



ELECTORAL AREA DIRECTORS COMMITTEE MEETING

A G E N D A

Thursday, May 17, 2018

in the Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC
Immediately following the Rural Budgets Administration Committee Meeting

1. CALL TO ORDER: Director Goodings to Chair the meeting
2. DIRECTOR'S NOTICE OF NEW BUSINESS:
3. ADOPTION OF AGENDA:
4. ADOPTION OF MINUTES:
M-1 Electoral Area Directors' Committee Minutes of April 16, 2018 (Page 2)
5. BUSINESS ARISING FROM THE MINUTES:
6. DELEGATIONS
D-1 1:30 p.m. - Peter Schriber, Manager Business Development and Stakeholder Relations - PNG
D-2 3 p.m. - Laura Ryser, Research Manager, Rural and Small Town Studies Program, UNBC and
Greg Halseth, Co-Director, Community Development Institute, UNBC
Local Government, Work Camps and Mobile Workers (Page 7)
7. CORRESPONDENCE:
C-1 May 2, 2018 - Monique Hommy, Kelly Lake - Follow-up List of (her) Concerns Regarding the Kelly
Lake Community (Page 9)
8. REPORTS:
R-1 May 2, 2018 - Karen Goodings, Director, Electoral Area B - Update on the Prespatou Meeting
(Page 10)
R-2 May 8, 2018 - West Peace Fringe Area Official Community Plan Update (Page 15)
R-3 March 31, 2018 - Erin Price, Bylaw Enforcement Officer - Bylaw Enforcement Quarterly Update
(Page 70)
9. DISCUSSION ITEMS:
DI-1 Use and Protection of Ground Water and Surface Water. (Director Johansson at 11 a.m.)
DI-2 Cumulative Impacts Research Consortium
DI-3 Economic Development Initiatives - Contract Management
10. NEW BUSINESS:
11. COMMUNICATIONS:
12. DIARY:
13. ADJOURNMENT:



PEACE RIVER REGIONAL DISTRICT

ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

DATE: April 16, 2018

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

DIRECTORS: Karen Goodings, Electoral Area 'B' (Chair)
Brad Sperling, Electoral Area 'C'
Leonard Hiebert, Electoral Area 'D'
Dan Rose, Electoral Area 'E'

STAFF: Chris Cvik, Chief Administrative Officer
Shawn Dahlen, Deputy Chief Administrative Officer
Crystal Brown, Electoral Area Manager
Claire Negrin, Acting General Manager of Development Services
Fran Haughian, Communications Manager
Barb Coburn, Recording Secretary

DELEGATIONS: Lance MacDonald, C Tech, General Manager Northern BC, Telus
Caghan Bonnough, Senior Regional Market Manager, The Peace Region, Telus

CALL TO ORDER The Chair called the meeting to order at 10:10 a.m.

ADOPTION OF AGENDA

April 16, 2018 Agenda MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee agenda for the March 15, 2018 meeting
be adopted, including items of New Business:

CALL TO ORDER:
Election of Chair

DIRECTOR'S NOTICE OF NEW BUSINESS:

ADOPTION OF AGENDA:

ADOPTION OF MINUTES:

M-1 Electoral Area Directors' Committee Minutes of March 15, 2018

BUSINESS ARISING FROM THE MINUTES:

BA-1 ALC/OGC issues

DELEGATIONS

D-1 11 a.m. - Colleen Colwell, AGRI Innovation Specialist - Ag Hub Initiative (Via Telephone)

D-2 1:30 p.m. - Lance MacDonald, TELUS GM of Northern BC - Follow-up to March 8, 2018
Regional Board Meeting.

CORRESPONDENCE:

REPORTS:

R-1 November 29, 2017 - Chris Cvik, Chief Administrative Officer - Policy and Procedure for
Electoral Area Specific Issues (referred from February EADC Meeting)

R-2 March 27, 2018 - Claire Negrin, Acting General Manager of Development Services -
Annual Review - Agricultural Advisory Committee Terms of Reference

R-3 April 10, 2018 - Claire Negrin, Acting General Manager of Development Services - ALR
Application Reports

R-4 April 5, 2018 - Deborah Jones-Middleton, Protective Services Manager - Proposed
Expansion of the Charlie Lake Rural Fire Protection Area

R-5 April 10, 2018 - Claire Negrin, Acting General Manager of Development Services -
Development Services File Closure Policy

R-6 April 10, 2018 - Claire Negrin, Acting General Manager of Development Services - Minor
Processing Change - Director Referral on Land Use Applications

ADOPTION OF AGENDA (CONTINUED)

REPORTS [continued]:

R-7 - April 10, 2018 - Claire Negrin, Acting General Manager of Development Services - Land Use Referral Procedures

R-8 April 9, 2018 - Karen Goodings, Director, Electoral Area B - Canadian Natural Railway Co.

R-9 April 9, 2018 - Crystal Brown, Electoral Area Manager - Municipal Participation in Planning

DISCUSSION ITEMS:

DI-1 Karen Goodings, Director, Electoral Area B - Update on meeting at Prespatou

NEW BUSINESS:

NB-1 Feed Stock Fencing

COMMUNICATIONS:

DIARY:

ADJOURNMENT:

CARRIED.

ADOPTION OF MINUTES

M-1 MOVED by Director Rose, SECONDED by Director Sperling
EADC meeting minutes of That the Electoral Area Directors' Committee Meeting minutes of March 15, 2018 be
March 15, 2018 adopted.

CARRIED.

BUSINESS ARISING FROM THE MINUTES

BA-1 MOVED by Director Hiebert, SECONDED by Director Rose
OGC Issues That the Electoral Area Directors' Committee recommend to the Regional Board that members of the Agriculture Land Reserve (ALR) Revitalization Committee, including Irmi Critcher, be invited to a Board meeting to discuss the impact oil and gas activity has on ALR land and subsequently the issues that residents in the affected rural communities face; and further, that they be requested to participate in a tour of the region, organized by the Board, to view these issues.

CARRIED.

The Directors discussed the OGC/ALC delegation agreement. It was suggested that the Directors and the Electoral Area Manager review the agreement in order to discuss it further at a future Electoral Area Directors' Committee meeting.

DELEGATION:

D-1 An attempt was made to contact Colleen Colwell, AGRI Innovation Specialist to discuss
Ag Hub Initiative the Ag Hub Initiative via telephone; however, she was not available.

REPORTS:

R-1 The proposed Policy and Procedures for Electoral Area Specific Issues and the
Policy and Procedure for corresponding Terms of Reference were discussed. Some amendments were
Electoral Area Specific suggested by the Directors. Chris Cvik, Chief Administrative Officer will make the
Issue changes and bring the report back to the next Electoral Area Directors' Committee meeting.

REPORTS: [CONTINUED]

R-2
Annual Review - AAC
Terms of Reference

The Directors briefly reviewed the Terms of Reference for the Agricultural Advisory Committee (AAC). No amendments were suggested at this time.

MOVED by Director Hiebert, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee recommend to the Regional Board that staff be authorized to:

- a) issue invitation letters to the following local agricultural producers and commodity groups requesting the nomination of one primary and an alternate delegate to represent each organization on the Agricultural Advisory Committee for a two-year period:
 - Peace River Regional Cattlemen's Association
 - BC Grain Producers Association
 - Peace Region Forage Seed Association
 - Peace River Organic Producers Association
 - Farmers' Institute
 - Peace River Forage Association of BC
 - Peace River District Women's Institute
 - BC Bison Association; and
- b) publicly advertise for three (3) "Members at Large", who have an interest in agriculture, to represent the North, South and West Peace regions, for a two-year period.

CARRIED.

R-3
ALR Application Reports

MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that staff cease the review and analysis of ALR applications, and that the new ALR Application Procedure be approved for a trial period of one year from the date of adoption.

CARRIED.

R-4
Proposed Expansion of
the Charlie Lake Rural
Fire Protection Area

MOVED by Director Sperling, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommend to the Regional Board that staff be directed to:

- a) work with the Electoral Area B and Electoral Area C directors to prepare for and organize a public meeting to discuss the potential expansion of the Charlie Lake Fire Protection Area;
- b) enter into discussions with the City of Fort St. John and the District of Taylor regarding the impact on mutual aid of expanding the Charlie Lake Fire Protection Area; and
- c) report back to the Electoral Area Directors Committee regarding the outcome of the public meetings, discussions with Fort St. John and Taylor, and options to move forward to a public approval process for expanding the Charlie Lake Fire Protection Area.

CARRIED.

REPORTS: [CONTINUED]

R-5
Development Services
File closure Policy

MOVED by Director Rose, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee recommend to the Regional Board that:

- a) the Development Services File Closure Policy for land use applications be approved; and
- b) staff be directed to prepare an amendment to the Development Application Procedures and Fees Bylaw No. 2165, 2016 to incorporate the Development Services File Closure Policy.

CARRIED.

R-6
Director Referral on Land
Use Applications

MOVED by Director Rose, SECONDED by Director Hiebert,
That the April 10, 2018 report from Claire Negrin, Acting General Manager of Development Services regarding Minor Process Change – Director Referral on Land Use Applications be received for information.

CARRIED.

Recess

The meeting recessed for lunch at 11:47 a.m.

Reconvene:

The meeting reconvened at 12:25 p.m.

REPORTS: [CONTINUED]

R-7
Land Use Referral
Procedures

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that the Electoral Area Manager be appointed as the primary Peace River Regional District staff representative for Environmental Assessment Office projects located in the rural areas with internal departments, including Development Services, providing support and comment on these projects as required.

CARRIED.

MOVED by Director Hiebert, SECONDED by Director Rose,
That the Electoral Area Directors' Committee recommend to the Regional Board that staff be directed to send letters to all member municipalities as a reminder to refer the Peace River Regional District on land use applications as per REFERRAL PROCEDURE – DS-08 [Municipal Land Use].

CARRIED.

MOVED by Director Rose, SECONDED by Director Sperling,
That the Electoral Area Directors' Committee recommend to the Regional Board that staff be directed to send a letter to the Oil and Gas Commission outlining the Peace River Regional District's concerns and requirements for all oil and gas projects in the region.

CARRIED.

MOVED by Director Sperling, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that the proposed Development Services Referral Procedure be approved.

CARRIED.

REPORTS (CONTINUED):

- R-8
Canadian National
Railway
- MOVED by Director Rose, SECONDED by Director Hiebert,
That the April 9, 2018 Report from Karen Goodings, Director, Electoral Area B
regarding Canadian National Railway be received for information.
- CARRIED.
- Vary the Agenda
- MOVED by Director Hiebert, SECONDED by Director Rose,
That the agenda be varied to deal with Discussion Items and New Business at this time.
- CARRIED.

DISCUSSION ITEMS

- DI-1
Prespatou Meeting
Update
- Director Goodings gave a brief verbal updated regarding her meeting in Prespatou.
Will submit a written update at a later time.
- Rather than hold roundtable meetings, Director Goodings will send letters to
community organizations in Electoral Area B, with the Electoral Area Manager's
assistance, offering to attend scheduled meetings to discuss board function related
issues.

NEW BUSINESS

- NB-1
Feed Stock Fencing
- Director Hiebert was advised that the Province does not have a program to assist
farmers with wildlife fencing at this time.

REPORTS: [CONTINUED]

- R-9
Municipal Participation in
Planning
- MOVED by Director Rose, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommend to the Regional Board that
- a) once the Municipal Participation in Planning presentation regarding cost sharing
for planning and land use management is amended, staff email the presentation
to the directors for a final review and that upon acceptance by the electoral
directors, the presentation then be forward to the Regional Board for approval;
 - b). the supplemental background information handouts "Backgrounder" and "What is
planning? What do planners do?" be included in the information for the
municipalities when the presentations are made; and
 - c) the Electoral Area Directors be approved to attend each municipal presentation.
- CARRIED.

DELEGATION

- D-2
Telus Follow-up
- Mr. Lance MacDonald, C Tech, General Manager Northern BC, Telus, discussed Pink
Mountain, Sheppard's Inn, reliability and connectivity issues in Tomslake, wireless
mobility coverage, and future plans for bringing high-speed internet and fibre optics
into the region.

- ADJOURNMENT:
- The Chair adjourned the meeting at 2:30 p.m.

