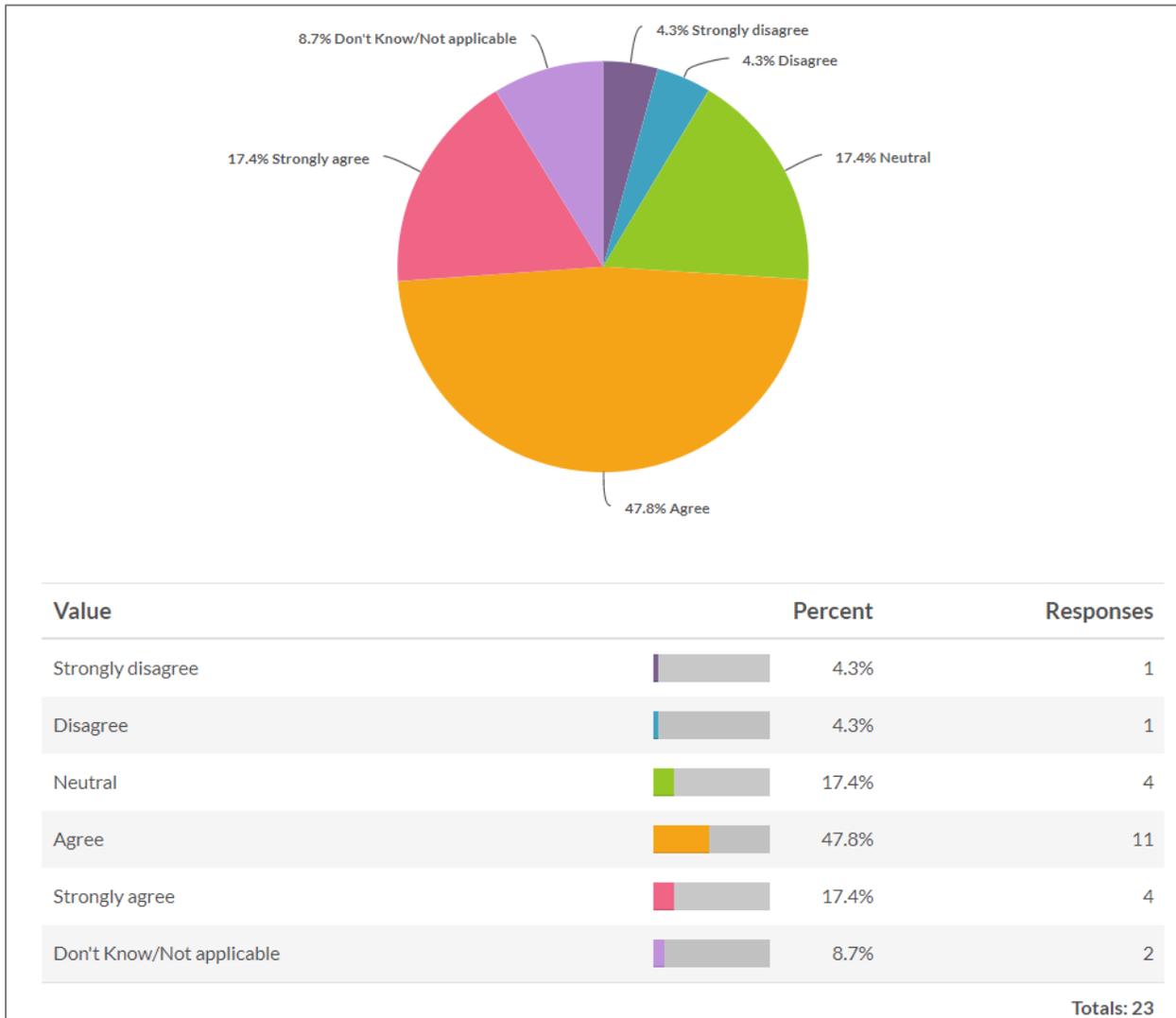
Value	Percent	Responses
Strongly disagree	4.0%	1
Disagree	4.0%	1
Neutral	36.0%	9
Agree	36.0%	9
Strongly agree	20.0%	5
		Totals: 25

6. If no, what would you change, add, or remove?

Response
Needs to be re-thought

APPENDIX A – Survey Results

7. I agree with the removal of the Small Holdings Agriculture designation from the NPFA OCP (37+ acre lots) in order to prioritize larger agriculture lots.