Peace River Regional District
Box 810
Dawson Creek, BC
V1G 4H8

April 30, 2018

Subject: Local governments, work camps, and mobile workers

Dear Bradley, Karen, Leonard, and Dan,

I am hoping to connect with you to arrange a meeting in May to discuss some of the strategies that have been pursued to maximize community benefits and mitigate any challenges associated with work camps in the unincorporated areas of the PRRD.

Mobile workforces are a contemporary reality for many industries and communities. It touches upon a number of opportunities and challenges for both companies and communities. Since 2013, our research team has been conducting research with mobile workers and communities in northern BC as part of the nationwide On the Move: Employment-Related Mobility in the Canadian Context (E-RGM) project (www.onthemovepartnership.ca). In northern BC, our research focused on: understanding the experiences of, and provision of support available to, mobile workers; how mobile labour has shaped the work place culture / environment; how commuting has impacted mobile workers' families and social networks; how communities have seized opportunities presented through the presence of a mobile workforce; and factors that influenced pathways for mobile work. The research has been carried out by a research team from the Canada Research Chair of Rural and Small Town Studies at UNBC, and the School of Resource and Environmental Management at SFU.

At this time, we would like to request your assistance by meeting for about 30 minutes to explore how local governments are working to capture more benefits from work camps and mobile workforces through appropriate strategies (i.e. road maintenance agreements, physical infrastructure investments, etc.). Please note that all interviews conform to the ethical standards of UNBC, and as such will guarantee anonymity of the findings (see attached consent form). This research will be conducted with elected officials and staff representatives of the City of Fort St. John, the Peace River Regional District, and the District of Kitimat – all local governments with recent experience with work camps and mobile workforces. We have recently touched base with Claire Negrin to determine a suitable time for a community visit given other local government activities and conferences (i.e. NCLGA, FCM, local government meetings, etc.), and were advised that around May 17th may work best to connect with you collectively or individually given the Electoral Area Directors' Committee meeting on May 17th. As such, we would like to ask if there is a time and place that you may be available to meet before or after your meeting?

By participating, we hope you will have a chance to provide input into issues relevant to mobile workforces and local government strategies associated with confronting the opportunities and challenges of rapid growth in order to renew local and senior government policies to be more effective and supportive of these communities. As such, we hope to learn not only about your approaches to maximizing the benefits associated with work camps and mobile workforces, but also to learn more about how current fiscal and policy frameworks may be hindering such efforts. This feedback will help to inform broader structural and policy related changes that are needed. This research will also support the efforts of an upcoming workshop in Fort St. John (June 18th – 19th) that will bring together researchers from across Canada with regional stakeholders to review research findings about community impacts from large-scale industrial projects and mobile workforces and refine policy recommendations. If you have any further questions, please do not hesitate to contact us. We look forward to hearing from you, and working with you in the near future.

All the best,

Laura Ryser, Research Manager
Rural and Small Town Studies Program
University of Northern British Columbia
3333 University Way
Prince George, B.C. V2N 4Z9
Phone: (250) 960-5320
E-mail: laura.ryser@unbc.ca

Greg Halseth, Co-Director
Community Development Institute
University of Northern British Columbia
3333 University Way
Prince George, B.C. V2N 4Z9
Phone: (250) 960-5826
E-mail: greg.halseth@unbc.ca

Cc: Claire Negrin, Acting General Manager of Development Services

May 17, 2018

On the Move: Labour Mobility and Community Capacity in Northern BC

Research Lead:

Greg Halseth, Professor, Geography Program
Canada Research Chair in Rural and Small Town Studies
Co-Director, Community Development Institute at UNBC
University of Northern British Columbia, 3333 University Way, Prince George, BC, Canada V2N 4Z9
tel: (250) 960-5826 fax: (250) 960-6533 email: greg.halseth@unbc.ca
web site: <http://www.unbc.ca/greg-halseth> or <http://www.unbc.ca/community-development-institute>

Purpose – A key change in Canada’s northern resource towns has been the growth of long distance labour commuting (LDLC). Labour mobility presents numerous opportunities and challenges for workers and communities in rural and small town settings. Building upon the experiences in Fort St. John, Kitimat, and the Peace River Regional District, this project will explore how local governments are working to capture benefits from mobile workforces through entrepreneurial approaches to community development and attraction and retention strategies. This research will also explore broader structural and policy related changes needed to better support innovative and entrepreneurial approaches adopted by local governments in these settings.

How Respondents Were Chosen - The interview participants were contacted through publically available contact lists of local government leaders and staff. Interview participants were selected for their potential to provide information that can help to better understand infrastructure and service pressures, as well as innovative and entrepreneurial approaches being pursued by local governments to secure adequate fiscal resources and maximize the benefits from work camps and mobile workforces.

Anonymity And Confidentiality - The names of participants will not be used in any reporting, nor will any information which may be used to identify individuals. All information shared in this interview will be held within strict confidence by the researchers. All records will be kept in a locked research room at UNBC and will be accessible only to the research team. Our research team consists of Dr. Greg Halseth (UNBC), Laura Ryser (UNBC), and Sean Markey (Simon Fraser University). The information will be kept until the final project report is complete. After which time, shredding and file erasure will destroy all information related to the interview.

Potential Risks and Benefits - This project has been assessed by the UNBC Research Ethics Board. The project team does not consider there to be any risks to participation. We hope that by participating you will have a chance to provide input into issues relevant to work camps and mobile workforces, and its impacts on local government operations.

Voluntary Participation - Participation in the interview is entirely voluntary and, as such, interviewees may choose not to participate. Interviewees may choose not to answer any questions that make them uncomfortable, and they have the right to end their participation in the interview at any time and have all the information they provided withdrawn from the study and destroyed. The interview will be audio recorded and a summary of key themes will be created. A key thematic summary of the interview will be sent to the interviewee, and they will have two weeks to provide any edits or corrections back to the research team. The interview should take about 45 minutes to complete.

Research Results - In case of any questions that may arise from this research, please feel free to contact Dr. Greg Halseth (250-960-5826; halseth@unbc.ca) in the Geography Program at UNBC. The final project report will be distributed to all participants.

Complaints - Any complaints about this project should be directed to the Office of Research, UNBC (250) 960-6735, or email: reb@unbc.ca

I have read the above description of the study and I understand the conditions of my participation. My signature indicates that I agree to participate in this study.

(Name -please print)

(Signature)

(Date)

May 17, 2018

From: monique hommy <monique-c-hommy@hotmail.com>
 Sent: Wednesday, May 02, 2018 8:42 AM
 To: Crystal Brown <Crystal.Brown@prrd.bc.ca>
 Subject: Kelly lake

Good Morning

As I said at the meeting I'd like to email you my list of concerns about the community

Sour gas plant: Enbridge

- Location (very close to the community)
- No evacuation plan in place
- Heath (polluting air, water and wildlife effecting our way of life)
- Facts & research shared with the community about the dangers of the sour gas plant (independent study, how does it effect animals, air, water)
- Interested in a study being done to document the link between the high rate of Cancer & the many gas plants that surround our community (compared to other communities)

Water Safety :

- I am interested in the water being tested in each house hold to see if the water is safe to drink
- Lake water to be tested to see if it is clean and safe to fish from (the sewer from the Centre once flowed directly into the lake)

Telus tower:

- Is it safe to have such a large tower in such close proximity to the people (facts shared with community, independent study)
- What types of radiation are being emitted and how they effect ppl (radio-frequency emissions (EMR)
- How did the tower get placed here, who benefits financially from it being here?
- Check out the website(SixWise.com)

Roads< traffic <speed:

- Many people drive through our community at high speeds, in the two years I have lived here I've noticed a large number of those people are working in the oil/gas industry
- Zero regulation. Ppl pay no attention to our speed limits I believe largely because it is not enforced (I personally have felt unsafe being on the road and worry about the safety of my children when playing and riding bikes. Also elders and other community members when walking)
- We need new signs and speed limits set (I'd like to be able to design signs with the community to promote respectful behaviors of passersby)
- Our roads are poorly maintained, when they do come to snow plow or with the grader the zip through here as fast as they can. I have witnessed even the grader speeding through here with no regard for safety
- Roads are in bad shape in general but the dirt roads are the worst many large pot holes which wreck our vehicles
- lamp posts could improve vision at night (safety)
- Culvert replacements
- Bushes, willows to be trimmed

Safety:

- Evacuation plans made and put in place (flood, fire, snow)
- Mapping of the community (have these updated with emergency services) (how do we check to see if 911 has our proper addresses?)
- Work on agreements with AB & BC to have the closest emergency services come to our community
- Possibility of having our own volunteer fire department
- Training for community members as first responders
- Dogs (what happens when you feel unsafe because of the temperament of people's dogs? people have been bitten in the past, also some community members have more animals then they can take care of (what can we do?)

May 17, 2018



To: Electoral Area Directors Committee

Date: May 2, 2018

From: Director Goodings

Subject: Update on the Prespatou Meeting

RECOMMENDATION / ACTION:

To be received for information

REPORT:

The Prespatou Farmers Institute invited me to attend the Institute meeting which was held on April 13, 2018 at 7PM at the Prespatou School. I didn't do a sign-up sheet as it wasn't my meeting but I would estimate between 80-90 in attendance. I am told that although the census doesn't show it, there are over 1000 people living in the immediate area.

I briefly updated the information that I had with regard to:

- Natural Gas. Waiting for PNG to bring forward their plan.
- Transfer site. General discussion and the possibility of adding electronics recycling this summer.
- Roads. Notes from Katherine Styba (MOTI) & Chris Charbonneau (YRB)
- Grant writer. Information on the new program.
- Water upgrade. Hoping to have the new systems in place during 2018
- Local gov't elections. Provided information on the upcoming fall elections and offered to chat with anyone who might be interested.

Then the meeting was opened up to general discussion, questions and comments:

1. Roads. Request to have the Peace Country Template used to make sure the roads are wide enough to accommodate the heavier and larger loads that are becoming the norm. The issue of the narrow roads was addressed in the recent Rural Roads Report that has gone to the Minister and the Ministry. We requested the use of the Peace Country Template in any future major upgrades and have suggested that creating pullouts in various locations along our present agriculture roads would help with the safety issues of impatience resulting from the slower moving agriculture implements until funding could be obtained to widen them.
2. Road 169. Requires ditching and maintenance up past the water station.
3. Triad Road. Katherine Styba has stated that they are committed to doing some brushing and intends to do a road count on the Triad Road. They have received a number of letters requesting work to be done. The community is concerned that most of the 63 logging trucks that rely on this road are leaving home in the wee hours of the morning and are often not returning until evening. It will not be accurate if the

May 17, 2018

Dept. Head:

CAO:

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road count is done during break up or during midday. In addition to that there are considerable oil and gas vehicles and some lighter traffic. Dick Loewen moved into the Prespatou area 52 years ago and feels this road has been totally ignored and neglected. This road connects to the 73 road at about mile 31. When it is passable it saves the industry about 2 hours per trip.

4. The Altona Road and the 193 (main road) are also in need of repair.
5. Speed Limit. A request to lower the speed limit through the school zone to 30.
6. Transfer Site. The transfer site is working quite well, no complaints about the cost or the hours of operation. Would like to see the oil recycling happen. Several have started using a yard bin supplied by D&T or Oscars because they find it too inconvenient to sort and prefer to put everything into the bin. Some are pleased that we may be doing a pilot on electronic recycling during the summer months.
7. Solid Waste Coupons. There is a request to make sure that the coupons provided stay in place. Please make sure that both the John and Eva Wiebe families coupons are mailed to them. One is Box 285 and the other is Box 298. Both are John & Eva Wiebe but they are two separate families and like the coupons.
8. Cemetery. Request for assistance with improvements to the cemetery which needs culvert replacement.
9. Community Plan. The Farmers Institute has a list of residents who are interested in looking at a community plan. They are moving ahead with their first meeting soon. This will be a brain storming session and then we will take a look at what support may be needed. I am aware that our planning department cannot take on any new projects this year due to their work load. First, a look at what their vision is, and then we can look at what other assistance they may need. It is my belief that we will be bringing in agencies like Northern Health, FLNRO; ALC, BC ambulance and possibly other Provincial agencies. Some help from the EA Manager may be needed to co-ordinate the invites to the meetings.