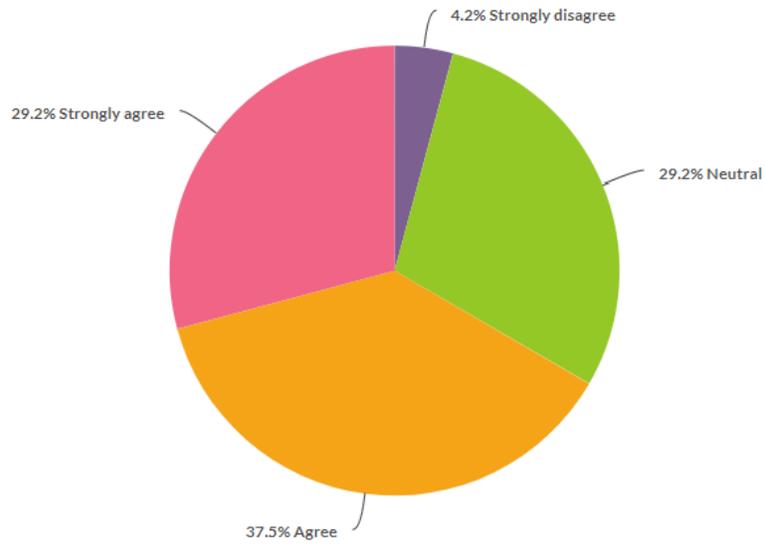


8. Why?

Response
neither agree nor disagree
Don't want commercial use on farm land.
Small farms sell their land to business guys. They get away with paying less tax in the rural areas.
Don't know what change this make or effect it will have
We need to create small holdings in AG

Appendix A: Survey Results

9. I agree with the designation of the Charlie Lake Caves site as Civic/Institutional, as shown on the Schedule B maps.



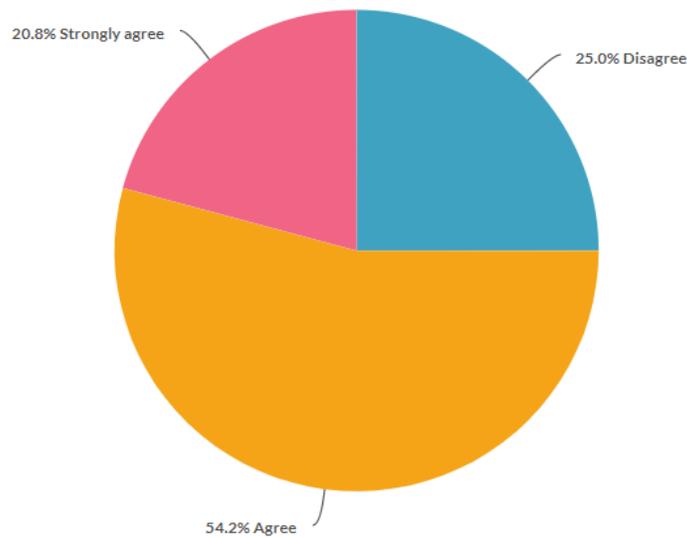
Value	Percent	Responses
Strongly disagree	4.2%	1
Neutral	29.2%	7
Agree	37.5%	9
Strongly agree	29.2%	7
		Totals: 24

10. Why?

Response
it is a part of historic value
Need more info
Lets move ahead, to expensive

Appendix A: Survey Results

11. I agree with the replacement of Low Density Residential (10 acre lot minimum) with Medium Density Residential (4 acre lot minimum) in order to accommodate more people without encroaching on farmland, as shown on the Schedule B maps.