Early discussions among the community have indicated several topics of interest to be included and/or addressed in the community plan. These include:

- Walking trail through the community that can be used by the elderly or those with disabilities as well as the youth who want to be able to walk safely to the store or the seniors complex. Important to make it so that quads cannot use it.
 - Sewerage Systems. Issues due to the number of lagoons that may create a cross contamination with water sources; odours etc.
 - Health Care. Need for home care support and better ambulance service.
 - Land Use and Other. ALR lands for subdivision and additional land that could be subdivided. Unsightly premises. Economic and Community Development Opportunities. Information on financing business interests.
10. PST Exemption. Had a question about how agriculture producers would be able to obtain and use a card that would verify they are exempt without having to file a PST exemption application. I mentioned that there are some products that could be purchased under the exemption and then be used by non-exempt vehicles such as oil, gas, filters etc. and that those items would need an application to the

May 17, 2018

Province.

11. Water Fill Station. When will the new water system be in place?
12. Seniors Complex. Looking at adding on to the present facility which would also include an additional kitchen.
13. CN Rail Crossings. They would like to have signaled crossings. There are four crossings but the main ones are Ft Nelson sub at 749.64 by the Baxter Farm; Ft. Nelson Sub Mile 747.71 Montney hill; Ft Nelson Sub Beaton Park Road Mile 745.34. There is one more that we will be adding to the list. These crossings are unsafe due to the sight alignment and are extremely rough. If you are driving a truck it is difficult to see the track.
14. Northern Health. Home care workers.

BACKGROUND

On April 12, 2018, the Board moved that "Director Goodings, Electoral Area "B", be authorized to attend the Prespatou Farmers Institute meeting on April 13, 2018 in Prespatou, BC."

On May 4, 2018, I will be going back to Prespatou to run their "elections" for their community planning group.

ATTACHMENTS

- Prespatou Community Planning Committee

May 17, 2018

Prespatou Community Planning Committee

Hosted by

Prespatou Farmers Institute

April 12 2018

-Attendance. David Klassen, Marin Wiebe, Diedrich Peters, Joe bergen, Henry Bergen, Bill Klassen, Isaac Fehr, George Wolf, Elizabeth Wolf, Barb Giesbrecht, Diedrich Fehr, William Loewn, Herman Klassen, David Wolf, Bill Bueckert, Dave Froese, Danny Zacharias, Darrell Klassen, William Bueckert, Abe Bergen, Frank Dyck, Yvonne Wiebe.

-Start 8:00 pm Henry Bergen read minutes from P.F.I. (prespatou farmers institute) A.G.M. Supplied by Karen Goodings.

-Herman explained expectations for P.C.P.C. (prespatou community planning committee)

-Isaac Fehr would the P.C.P.C. Be in charge of local by laws? Yes. Some for sure, the committee would be in charge of steering them.

-Herman read a list of possible projects. -Do an accurate census the govt records show 200 people living in Prespatou -Ambulance service -Walking trail through the village -Build road infrastructure to access crown land for community expansion -Sewer system -Determine where town center is, make town lots -Water system in the village -Condominiums, the complex tried to set up condos but couldn't -Rumble strips at the 4 corners at the school -Split up the school to elementary and secondary.

Census -Govt forms not big enough to list all the children and additional forms are hard to get.

-Some people are counted as north buick in the census.

-Can we use the church groups' census? Probably need a physical address.

-Dave Wolf suggested to do a census house to house.

-Where are the boundaries for the Prespatou voting area? Maybe something the committee could work on

-Was mentioned that even outlying farms are somewhat affected by a sewer system so it would make sense to include them in the tax base.

-For community expansion, which way to go. We could ask Mathias at Blackbird to estimate the depth of the muskegs surrounding the community to better point a direction of expansion

Outlines for the P.C.P.C.

-This is a completely voluntary committee and no salaries will be paid at his time.

-All in attendance voted on the number of directors to form the panel, 7 directors.

-How to vote? Everyone will vote for as many directors as are being elected. (if 6 directors are being voted in then everyone will cast 6 votes)

-The directors would run 2 year terms up to a maximum of 6 years, then require a 1 year break

-How to offset the vote so not the whole panel is up for reelection simultaneously, The 3 directors with the least votes will only run a 1 year term the first time, making them eligible for a 5 year maximum.

-Should the nominees write a priority list?(campaign)? No. The directors will be working on projects suggested by the community anyway.

-Is there a minimum requirement as to the # of each gender on the committee? No, but we will encourage people to try and include both genders in their votes, having a mixed panel brings more ideas to the drawing board.

pg1

-Does there HAVE to be a member of the P.F.I. On the P.C.P.C.? Currently yes. Joe Bergen is willing to serve on both boards, so he is the first and highest voted director on the P.C.P.C. Future circumstances are unknown so we will just let nature take it's course after Joe is done.

-All in attendance are nominated for voting with the exception of the P.F.I. Members

-If anyone wants to withdraw their name, they have to contact Herman before the meeting.

-Meeting for final election is scheduled for May 4 at 7:30 at the gym.

Meeting adjourned -9:50 pm

pg2



REPORT

To: Chair and Directors

Date: May 8, 2018

From: Claire Negrin, Acting General Manager of Development Services

Subject: West Peace Fringe Area Official Community Plan Update

RECOMMENDATION(S):

That EADC receive the report for information.

BACKGROUND/RATIONALE:

Current Stage:

The West Peace Fringe Area (WPFA) Official Community Plan (OCP) is nearing completion. The Draft Plan was sent to our legal representatives for review, in order to ensure that the document meets legislative requirements. This review is currently ongoing.

The Draft WPFA OCP went to the public for review in late summer/early fall of 2017. The results of the public engagement were presented to the Community Advisory Committee, and final revisions to the Draft were made based on the public input.

Next Steps:

Upon receiving the results of the legal review, changes to the Draft Plan may be required. This Final Draft will then be sent to the Community Advisory Committee, and one final meeting with that Committee will be conducted, in order to close out that process. The Final Draft will then be sent to the Regional Board to begin the approval process.

The approval process will proceed as follows:

- 1st Reading by the Regional Board
- Formal Agency Referral
- 2nd Reading by the Regional Board
- Public Hearing
- 3rd Reading by the Regional Board
- Required Agency Sign-off
- Adoption by the Regional Board

ALTERNATIVE OPTIONS:

None.

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Staff Initials:

Dept. Head:

CAO:

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STRATEGIC PLAN RELEVANCE:

- ☐ Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- ☐ Ensure effective execution of Public Safety and Emergency Services initiatives.
- ☒ Foster Collaboration on services with municipalities and electoral areas.
- ☒ Establish a strategy for coordinated advocacy on identified issues.
- ☒ Manage parks and trails in the region.
- ☒ Support the agricultural industry within the regional district.
- ☐ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

Remaining Budget: \$32,039
Remaining Expenses: Legal Review
Conduct Public Hearing

COMMUNICATIONS CONSIDERATION(S):

A communications plan will be developed for the Public Hearing, based on dates and available budget.

OTHER CONSIDERATION(S):

Attachments:

- DRAFT West Peace Fringe Area Official Community Plan
- WPFA OCP Public Consultation Summary November 2017

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West Peace Fringe Area Official Community Plan

Consultation Summary

November 2017

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Public Meetings

For this round of public engagement, five opportunities for input were provided, as summarized in the table below.

Date	Time	Event Type	Location	Attendance
Saturday, August 19, 2017	11am-6pm	Open House	Spencer Tuck Regional Park	50 people
Friday, August 25, 2017	3pm-9pm	Open House	Chetwynd Rec Centre	15 people
Saturday, September 9, 2017	10am-5pm	Booth	Chetwynd Harvest Festival	N/A
Thursday, September 12, 2017	5pm-9pm	Open House	Jackfish Community Hall	20 people
Thursday, September 19, 2017	7pm-9pm	Public Meeting	Chetwynd Rec Centre	14 people

Comment Cards Received

At every public engagement activity, blank comment sheets were provided to allow participants to freely submit their input. A total of 27 comment sheets were filled out. These comment sheets have been transcribed here.

Presentation Comments

- I thought the presentation was well thought-out and put together.
- Everything was explained with great enthusiasm and concerned with the people of the area how they felt.

Natural/Environmental concerns

- Look at regulating the water level in Moberly Lake so it is safer to put large boats in and out of the lake at Moberly Lake campground and at Spencer Tuck Park
- Aim- keep the natural environment around the lake as unaffected as possible from pollution of air water, noise, ground water) by oil and gas development and other industrial development
- Spenser Tuck is open to prevailing wind and is showing signs of deterioration.
- Concern Lakeside – clear cutting, removing native vegetation, and any logs that wash up on shore being removed. Keep it natural
- Is lake level regulation a possibility or are the problems caused too great?
- We have a lot of open space but open spaces (preserved) spaces are important around aquatic environments for many natural and human reasons.
- Any plans should not negatively affect existing commercial operations around the Moberly lake include the Moberly lake Marina.
- The Prov. Site is best protected, but so shallow and closes Sept. long weekend.
- A break water beside the launch pad (upwind) would likely help.
- High water make down development within Provincial guidelines
- Ensure incorporation of Moberly Lake Watershed, Stewardship strategy (2008) reference and shoreline condition assessment report (2017). Other community surveys on lakeshore stewardship. Reference to DPA (Hazardous Slopes, not areas). Reference to Transport right road controls asst. Review of management services or (?)

Land Use

- Buffer residential from gravel pits and processing. Additional public comment opportunities.
- Land use- Continue to allow motorized travel on the lake but enforce existing regulations regarding noisy exhaust systems
- There does need to be a discussion about how much commercial development is allowed around the Lake Front. For example in places like Christina Lake there is row on

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row of R.V Sites. If that is what residents want, there need to be a limit or land owners get picked of 1 at a time and then the new owners apply for a zoning change.

- Support future development on non-ALR lands
- I have a concern over the amount and scope of economic development allowed around the lake. Any development would have to not detract from the beauty of this area.
- There is a definite need for DPA in select areas around Moberly Lake as identified in the MCLA shoreline Condition Assessment.
- When subdividing land, underground springs are located Southside of lake and should be taken into consideration.
- Jackfish area is ideal for light industrial development excluding ex. Residential. Chetwynd is out industrial land.
- Sub dividing development guidelines all sewer must meet Northern Health permits
- Permits required for building, sewer and development
- Any zoning change application must receive serious public scrutiny
- Halfmoon-grazing lease (Mr. Woods) - Considering moving Parks/Open space designation there.
- Around lakes – are there existing wildlife areas that should be captured in the Parks and Open space designation?

Status Quo

- Northern Health and front counter provided sufficient regulations and guidelines
- Happy with laws and regulations in place. Opposed to any new laws or regulations.
- No changes. Do not include DFU permits in the OCP the problem is more with Future Changes being made by people not well informed.
- No changes needed. Once small steps are taken it puts pressure on making more changes that are needed.
- No changes needed more regulations means control of lake from outside Moberly Lake residents. We care about our lake and are very diligent in what we do.
- I do not agree nor is in favor include a development permit area for making lake OCP.
- Not looking for any changes with this time we feel property owners are responsible and should continue to be responsible to keep and maintain property in an effective and environmentally friendly manner.
- We are happy with what we have we do not want more regulation with the PRRD

Other

- Projects in Jackfish referral comments, make sure we comment about road conditions
- Improve boat ramps
- Community cemetery? (Note: Camp circle surely(?) is investigating) Conservation covenants OCP statement to enable. Subdivide for greater mix for inner-income housing. Special care Lake/ regional (?) Review designation.

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Survey Results

A survey was developed to gather input on the proposed changes within the WPFA OCP. Surveys were made available at all of the public engagement events, and were also available online. Approximately 150 surveys were handed out at the events; however, only three completed surveys were returned. This represents a very low rate of return. There could be a number of reasons behind this, such as:

- People provided their comments in other ways, such as the comment forms
- The survey was too long, or the questions were not relevant
- People did not want to take the time to return their survey
- People did not have many comments/concerns to provide

The results of the three returned surveys are provided in this section.

Two of the questions in the survey were also available to complete on poster boards at the public events. These results have been incorporated into this sections. The two questions were related to the Parks and Open Spaces designation and Moberly Lake.

WPFA OCP Goals

The overall Goals of the WPFA OCP – Do you agree or disagree with these overall goals?

1. Agree that Rural Lifestyles must be maintained
2. Agree
3. Agree

WPFA OCP Designations

Settlement (S)

Do you agree that a service industrial zone would be appropriate within the Settlement designation, so long as it meets location requirements? Service Industrial uses are lighter industrial uses that are contained primarily indoors, and do not require outdoor storage.

1. Yes – So long as it does not negatively impact neighbours & environment
2. Yes
3. Yes

Do you think that small agricultural holdings should be permitted within the Settlement designation? Small agricultural holdings are parcels 37 acres or larger that are used primarily for agriculture and resource extraction/processing (including gravel crushing).

1. Neutral/Don't Care
2. Yes
3. Yes – with limits. But only for agriculture not resource extraction

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Do you agree with the current locations of all of the Settlement designations (please see maps online or at public meetings)

1. No answer
2. Yes
3. Yes

Moberly Lake Settlement (MLS)

Do you think that any uses should be added or removed from the proposed Moberly Lake Settlement area?

1. No, these uses make sense.
 - a. Leave the area as it is currently zoned – you cannot remove peoples ‘existing rights’
 - b. Do not allow any ‘re-zoning’ that would increase density (eg. From R4 to R3)
2. No, these uses make sense.
3. Yes, add tourism, parks, recreation
 - a. Add more green space and camping opportunities around Moberly Lake
 - b. Improve boat access on North side of lake (add another slab to Spencer Tuck boat ramp and a breakwater west of boat ramp) and on South side at Spencer Tuck (add boat ramp and breakwater to the west of a new boat ramp).

Additional comments related to Moberly Lake Settlement designation:

1. The proposal to have a minimum lake frontage at 180 feet is unfair and an infringement of current zoning abilities. This puts a huge restriction on what people can do with their properties – very prohibitive
2. n/a
3.
 - a. Do not allow oil & gas extraction within the Moberly Lake settlement designation
 - b. Do not allow hunting within Moberly Lake Settlement and use of firearms
 - c. Ban fireworks year round within Moberly Lake Settlement (they are fire hazard and a noise hazard)
 - d. Look at regulating the depth of Moberly Lake (eg with a weir) so we don’t have the big changes in depth every year and to improve the safety of putting large boats including sailboats in and out of Moberly Lake.

Agriculture Resource (AG)

Which type of resource processing is appropriate in the Agriculture Resource areas:

1. All types are appropriate providing they don’t directly impact local residents. We are a resource area and these resources are necessary for our future development. They are no different that the agricultural resource – one does not take priority over the other.

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	YES	NO – only allow on industrial land	To a limited extent	Comment
Oil & gas plants		2		Never
Gravel crushing	1	1		
Sawmills, pulpmills, etc		2		Perhaps a small sawmill would be okay
Mines		2		never
Other	Yes – agriculture related industry			
Other	Yes – wood harvesting and forestry			

Additional comments related to Agriculture Resource designation:

1. n/a
2. n/a
3. It is unwise to lump agriculture and resource extraction in one designation. They need to be separated so people can comment on agriculture (with its positive results, feeding people and domesticated animals) and resource extraction (with all its negative impacts on air, water, soil).

Industrial (I)

What values/impacts should be considered when evaluating proposals for new industrial development, in order to help determine appropriate locations?

Yes		Comments
2	Surrounding uses	(eg) schools, housing
2	Transportation	
3	Emissions	Smells, harmful ingredients, dust
3	Noise	
2	Size	
2	Visibility from roads	
Other	Residences/Community	Locations near residences – there must be a minimum setback – eg no gas plants near homes or schools
Other		Distance from schools, halls, private dwellings
Other		Distance from parks and green spaces

Additional comments related to Industrial designation:

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1. n/a
2. Should not be close to Lake. Maybe be situated on North side of Highway 29
3. Oil and gas extraction should not be allowed in West Peace fringe Area. Such activity often has many harmful effects on residents and visitors to an area (noise, air, dust, groundwater pollution)

Parks & Open Spaces (P)













Comments:

- We need to increase the amount of Parks and Open Spaces within the WPFA
- Forbid hunting within parks (for the safety of park users) and recreation areas.
- Ban use of fireworks year round (fire hazard and noise hazard)


Lakes of the West Peace

Should Crown Land around this lake be designated as Open Space?

	AGREE	DISAGREE	NEUTRAL
Big Lake	16		1
Cameron Lake	14		1
Halfmoon Lake	13		1
Jackfish Lake	13		1
South Sundance Lake	14		1
Long Lake	13		1



Should Crown Land around this lake be designated as Open Space?			
	AGREE	DISAGREE	NEUTRAL
Big Lake			
Long Lake			
Halfmoon Lake			
Jackfish Lake			
Sundance Lake			
Cameron Lake			


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Should Crown Land around this lake be designated as Open Space?			
	AGREE	DISAGREE	NEUTRAL
Jackfish Lake			
Sundance Lake			
Cameron Lake			

Moberly Lake

	YES	NO	NEUTRAL
This OCP should include a Development Permit Area for Moberly Lake	17	13	
OR			
The creation of a Development Permit Area should be determined in the future after consultation with Moberly Lake residents	14	7	1

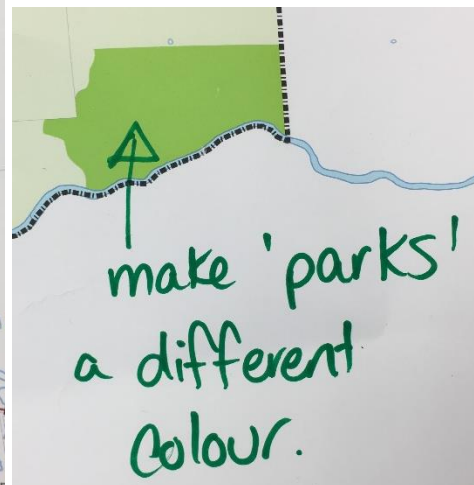
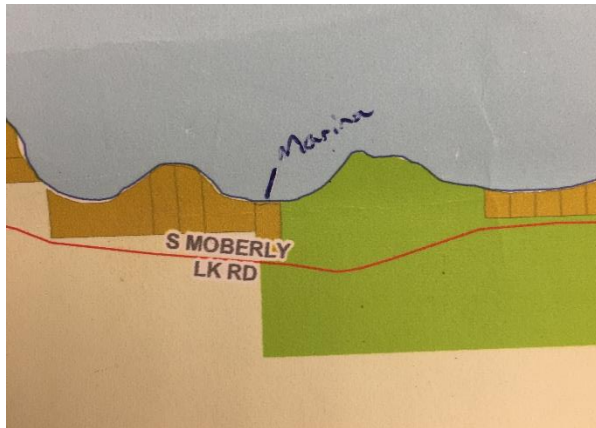
	YES	NO	Neutral
Would you like this OCP to include a Development Permit Area for Moberly Lake?			
OR			
Would you like the creation of a Development Permit Area to be determined in the future after consultation with the Moberly Lake residents?			

	YES	NO	Neutral
Would you like this OCP to include a Development Permit Area for Moberly Lake?			
OR			
Would you like the creation of a Development Permit Area to be determined in the future after consultation with the Moberly Lake residents?			

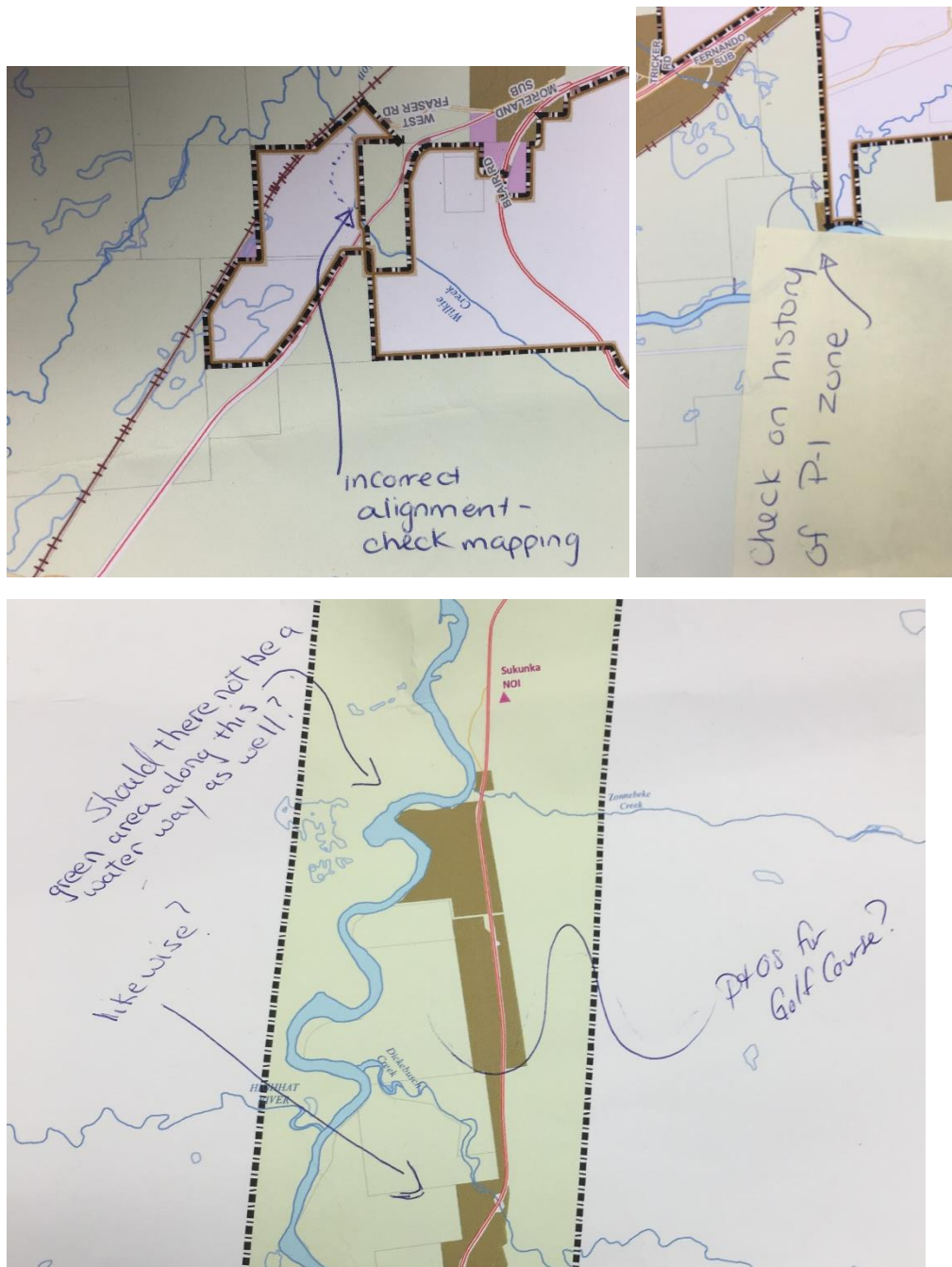
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Mapping Comments

Large maps were provided at each public event for people to see the proposed land use designations within the draft OCP. Participants were encouraged to write their comments on the maps.



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Meeting Notes – Public Meeting September 19, 2017

A final public meeting was held at the Chetwynd Recreation Centre on the evening of September 19, 2017. 14 people were in attendance. The meeting included an introduction from the Electoral Area Representative, Director Dan Rose, and a presentation from the Planning Service Manager, Claire Negrin. Discussion and questions from attendees followed the presentation.

Discussion Summary

Gravel extraction – important to have gravel processing near the extraction locations

DR – we've heard that there is a need for a differentiation between the parks and open spaces designations

Q: As I understand this plan is primarily about zoning and designated uses. Eg. a parcel that is spit by a road then I can apply to rezone a portion of my land. If we are going to add more people to Moberly when do we bring in engineering and sewage. The pollution in the river during flooding came from the river not the residents. Know that region can't control the provincial areas of jurisdiction. Agricultural land is being deleted near the cities and the BC Hydro project. Industry is walking all over everyone. Steep slopes logging is a problem. Suggest that Regional District form a committee to address issues with industry. Timber has disappeared in my lifetime.