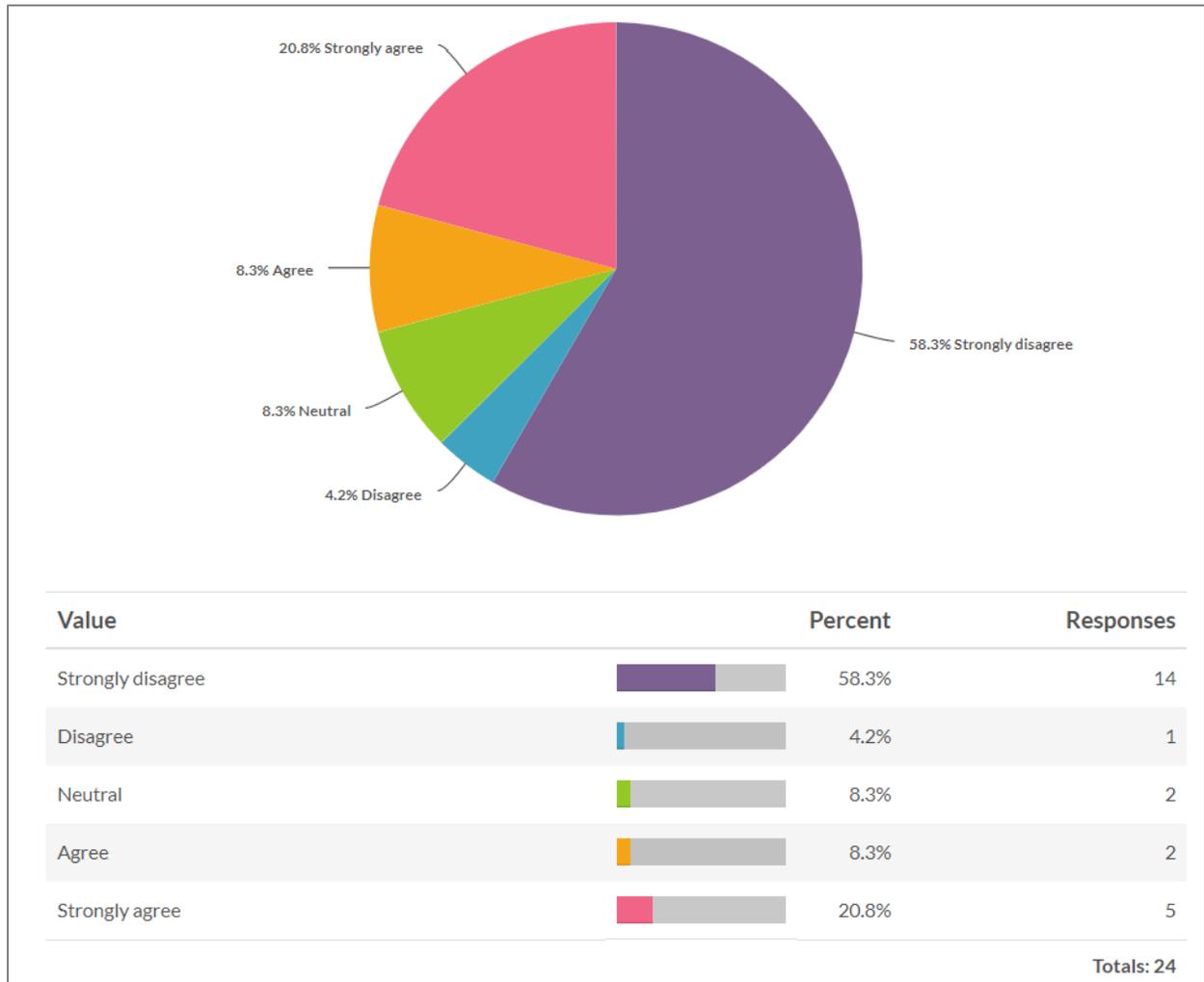
Value	Percent	Responses
Disagree	25.0%	6
Agree	54.2%	13
Strongly agree	20.8%	5
		Totals: 24

12. Why?

Response
we need to use the space wisely
Saves future land.
4 acres is difficult to maintain. No one needs that much land. 1-2 acres is too much. Be progressive and start building a community of neighbours. Small lots would stop commercial industrial in residential neighbourhoods. No one has time or wants to mow their grass all day.
Smaller lots and more green spaces/parks.
4 acres is too much land.
Should be farm size land and then small housing land
Don't need 4 acre lots
Put in rules of engagement, eg. No junk allowed

Appendix A: Survey Results

13. I agree with the land north of the Alaska highway and west of the golf course (Golf Course Road) being designated for Medium Density Residential (4 acre lot minimum), as shown on the Schedule B Maps.



Appendix A: Survey Results

14. Why?

we need more commercial spaces in certain areas first

There are existing services available there for higher density. 4 acre lots is not good use of land/ environment. Existing smaller lots in proximity.

The land is connected to the Charlie Lake Sewer System and should be developed into high density.

Why would you? Goes against what your trying to achieve. Not efficient use of land and existing services. Area is not rural and makes sense for further development.

Would go against your Community Vision statement. How is leaving this area at 4 acres benefiting the greater community? The area is the next logical place for residential development for many reasons.

If the infrastructure is there, roads, hydro, gas, sewer, then it should be high density.

Services are there. The area already has .5 acre lots (High Density). It's a highly desirable location for families. Why should only a few people get to live there?

This should be where Charlie Lake builds their community. Neighbourhoods with amenities like the golf course and lake should be prioritized for development. Put a school nearby. That area should be a priority for families wanting to live in Charlie lake who don't want 2-4 acres. I'd be happy with .25 acre lot in that location. Backwards thinking to limit lots to 4 acres in that area.