DR: Maybe if there are enough people the cost of sewage would be feasible. They will likely have to haul sewage (Northern Health would have to approve it, MoTI does subdivision)

Q: is this rezoning irrelevant if the region doesn't approve subdivision.

Subdivision – everyone owns a piece of industrial equipment – would that mean that I could make it service industrial? No noise bylaw exists. Does rural residential permit parking an industrial equipment?

CN: We allow for home based businesses/small businesses. Can have some equipment associated with the home based business.

Q: most people have a home based business

DR: hopefully the new plan will have more flexibility to do this type of thing.

Comment: Number of people in the rural area has declined.

Q: Why should you care if people live in the rural or urban area?

CN: Statistics are that people are moving

Q: when the resources are gone, people will be gone – having a packing facility in the region would help me as a cattle farmer.

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DR: We don't care where people live but there are cost implications eg. for fire protection

Q: we have the impression that you are dictating what we can and cannot do with our land. I don't want someone to come and tell me that I have caused erosion. I have an illegal sewage on my property but I only live there for three months of the year. I believe the flooding was caused from upriver logging. Melt is happening faster, if these floods had not happened people wouldn't care about erosion. 'It's my property and I will do it'.

CN: We took policies about erosion out of the plan so we could talk to residents. New regulations would not be retroactive, it would be for new development. True that what you are doing may not be causing the worst of the erosion.

Q: So if we are all in agreement that there was a problem created in the past, does that mean we can't fix it?

D: We would be able to point it out that we think there is a problem. We can have an advocacy role in the plans.

Comment: It is better when timber resource money can be used to develop farmland.

DR: Our authority is limited to private land.

Q: I tried to expand my industrial buildings onto an adjacent property, I have been in waiting since 201. Farmers feed people, we need to protect that resource. Food producers need to be protected.

Q: Interface between industrial and residential, especially in Jackfish (Clarke Road)

CN: The idea of buffers has come up as a way to protect residential – we've heard conflicting opinions about this.

Q: I imagine what people who live in the area are experiencing.

DR: We are talking about the difference between permitting extraction versus processing.

Q: can you explain why you can't process on site?

CN: Maybe we should permit it? But what about residents?

DR: could still happen on the crown lands.

Q: recreational water use (200hp+ motor boats) should not be permitted on the rivers. Mush less fish and wildlife and insects as compared to when I was young. Rivers are very small for these boats. Would like to see a biologist study the impacts of the boats on the river.

DR: I don't think you could convince people to agree to this. I think your opinion is in the minority.

CN: MoFLNRO monitors fish stocks

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Q: I would like to see out way of life preserved.

DR: That is what we have heard.

Comment: No houses are for sale or empty. Population decline is tied to household configuration change.

Comment: Extend Open Space area south of South Cameron 100m either side of Creek right to West Moberly Reserve. It is great wetland.

Email Correspondence Received

3.3.1 Moberly Lake Settlement Policies, Item 2, states "Parcels along Moberly Lake should have a minimum lake frontage of 55 meters (180 feet)."

We are in disagreement of the above policy for several reasons:

1. It appears that the OCP Draft makes effort to maintain existing rights of landowners, which is commendable, however, in this instance, it fails to do so. There are land owners, ourselves included, which will be directly and negatively impacted from such policy. This infringes on current rights that land owners have based on the current zoning of properties.
2. The frontage minimum of 180 feet seems very arbitrary. Is there evidence to support this number?
3. The Provincially legislated RAR (Riparian Areas Regulation) do not recommend a minimum lake frontage, nor do the PRRD Lakeshore Development Guidelines. Why does the Regional District propose this restriction "outside" of these guidelines and "specifically" for Moberly Lake? What about other lakes in the District?
4. This minimum frontage could serve to negatively impact water quality within the lake as lots may be "shallower" to facilitate the minimum frontage. This would place buildings and septic systems closer to the water, which could adversely affect the water.

Having said this, we recognize the problems associated with very narrow lots (50- 60 feet), particularly on steep slopes where development is compromised, leading to erosion. If it is necessary to set a minimum frontage, then 100 feet would seem fair and reasonable and would facilitate good management practices.

We feel that efforts to reduce density at Moberly Lake should not be achieved by "removing" existing rights (ie - setting a lakefront minimum to 180 feet), but rather by eliminating the practice of "extending" rights through the re-zoning of properties from R4 to R3. There have been a number of occasions at Moberly where the Regional District has allowed re-zoning to smaller parcel size, only to have those properties subdivided into narrow, poorly planned lots.

We are in agreement of having a "Development Permit Area" at Moberly Lake to ensure that future developments are done in a planned and environmentally conscious manner. This would

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include subdividing, construction and future alterations to properties. Lot size and frontage size would then be addressed at this level, keeping within the parameters of zoning.

We would like to see this Development Permit Process begin as soon as possible to mitigate the negative impact of development. There has been a great deal of development in recent years, and unfortunately, much of it is not respectful of water quality and the sensitive environment of Moberly Lake.

Please review:

- 2008 Community Watershed Stewardship Strategy, the
 - 2017 Shoreline Condition Report
 - Boreal Centre report on Healthy Communities
-

I am writing to express my concern and disagreement on the proposed policy within the West Fringe OCP at setting a minimum lake frontage of 55 meters (180 feet) along Moberly Lake.

This restriction may impact myself and other property owners' ability to subdivide to existing zoning allowances, and is an infringement of current rights. I recognize that it is important to ensure the integrity of the water quality and environment at Moberly Lake, however, I feel that each development proposal should be "site specific". It seems unreasonable and punitive to arbitrarily assign a lakefront minimum outside of current zoning bylaws.

I would hope that these concerns are taken into consideration as I know I will not be the only person affected by this proposal.

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Recommendations

Land Use Designation Recommendations

With the growing landscape of the West Peace Fringe area, changes are necessary for land designations to reflect the growth occurring. The recommendation is to allow for the addition or removal of land designations within the WPFA OCP to guide future growth.

Settlement Designation

- Allow service industrial within a settlement designation with the condition of no effect on human life or surrounding environment.
 - The WPFA OCP survey results showed there was agreement that service industrial uses would be appropriate within the settlement designation as long as there was no negative impact. This can be done by creating a buffer between settlement and industrial uses.
- Appropriate to have small agriculture land within settlement designation
 - Comments from the WPFA OCP stated that there was agreement regarding the permission of small agricultural holdings within the Settlement designations. Comments stated that this would be appropriate within limits and that the land should only be used for agricultural purposes not for resource extraction.

Park and Open Space Designation

- Add more Park and Open Space designations in the WPFA OCP
 - Suggestions state to moving, creating, or extending Park and Open Space areas to allow to capture more to protect the environment areas and wildlife. These areas would include lakefront areas and wetlands.
- Extend Open Space designation south of Cameron Lake to Moberly Reserve
- Creating clear designation for Park and Open Spaces to distinguish between the two

Industrial Designation

- It was stated that the Jackfish area would be ideal for industrial development.

Moberly Lake Settlement

- Add tourism, parks, and recreation to Moberly Lake Settlement designation
- Remove requirement for minimum lake frontage within Moberly Lake Settlement

Resource Recommendations

- No Heavy Industry on Agriculture Resource Area or Settlement Areas
 - Feedback provided on whether it was not appropriate to have resource processing such as Oil and gas plants, Gravel crushing, sawmills, pulp mills and mines on Agricultural Resource Areas suggested that this was not. However

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comments suggest permission of agriculture related industry and wood harvesting and forestry.

- Form a committee to address issues with industry

Mapping Recommendations

1. Remove Open Space designation from existing Halfmoon grazing area; Alternatively: permit grazing within the Open Space designation
2. Consider wildlife areas for Open Space designation
3. Explore and support the designation of land for cemetery at Moberly lake

Moberly Lake Development Permit Area Recommendation

Public input is generally inconclusive regarding Environmentally Sensitive Development Permit Areas on Moberly Lake. Overall, more respondents were in favour of the establishment of a Development Permit Area on the lake, however a sufficient amount of respondents were also in opposition. A number of respondents were also in favour of developing such guidelines at a later date.

Due the general inconclusiveness of the input collected, it would be prudent to do more work regarding this issue in the near future. It is recommended that a Development Permit Area be explored with Moberly Lake residents exclusively, outside of the OCP process.

General Development Recommendations

1. Require a buffer between residential uses and gravel extraction/processing
2. Require a buffer between residential and industrial
3. Consider adequate access to water (wells) as a condition of subdivision
4. Require permits for building and development
5. Advocate for better road maintenance for Jackfish Road
6. Maintain natural shorelines on lakes

Moberly Lake Recommendations

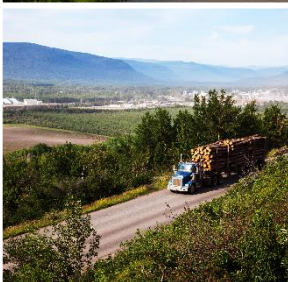
1. Review Lakeshore Guidelines lake classifications
2. Explore water and sewer services at Moberly Lake
3. Consider water level regulating at Moberly Lake
4. Commercial and Industrial development on lakes should not visually detract from lake.
5. Improve Boat Ramps at Moberly Lake
 - a. Consider a breakwater west of north shore boat ramp
 - b. Develop boat ramp on south shore with a breakwater

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PEACE RIVER REGIONAL DISTRICT

DRAFT West Peace Fringe Area Official Community Plan



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1 Introduction

An Official Community Plan is a statement of goals, objectives, and policies used to guide decisions on planning, land use management, and community development within a designated area.

1.1 Acronyms

Within this Plan, acronyms are used for convenience. Table 1 provides a list of these acronyms.

Table 1: WPFA OCP Acronyms

OCP	Official Community Plan
PRRD	Peace River Regional District
WPFA	West Peace Fringe Area

1.2 West Peace Fringe Area

The West Peace Fringe Area (WPFA) OCP covers approximately 90,736 hectares (224,213 acres) within Electoral Area 'E' of the Peace River Regional District (PRRD). The area overlaps the rural fire protection and building inspection areas, shares boundaries with the District of Chetwynd and the District of Hudson's Hope, as well as the Saulteau First Nation and West Moberly First Nation reserves. The area includes the rural communities of Bond, Dokie, Jackfish Lake, Moberly Lake, Wildmare, Wabi Hill, Twidwell Bend, as well as rural subdivisions west and south of Chetwynd.

1.3 Context

1.3.1 Demographics

The 2016 Census of Population completed by Statistics Canada recorded 1,856 people permanently residing in the WPFA, up 6.7% from the 2011 census. This increase amounts to about 1.34% annually over that five year period. During that same time period, the population of the PRRD as a whole increased by 4.8%, and the population of the District of Chetwynd declined by 5%.

Table 2: Population Data

	2016	2011	2006	2001	1996
PRRD	62,942	60,082	58,264	55,080	56,477
Electoral Area E	2,949	2,764	3,031	3,142	3,285
WPFA	1,856	1,740	1,898	1,872	1,899
Chetwynd	2,503	2,635	2,633	2,591	2,980
Hudson's Hope	1,015	970	1,012	1,039	1,122

Other significant trends for Electoral Area 'E', which applies to the WPFA, include:

- Average household size is 2.4 persons per household
- 12% increase in the percent of the population aged 45-64 (2006-2016)
- Median age of 41 years, compared to 35 years in the District of Chetwynd, and 36 in the PRRD
- 79% of the population is 3rd generation, 14% is 2nd generation, and 7% is 1st generation

These statistics suggest that the WPFA has been experiencing a demographic shift as a result of growing children moving out, aging parents remaining in place, as well as fewer and smaller families moving in.

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1.3.2 Projections

Various levels of population change are depicted in the figure below. These estimates show 2026 population estimates between 1,564 (at -1.7% growth) and 2,197 (at 1.7% growth).

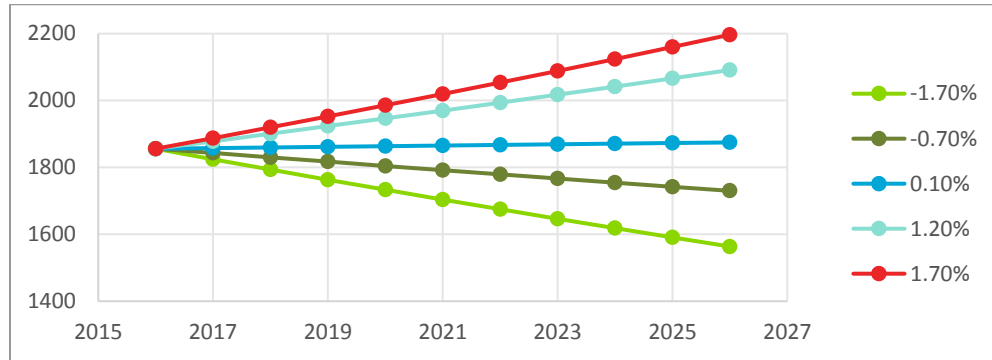


Figure 1: Ten Year WPFA Population Projection Range

1.3.3 Housing

Housing in the West Peace Fringe Area is generally either 'single-detached' or 'moveable' dwellings. Higher density housing forms (duplexes, row houses, apartments) are not generally located outside the municipalities. Non-permanent housing, such as worker camps, are located within the area but these populations are not captured in the census.

2 Goals, Objectives, Policies

Goal = “Why”; the result, aim, or end.

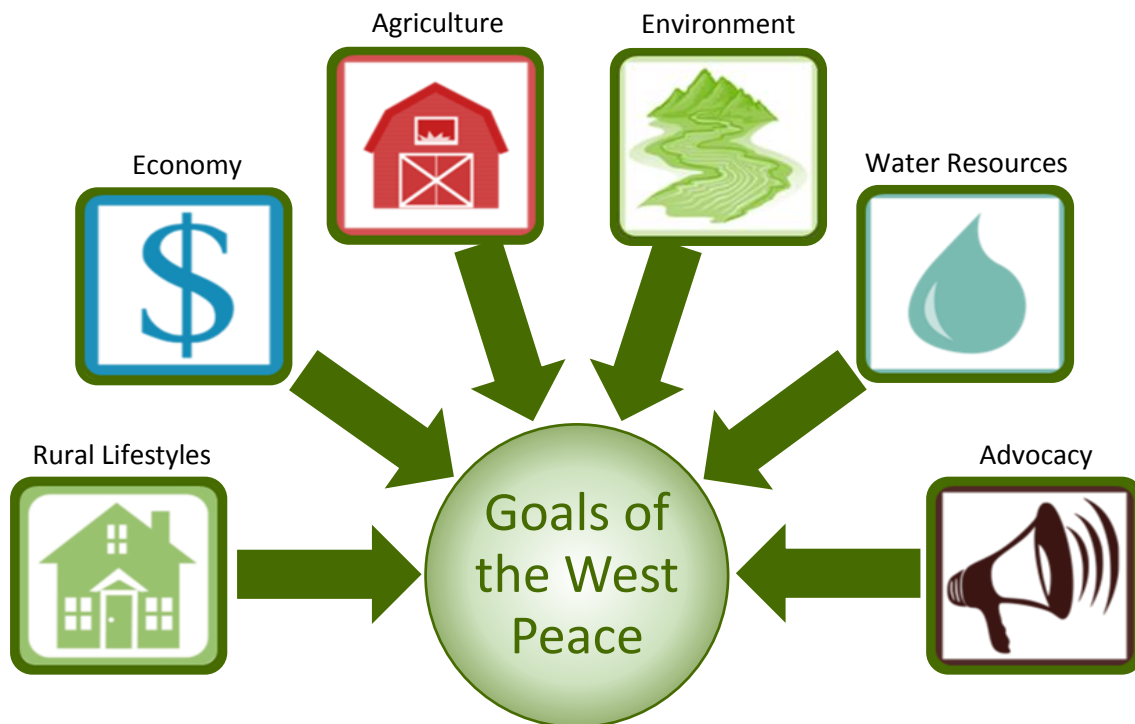
Objective = “What”; the target you are trying to achieve in order to reach the goals.

Policy = “How”; the course of action needed in order to meet the objectives.

2.1 Overall Goals

The overall goals of this Official Community Plan are:

- Rural Lifestyles:** Protect and enhance the rural community lifestyle of the area.
- Economy:** Support diverse economic opportunities that benefit rural areas.
- Agriculture:** Land use and development ensures the continued viability of agriculture and is supportive of the agricultural community and its industry.
- Environment:** Recognize the importance of living sustainably with the environment.
- Water Resources:** Recognize surface and ground water sources as critical resources.
- Advocacy:** Maintain effective levels of communication and collaboration with all levels of government, agencies, and the public in order to advocate for rural issues.



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2.2 Overall Objectives

2.2.1 Rural Lifestyles Objectives

Goal: Protect and enhance the rural community lifestyle of the area.

Objectives:



- A. Promote development that is consistent with the surrounding built and natural environments.
- B. Provide for the continuance and enhancement of the lifestyle enjoyed by rural residents and provide for the availability of this lifestyle to future residents.
- C. Recognize that characteristics such as peace, privacy, friendliness, enjoyment of open spaces, and quiet enjoyment of land contribute to a desirable rural way of life.
- D. Recognize the importance of public participation in the development process and encourage it in land use planning affecting the rural areas.
- E. Assist community organizations, residents, and applicable agencies in maintaining the quality of rural life and the viability and access to urban and community facilities.
- F. Respond to written complaints in a timely manner regarding land use conflict.
- G. Encourage a clustered development pattern in non-agricultural areas.

2.2.2 Economy Objectives

Goal: Maintain diverse economic opportunities that benefit rural residents and industries.

Objectives:



- A. Achieve a working balance that protects the well-being, health, and safety of area residents, while ensuring a sustainable level of resource and economic development.
- B. Promote income diversification by allowing home-based businesses, as it is increasingly difficult to make a living as a farmer without another income source.
- C. Establish guidelines to manage the form and character of commercial and industrial development areas to mitigate potential conflicts between existing land uses, such as residential, agriculture and industrial areas for the Economic wellbeing of the area.
- D. Designate a sufficient supply of land to meet emerging economic opportunities.
- E. Recognize the social and economic contributions made by the major resource sectors, such as agriculture, forestry, tourism, petroleum development and others.

2.2.3 Agriculture Objectives

Goal: Land use and development ensures the continued viability of agriculture and is supportive of the agricultural community and its industry.

Objectives:



- A. Protect valuable agricultural land in order to promote a variety of agricultural pursuits.
- B. Encourage preservation and enhancement of the agricultural sector.
- C. Protect the agricultural land base with emphasis on soils capable and suitable for agriculture.
- D. Support the longevity of the agricultural industry through encouragement of farm diversification initiatives, allowing for uses that do not undermine the agricultural capability of the land, and generally support family and corporate farms.

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2.2.4 Advocacy Objectives

Goal: Maintain effective levels of communication and collaboration with all levels of government, agencies, and the public in order to advocate for rural issues.

Objectives:



- A. Ensure the activities, actions, and priorities of the Regional Board of the PRRD within the West Peace Fringe Area represent the needs and wants of the area residents. Any establishment of a new service must be by petition or request of area residents.
- B. Work with the Ministry of Transportation and Infrastructure to improve, upgrade, and maintain transportation networks.
- C. Work with First Nations to build more engaged and open relations.
- D. Work with neighbouring municipalities to deliver services that benefit rural residents.
- E. Ensure PRRD policies meet the requirements of senior levels of government.

2.2.5 Water Resources Objectives

Goal: Recognize surface and ground water sources as critical resources.

Objectives:



- A. Advocate for the protection of lakes, river corridors, and waterways in the plan area.
- B. Prioritize water rights to put the needs of rural residents and agriculture before industry, private industry, and corporations.
- C. Maintain or enhance water quality in the three main watersheds (Moberly Lake, Pine River, and Sukunka River) which impact the drinking water for the area.
- D. In the resource extraction industries, work with the Ministry of Environment to encourage water use that does not diminish the quality or quantity of waterways or waterbodies in order to meet the local needs of rural residents.
- E. Recognize the importance of riparian areas for maintaining ecosystem function and water quality.

2.2.6 Environment Objectives

Goal: Recognize the importance of living sustainably with the environment.

Objectives:



- A. Conserve the various unique and sensitive parts of the environment and to safeguard development from natural and man-made hazards.
- B. Help prevent and remove invasive plants.
- C. Recognize that areas within the Plan may be subject to hazardous conditions.
- D. Protect the area's ecosystems and biodiversity.
- E. Promote sustainable forms of land use and economic development.
- F. Support relevant agencies in establishing parks and recreational facilities.

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2.3 Overall Policies

2.3.1 Housing Policies

1. Encourage a variety of housing developments including affordable housing, rental housing, age-friendly housing, and special needs housing.
2. Recognize conventional, manufactured, mobile homes, and secondary suites as permitted and affordable forms of housing.
3. Permit one secondary suite within a single family dwelling throughout the plan area, subject to zoning regulations. Exceptions will be considered for:
 - a. farm help;
 - b. temporary dwellings for family members; and,
 - c. affordable housing for people with disabilities or for seniors.
4. Permit a density range of 1 – 2 dwellings per parcel, subject to zoning and Northern Health regulations. Exceptions will be considered for:
 - a. farm help;
 - b. temporary dwellings for family members; and,
 - c. affordable housing for people with disabilities or for seniors.
5. The typical housing form supported is single family dwellings.

2.3.2 Climate Action Policies

1. As a signatory to the BC Climate Action Charter, the Regional District shares the Charter's common goals, and aspires to implement the PRRD Corporate and Community Energy Plans.
2. Strive to implement the actions recommended in the PRRD Corporate and Community Energy Plans, as timing and funding permits.
3. Collaborate with other organizations or government agencies to raise awareness and propose options for residents and businesses to reduce energy costs and emissions.
4. Encourage building improvements that are resource-efficient, including retrofits to older structures and green building designs in new structures.
5. Support the development and use of alternative energy sources, such as solar, wind, and geothermal, subject to zoning regulations.

2.3.3 Recreation, Parks, Heritage Policies

1. Permit parks, trails, nature reserves, and fish and wildlife habitat areas throughout the plan area.
2. Work in collaboration with the public, provincial agencies, community groups, or other organizations to promote, enhance, or otherwise support recreational and sporting opportunities.
3. Encourage the Province to manage recreation sites and trails for the benefit of residents and visitors.
4. With the assistance of the public, committees, societies, First Nations, member municipalities, provincial agencies, or other organizations, identify and protect features and sites of scenic, cultural, historical, paleontological, or archaeological significance within the plan area.
5. Explore the inclusion of the grave sites on Graveyard Creek, near the intersections Kolosky Road, Bremner Road, and Old Jackfish Road, on the PRRD Heritage Register.

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2.3.4 Environmental and Water Protection Policies

1. Encourage development to follow the PRRD Lakeshore Development Guidelines, where applicable, when developing within 300 metres of the high water mark of a lake.
2. Consider collaborating with public or private initiatives and organizations that perform work which results in environmental or water protection.
3. Encourage and support efforts at studying, conserving, preserving, or improving the integrity of soil, watersheds, water quality and quantity, air quality, wildlife connectivity, valued ecosystem components, or ecosystems in general.
4. Encourage retention of natural vegetative cover in riparian zones along rivers, lakes, and streams to maintain sediment and runoff control and to minimize impacts on water quality from bank erosion and channel disturbance.
5. Update the Lakeshore Development Guidelines in order to ensure that the guidelines are relevant and meet current best practices.
6. Prohibit nuclear waste dump sites within the plan area.

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3 Land Use Designations

The Land Use Designations are shown on the Schedule B maps. There are five (5) land use designations within the West Peace Fringe Area:

- **Agriculture Resource (AG)**
- **Settlement (S)**
- **Moberly Lake Settlement (MLS)**
- **Industrial (I)**
- **Parks and Open Spaces (P)**

3.1 Agriculture Resource (AG)

The Agriculture Resource (AG) designation signifies that the predominant use of land is agricultural or resource extraction.

3.1.1 Agriculture Resource Objectives

- A. Support agricultural use of land.
- B. Cooperate with other government agencies in the management and transfer of public land.
- C. Work with government, public, industry, and other stakeholder agencies to reduce conflict caused by resource extraction activities and to lessen the impacts of industrialization of the land base.