It is presently zoned as 2 acre lot size, and because of that, lots of two acres have already been sold, and single family dwellings have already been built and are inhabited. Also the land has been surveyed into two acre lots, so I don't think legally you can go back to four acre designation.

That location should be higher density. Seems there is smaller lots in that area already.

Should be small lots so people can afford to live there beside the lake without having to much land to look after

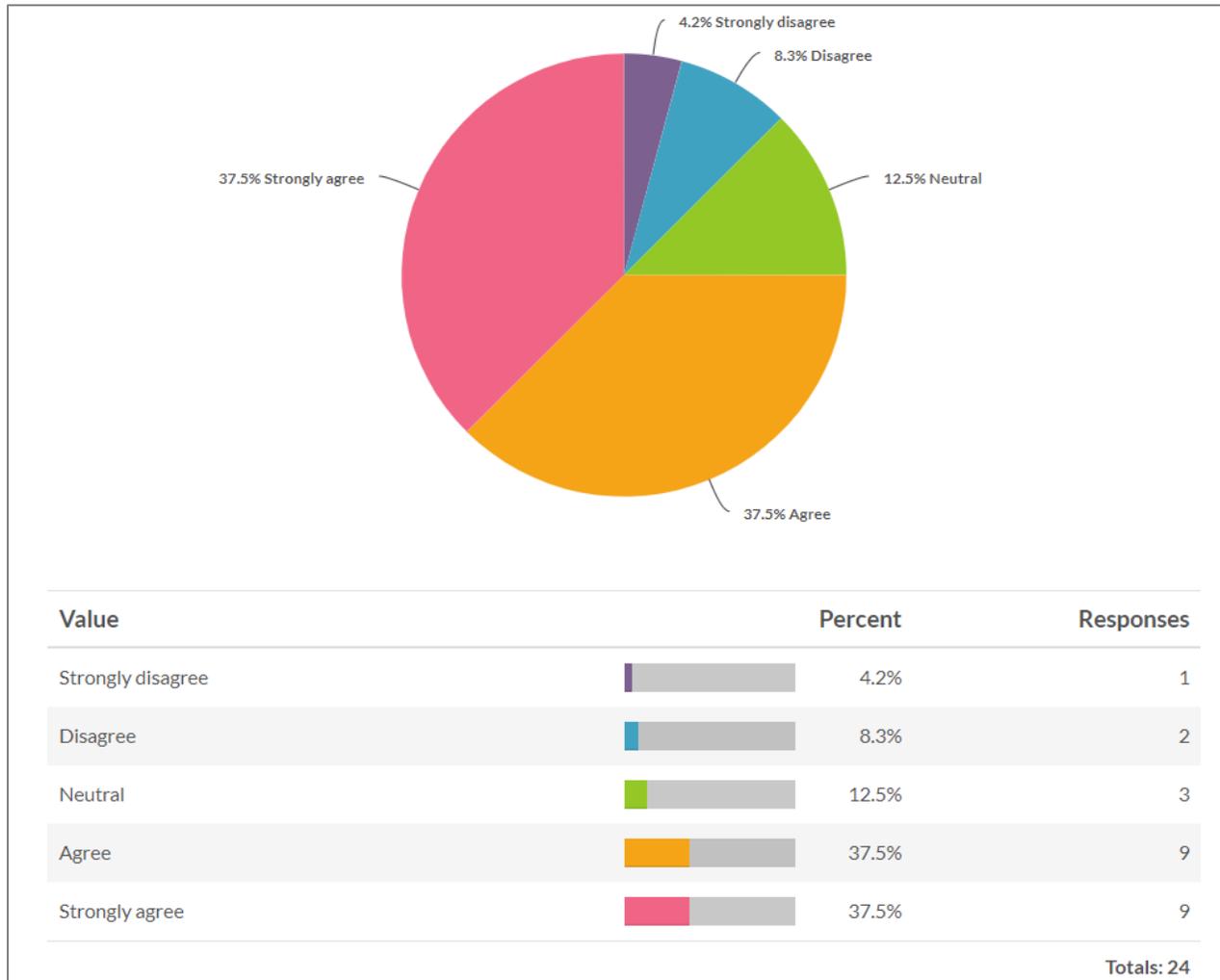
Should be the settlement centre for Charlie Lake. It would be perfect for families to enjoy Lake life next to a golf course. Should be city style lots

Too close to watershed of Charlie Lake

Put in Rules of Engagement, (Followed)

Appendix A: Survey Results

15. I agree that all commercial and industrial development along major roads and neighbouring residential uses should be subject to a Development Permit in order to preserve rural quality of life and ensure high quality development occurs, as per Section 11.4.2 and 11.4.3 of the draft NPFA OCP