3.1.2 General Agriculture Resource Policies

1. Within the Agriculture Resource designation, the principal use of land will generally be limited to agriculture and uses directly complementary to agriculture such as grain elevators and fertilizer distribution; agri-tourism; residential use; home-based business; kennels; airstrip; trapping, hunting, and outfitting establishments; ecological reserves and works that support ecological protection or restoration; resource extraction; and, transportation.
2. In reviewing subdivisions, non-farm uses, or temporary use permits within the Agriculture Resource designation, the Regional District will consider factors including, but not limited to:
 - a. physical characteristics of the land, including topography and vegetation;
 - b. the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
 - c. impacts of the development on neighbouring uses, including direct and indirect impacts;
 - d. the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
 - e. public opinion as received through a public consultation process; and,
 - f. other issues that may be relevant to the subject property or specific proposal.
3. Development proposed on lands with a Canada Land Inventory soil rating of Class 1, 2, 3, or 4 should strive to disrupt as little agriculturally productive land as possible and take measures to minimize, eliminate, and/or off-set impacts to the soil and agriculture.

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3.1.3 Agriculture Policies

1. Lands located within the Agricultural Land Reserve are subject to the Agricultural Land Commission Act or Regulations thereunder, shall be subject to the orders or approval of the Agricultural Land Commission.
2. Encourage economic development activities that complement or enhance agriculture, or that do not unduly detract from agriculture, including, but not limited to:
 - a. Home-Based Business;
 - b. Farm Bed and Breakfast;
 - c. Agri-tourism Activities; and,
 - d. Guest Cabins.
3. Explore the process of a mass Agricultural Land Reserve exclusion for the WPFA for existing Agricultural Land Reserve lands unsuitable for agriculture development.

3.1.4 Resource Policies

1. Acknowledge that resource extraction activities are regulated by provincial and federal legislation.
2. Request the provincial government to consider the impact of resource extraction on surrounding land uses and direct such activities away from settlement areas.
3. Participate in Environmental Assessment reviews for proposed resource development projects.
4. Strongly encourage the provincial government to seek community support before Crown land is utilized for resource development.
5. Request that the Province notify the Regional District and adjoining landowners of resource extraction projects and hold public meetings where projects are near residential development.
6. Require that all extraction, processing and transportation of primary resources shall meet provincial and federal standards applicable to environmental protection and special care is taken to ensure the protection of the local air sheds, and surface and ground water sources.
7. Encourage best management practices that mitigate impacts to watersheds and views.

3.1.4.1 FORESTRY POLICIES

1. Support timber production harvesting, silviculture, and agro-forestry production within the Plan area while working towards meaningful solutions with industry and government to mitigate conflict with rural residents.
2. Recognize forestry as a permitted use within the Agricultural Land Reserve, however some ancillary uses may be subject to provincial and zoning regulations.

3.1.4.2 MINERAL POLICIES

1. Recognize that all sand and gravel deposits are within the provincial jurisdiction, under various pieces of legislation.
2. Work with the provincial government to identify future sand and gravel sources suitable for extraction, recognizing this as an essential resource for construction and transportation.
3. Identify the approximate location of sand and gravel deposits suitable for gravel extraction as described and illustrated on Schedule B.
4. Recognize that some uses accessory to mineral extraction, such as asphalt plants and processing facilities, may be subject to provincial and zoning regulations.

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3.1.4.3 PETROLEUM POLICIES

1. Advocate more proactive management strategies by working with other authorities to address public concern regarding petroleum activities and facilities that impact the environment, agriculture, and residents within this Plan area.
2. Work with the provincial government to establish a set of standards when locating oil and gas production and processing facilities near residents, public developments, or community facilities, such as schools or community halls. This will include principles:
 - a. based on best industrial practices and scientific knowledge for the protection of the environment and the public's health and safety;
 - b. that encourage multi-use and sharing facilities, pipelines, rights-of-way, and access to minimize the cumulative impacts of development, while using the least amount of land;
 - c. for regular evaluation, enforcement, and timely updates to the guidelines which keep pace to changes within the industry.
3. Work collaboratively with provincial and federal governments and stakeholders to research and identify the establishment and management of shared utility corridors.
4. Work collaboratively with the Province to maintain the intent of the OCP land use designations when considering the disposition of petroleum and natural gas rights and that a joint effort to identify various areas of critical to low concern relating to future land use development when reviewing these rights in the pre-tenure referral process.
5. Recognize that pipeline rights-of-way traverse the plan area that may impact adjacent land use or alter development plans subject to provincial or federal regulations. For detail on rights-of-way contact Oil and Gas Commission or the National Energy Board, directly.

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3.2 Settlement (S)

The settlement designation is intended to provide a full mix of land uses to allow for rural communities with opportunities to live, work, and play. There are several distinct settlements in this plan area, including numerous subdivisions west of Chetwynd, up Jackfish Lake Road, on Wabi Hill, and around Moberly Lake. These settlements offer different values, such as larger or smaller parcel sizes, and rural, agricultural, lake, or natural settings.

3.2.1 Settlement Objectives

- A. Support the enhancement and protection of residential areas which allow residents to use and enjoy property for residential purposes.
- B. Consider new subdivisions in residential areas which maintain or enhance the rural way of life and have the support of the neighbours.
- C. Accommodate a range of commercial uses which serve the needs of residents and visitors, including home-based business.
- D. Minimize the negative impacts of commercial uses on residential and agricultural properties.
- E. Permit lighter industrial activities that are more service-oriented and do not produce excessive disruptive emissions, including noise, air, and light pollution.
- F. Accommodate employment-generating light industrial development in a manner which minimizes potential conflicts with residential and agricultural properties.
- G. Support the efforts of community groups and public agencies in providing community services.

3.2.2 General Settlement Policies

- 1. Within the settlement designation, the principal use of land will be limited to small agricultural holdings, residential, commercial, institutional, and limited service industrial uses.
- 2. In reviewing applications for subdivision, non-farm uses, or temporary use permits within the Settlement designation, the Regional Board will consider factors including but not limited to:
 - a. physical characteristics of the subject property, including topography and vegetation;
 - b. the subject property's access to infrastructure and utilities;
 - c. direct and indirect impacts of the development on neighbouring properties;
 - d. public opinion as received through any applicable public consultation process; and,
 - e. other issues that may be relevant to the subject property or specific proposal.

3.2.3 Residential Policies

- 1. Infilling within existing settlement areas is encouraged prior to supporting new subdivisions.
- 2. Home-based businesses are permitted in all settlement areas, subject to zoning regulations.
- 3. The appearance of home-based businesses should be secondary to the residential use of a property in order to maintain the residential character of an area.
- 4. Home-based businesses should not negatively impact neighbouring residents through the generation of disruptive fumes, odors, noise, light, or traffic.

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3.2.4 Commercial Policies

1. With the goal of eliminating or minimizing negative impacts on nearby residents and adjacent land uses, proposals for commercial subdivision and development will identify:
 - a. location along a major road in order to minimize traffic disruption to established residential areas;
 - b. siting, orientation, and layout of proposed structures and site activities;
 - c. measures to adequately buffer by the use of screens, fences, or landscaping where any commercial use is adjacent to existing residential or agricultural uses; and,
 - d. plans for vehicle access to and from the property and circulation on the property, including adequate on-site parking, loading and unloading space.

3.2.5 Service Industrial Policies

2. Within the Settlement designation, industrial uses may be permitted that are service in nature, are conducted primarily indoors, and do not require outdoor storage, subject to zoning and other regulations.
3. Industrial development should be directed away from areas where the development would cause damage to water bodies or valued ecosystem components.
4. Industrial development should be directed away from areas where the development would cause negative impacts to surrounding uses.
5. With the goal of eliminating or minimizing negative impacts on nearby residents and adjacent land uses, proposals for industrial subdivision and development will identify:
 - a. location along a major road or highway in order to minimize disruption to established residential areas;
 - b. the siting, orientation and layout of proposed buildings and structures;
 - c. measures to reduce or eliminate light, noise, dust, and air emissions;
 - d. adequate onsite drainage;
 - e. plans for vehicle access to and from the property and circulation on the property, including adequate on-site parking, loading and unloading space;
 - f. measures to adequately buffer by the use of berms, screens, fences, or trees where any industrial use is adjacent to any primary or secondary highway or residential area; and,
 - g. any other issues that may be relevant to the specific proposal.

3.2.6 Institutional Policies

1. Institutional uses are permitted within the Settlement designation, subject to the following:
 - a. siting, orientation, and layout of proposed structures should minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses; and,
 - b. the subject property should accommodate vehicle parking and circulation on site.
2. Work in collaboration with the public, community groups or other organizations to assess the feasibility of new community facilities, such as halls and recreation facilities.
3. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.

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3.3 Moberly Lake Settlement (MLS)

The Moberly Lake Settlement designation covers a unique location within the West Peace Fringe Area, featuring both permanent and seasonal residents, as well as two First Nation communities, West Moberly First Nation and Saulneau First Nation. Featured along Moberly Lake are numerous parks and campgrounds, community facilities, institutional uses, and commercial developments.

A Development Permit Area was proposed during the development of this Official Community Plan in response to the development pressure around Moberly Lake, but during the review process it was determined that further and more in depth discussions with the Moberly Lake community would be needed prior to the implementation of such regulations.

3.3.1 General Moberly Lake Settlement Policies

1. Within the Moberly Lake Settlement designation, the principal use of land will be limited to residential, commercial, institutional, and parks and recreation.
2. When applicable, encourage development within the Moberly Lake Settlement designation to follow the PRRD Lakeshore Development Guidelines.
3. Seek to educate current and future residents, realtors, developers, and others on the PRRD Lakeshore Development Guidelines.
4. Through consultation, seek consensus from the Moberly Lake community and other stakeholders regarding the creation of a Moberly Lake Development Permit Area.
5. Explore the establishment of water, sewer, and natural gas services for Moberly Lake.
6. Explore the opportunity for improvements to the existing PRRD boat launch on Moberly Lake.
7. In reviewing applications for subdivision or temporary use permits within the Moberly Lake Settlement designation, the Regional Board will consider factors including but not limited to:
 - a. physical characteristics of the subject property, including topography and vegetation;
 - b. the subject property's access to infrastructure and utilities;
 - c. impacts on neighbouring properties, which may include direct and indirect impacts;
 - d. public opinion as received through any applicable public consultation process; and,
 - e. other issues that may be relevant to the subject property or specific proposal.

3.3.2 Moberly Lake Communication Policies

1. Ensure that all permanent and seasonal residents are provided thorough and reasonable communication on Regional District matters.
2. Ensure that all permanent and seasonal residents are provided opportunity to participate in projects affecting Moberly Lake.
3. Engage with permanent and seasonal residents, stakeholders, agencies, and community groups on matters affecting Moberly Lake.

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3.3.3 Moberly Lake Residential Policies

1. Home-based businesses are permitted in all Moberly Lake Settlement areas, subject to zoning regulations.
2. The appearance of home-based businesses should be secondary to the residential use of a property in order to maintain the residential character of an area.
3. Home-based businesses should not negatively impact neighbouring residents through the generation of disruptive fumes, odors, noise, light, or traffic.

3.3.4 Moberly Lake Commercial Policies

6. With the goal of eliminating or minimizing negative impacts on nearby residents and adjacent land uses, proposals for commercial subdivision and development will identify:
 - e. location along a major road in order to minimize traffic disruption to established residential areas;
 - f. siting, orientation, and layout of proposed structures and site activities;
 - g. measures to ensure that the development does not visually detract from the natural setting of the lake;
 - h. measures to adequately buffer by the use of screens, fences, or landscaping where any commercial use is adjacent to existing residential or agricultural uses; and,
 - i. plans for vehicle access to and from the property and circulation on the property, including adequate on-site parking, loading and unloading space.