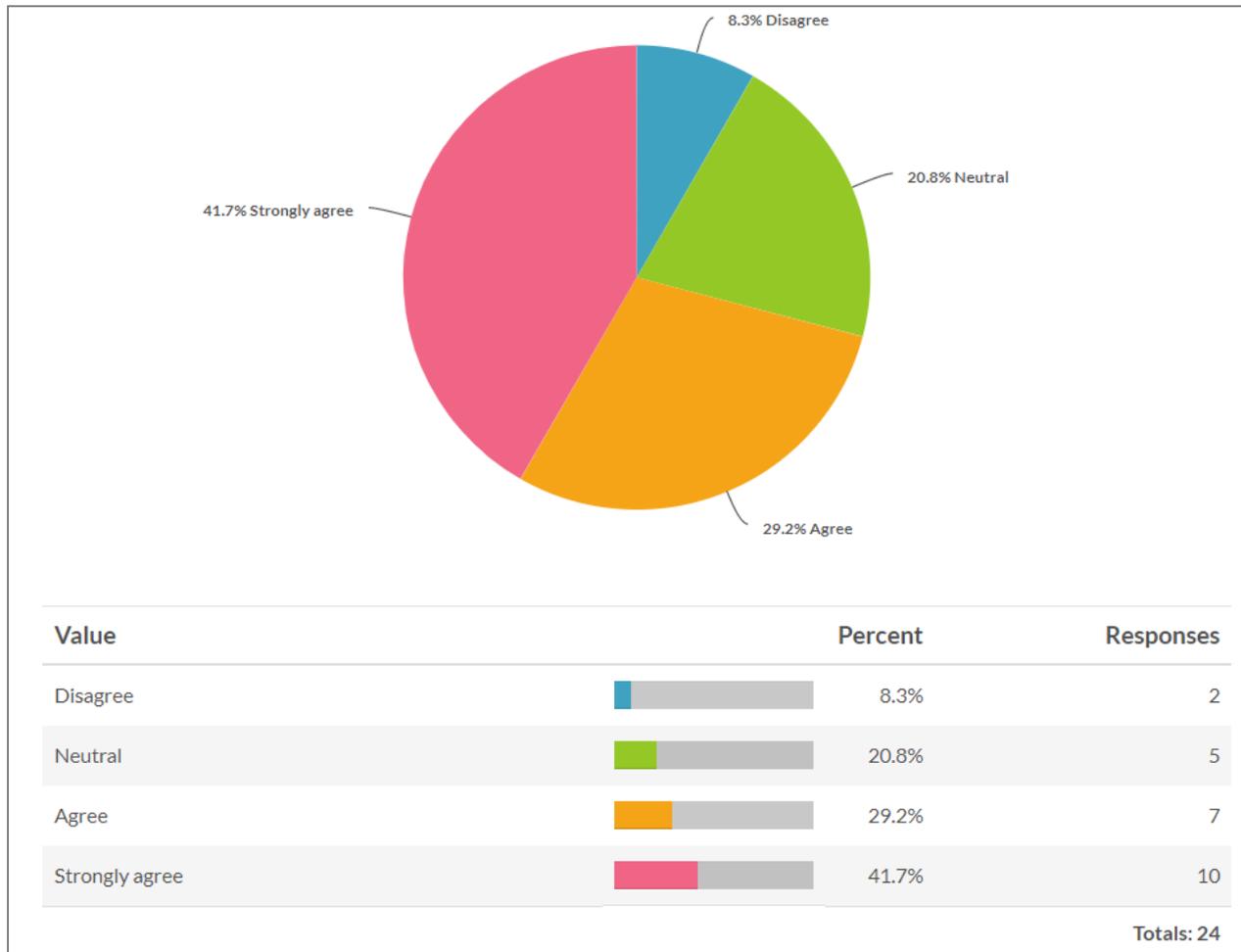


16. Why?

Response
it is good guideline
These properties already have a lot of rules and requirements this would add even more.
Families don't want to live next door to industry. I can't believe this isn't understood.
No industrial development new residential areas
Get it done!

Appendix A: Survey Results

17. I agree that applications for worker camps within the NPFA OCP area should be subject to additional scrutiny, as per the requirements in Section 2.3.4 of the draft NPFA OCP.



18. Why?

Response
neither agree nor disagree
We want more permanent residents, not more transients.
People should want to move to our community. Not just be a work town.
Should not be allowed, should be housed within city @ industry cost

19. Do you have any additional comments regarding the draft NPFA OCP?

Responses have been kept confidential to protect the identity of individual respondents.