3.3.5 Moberly Lake Parks and Institutional Policies

1. Park uses are permitted within the Moberly Lake Settlement designation, when those uses are minor and do not warrant a rezoning.
2. Institutional uses are permitted within the Moberly Lake Settlement designation, subject to the following location criteria:
 - a. siting, orientation, and layout of proposed structures should minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses;
 - b. development should not visually detract from the natural setting of the lake; and
 - c. the subject property should accommodate vehicle parking and circulation on site.
3. Work in collaboration with the public, community groups or other organizations to assess the feasibility of new community facilities, such as halls and recreation facilities.
4. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.
5. Support the community if it pursues the development of a local cemetery.

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3.4 Industrial (I)

Strong, resilient economies have diversified industrial bases that provide employment income to residents. The lighter industrial activities are more service-oriented and do not necessarily produce excessive disruptive emissions. Heavier or more intense industrial activities often include extraction and processing of natural resources, such as wood, gravel, coal, oil and gas.

3.4.1 Industrial Objectives

- A. To accommodate employment-generating industrial development in a manner which minimizes potential conflicts with residential and agricultural properties.

3.4.2 General Industrial Policies

1. Industrial development is directed away from water bodies, such as Moberly Lake, such that the proposal will not negatively impact neighbours or nearby residents, agricultural uses, or interfere with water bodies or environmentally sensitive areas.
2. With the goal of eliminating or minimizing negative impacts on neighbours, nearby residents, and adjacent land uses, proposals for industrial subdivision and development will identify:
 - a. the siting, orientation and layout of proposed buildings and structures;
 - b. location and containment of outdoor storage;
 - c. light, noise, dust, and air emissions;
 - d. drainage;
 - e. vehicle access and circulation on the property;
 - f. additional buffers, screening, and landscaping to separate proposed industrial uses from existing non-industrial uses; and,
 - g. any other issues that may be relevant to the specific proposal.
3. Industrial development is directed away from area where the development would cause damage to water bodies or valued ecosystem components.
4. Consider completing an industrial land strategy in order to determine industrial land needs in the area, including the amount, size, and location of future industrial development.
5. Consider supporting new industrial development for locations with the following attributes:
 - a. where supporting infrastructure exists, such as access to roads, rail, water, sewer, and power;
 - b. where the proposed development will not negatively impact existing non-industrial uses;
 - c. where prevailing winds will not cause the development to negatively impact existing downwind uses.

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3.5 Parks and Open Spaces (P)

Land that is retained in its natural state contributes to a healthy environment. Parks and natural open spaces can provide areas for outdoor recreation and education.

3.5.1 Objectives

- A. To support community groups and other organizations in identifying culturally and ecologically valuable features and to help provide for their protection.
- B. To help provide recreational destinations for the public.

3.5.2 General Parks and Open Spaces Policies

1. The Parks and Open Spaces designation includes the following types of areas: Provincial parks, Regional Parks, private parks, campgrounds, and natural open spaces.
2. Provincial Parks within the plan area include: Moberly Lake Provincial Park; East Pine Breaks Provincial Park.
3. Regional Parks within the plan area include: Spencer Tuck Park; Sundance Lake Regional Park.
4. Open Spaces within the plan area include: Big Lake, Long Lake, Halfmoon Lake, South Cameron Lake, Jackfish Lake, and Sundance Lakes. These areas have been identified as open spaces on un-surveyed crown land where existing Regional or Provincial Parks do not exist in order to establish potential future interest in the preservation and/or recreational use of the surrounding lands.
5. The WPFA OCP contains two types of park areas: Parks; and Open Spaces. These areas are both contained within the Parks and Open Spaces designation, but are delineated separately on the Schedule B and C maps in order to differentiate the purposes of the areas.
 - a. Within the Parks areas, the principal use of land will generally include outdoor recreation, campgrounds, public parks, and cultural and heritage sites.
 - b. Within the Open Spaces areas, the principal use of land will generally include ecological reserves, work that supports ecological protection or conservation or restoration, and structures for interpretative purposes.
6. Existing grazing leases are recognized as permitted uses within the Parks and Open Spaces designation.
7. Work in collaboration with the public, not-for-profit groups, government agencies, First Nations and other organizations to identify and help protect environmentally sensitive areas from development, sites that contain valued ecosystem components, sites of paleontological or archaeological significance, or sites that are otherwise desirable for protection.
8. Support the thoughtful designation of parks and open spaces throughout the plan area.

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4 Infrastructure and Services

Because the Plan covers such a large geographic area, extending the utilities and services to each property is challenging. Yet, it is important to strive to bring these services to residents when the need is identified as they can improve quality-of-life factors.

4.1 Infrastructure and Services Objectives

- A. Ensure that infrastructure, utilities, transportation, and public services requirements meet the present and future needs of residents of the plan area.

4.2 Infrastructure and Services Policies

4.2.1 Transportation Policies

1. Support requirements by the Ministry of Transportation and Infrastructure for traffic impact analyses when considering major development proposals.
2. Encourage the Ministry of Transportation and Infrastructure to maintain public rights-of-way as safe and efficient transportation corridors.
3. Collaborate with the Ministry of Transportation and Infrastructure in identifying and enhancing the maintenance and upgrading of area roads, which may include dust control and/or run-off control.
4. Encourage the Ministry of Transportation and Infrastructure to undertake necessary improvements to local area roads that will facilitate the safety of road users, such as the use of turning lanes, acceleration and deceleration lanes at key intersections, passing lanes, rest stops, highway pedestrian crossings, street lights, or additional signage where deemed appropriate.
5. Encourage the Ministry of Transportation and Infrastructure to work with industry in constructing roads to the standards of the Ministry of Transportation and Infrastructure with a view towards future public use.
6. Advocate to the Province for improved construction and maintenance of the Jackfish Lake Road.

4.2.2 Solid Waste Policies

The PRRD Solid Waste Management Plan guides the solid waste management function. It has been developed for a coordinated approach to handling the area's solid waste issues. It works toward enhancing the services and addressing the requirements of area residents with timely plan reviews and evaluations.

1. Permit public solid waste landfills and transfer sites throughout the Plan area, excluding nuclear waste. The locations of existing sites are delineated on the Public Facilities Map in Schedule B.
2. Encourage rural residents and businesses to:
 - a. reduce, re-use, and recycle, in order to limit the volume of solid waste; and,
 - b. dispose of solid waste efficiently at the approved facilities.

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4.2.3 Sewer and Water Policies

1. Work with residents or local organizations to assess the feasibility of new or expanded community sewage systems or water systems as opportunity and mutual benefit are identified.
2. The Regional Board will consider pursuing Public-Private Partnerships for the provision of services.

4.2.4 Utilities Policies

1. Permit Public Utility Uses throughout the Plan area.
2. Not require a minimum parcel size for a Public Utility Use, other than an office building or works yard which are subject to zoning regulations.
3. Encourage the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.

4.2.5 Fire Protection Policies

1. Support the existing Moberly Lake and Chetwynd rural fire protection service areas.

5 Inter-Agency Cooperation

The Peace River Regional District works with a number of external agencies and organizations on a daily basis to plan and deliver services to residents of the area. As such, it is important to recognize the importance of open, direct dialogue with these agencies and organizations to maintain effective working relationships now and in the future.

5.1 General Policies

1. Work in conjunction with various levels of government, community groups, organizations, and other stakeholders towards the realization of the goals, objectives, and policies of this Official Community Plan.
2. Respond in a timely manner to referrals submitted by other agencies.
3. Referrals submitted by other agencies will be checked for consistency with this plan and other Regional District Plans, Bylaws, Policies, and Guidelines as they apply to the proposal.

5.2 District of Chetwynd

The District of Chetwynd shares a number of borders within and around the West Peace Fringe Area. The majority of rural residents also use the District of Chetwynd as their main service centre. As such, planning within the fringe directly affects the District, and necessitates the need for coordinated and collaborative planning processes.

1. When necessary, work with the District of Chetwynd on the creation of a Comprehensive Development Plan to determine future growth needs for the District, as well as future joint planning areas.
2. Explore the creation of a Joint Planning Area with the District of Chetwynd, to establish a defined area for the District to opt into regional planning subject to Section 381 of the *Local Government Act* "Cost sharing for services under Part 14 [Planning and Land Use Management]"

5.3 Northern Health Authority

The enforcement of the Public Health Act provisions for on-site sewage disposal, by the Northern Health Authority, is important for the maintenance of public health in the rural area. The management of sewage system locations away from watercourses and ground water is a priority for the maintenance of healthy environmental conditions of the area's water resources.

5.3.1 On-site Sewage Policies

1. Collaborate with the Northern Health Authority and the Ministry of Transportation and Infrastructure to identify opportunities and barriers for compact development related to rural sewage disposal challenges in the Plan area.

5.4 Agricultural Land Commission

The Provincial Agricultural Land Commission (ALC) is an independent administrative body dedicated to preserving agricultural land and encouraging farming in British Columbia. The ALC is responsible for the administration of the Agricultural Land Reserve, which makes up approximately 25,433 hectares (28%) of the West Peace Fringe Area.

May 17, 2018

5.4.1 Agriculture Land Commission Policies

1. Despite any of the policies contained in this Plan, land within the Agricultural Land Reserve is subject to the orders and approval of the ALC, pursuant to the ALC Act and its Regulations.
2. Consider land use proposals in the Agricultural Land Reserve based on the following:
 - a. direction contained within this Plan; and,
 - b. the potential impact on agricultural viability of the land and surrounding area.
3. Land use proposals within the Agricultural Land Reserve remain subject to the policies and regulations of the Regional District.
4. The Regional Board will consider entering into a delegation agreement with the ALC to further enhance local decision making and timely review of applications. Such an agreement shall only be considered through a public review process.

5.5 Ministry of Transportation and Infrastructure

5.5.1 Subdivision Policies

1. Where a proposed subdivision, rezoning, or temporary use permit may be permitted by this OCP, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning or temporary use permit application submitted to the Regional District by the applicant, will consider factors including but not limited to the following:
 - (a) physical characteristics of the subject property, including topography and vegetation;
 - (b) the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
 - (c) the subject property's access to infrastructure and utilities;
 - (d) the projected impact on the transportation network;
 - (e) impacts of the development on neighbouring properties, which may include direct and indirect impacts;
 - (f) the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
 - (g) public opinion as received through any applicable public consultation process;
 - (h) other issues that may be relevant to the subject property or specific proposal.
2. For development within 300 metres of a lake, the Regional Board will also consider the recommendations of the PRRD Lakeshore Development Guidelines (July 2000).

May 17, 2018

6 Management of Development

6.1 Temporary Uses

Economic opportunities sometimes arise that are temporary in nature for which permanent development is not desirable. If a use is temporary in nature, the Regional District can issue a Temporary Use Permit for that use, subject to the provisions of the *Local Government Act*. Temporary use permits can cover a wide range of activities including weekend events, worker camps, storage, and many other land uses.

6.1.1 Temporary Use Objectives

- A. To permit flexibility and diversity in employment and economic opportunities.

6.1.2 Temporary Use Designations

1. Temporary Use Permits are permitted throughout the Plan area. In reviewing a temporary use permit application, the following conditions will be considered:
 - a. Whether the site is adjacent to a major road or railway track;
 - b. Whether the impacts to existing agricultural land and settlement areas are kept to a minimum; and,
 - c. Whether all the policies for the proposed land use have been met based on the relevant designation, as outlined in Section 3 of this OCP.

6.1.3 Temporary Use Policies

1. Require a public meeting be held, at the discretion of the Regional Board, concerning an application for a temporary use permit, in addition to public notification requirements.
2. Where applicable, refer an application for a temporary use to relevant agencies for comment.
3. Not approve a temporary use permit for a use located adjacent to a Controlled Access Highway or other major road where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.
4. Applications for temporary use permits should identify:
 - a. plans for vehicle access, parking, and circulation on the property;
 - b. the siting, orientation, and layout of proposed structures and activities; and,
 - c. arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations.

May 17, 2018

6.2 Preservation Areas

The preservation designation means the area should be preserved in its natural state. The predominant land use should be of a passive pursuit that works with the natural environment, as opposed to dominating or decimating it.

6.2.1 Preservation Areas Objectives

- A. To help protect people and development from hazardous conditions.

6.2.2 Preservation Areas Policies

1. Direct development away from known and verified hazardous areas, or manage development in a manner that reduces risk to life or damage to property.
2. The location and extent of areas identified as 'Preservation Area', that may be subject to hazardous conditions are delineated on the Preservation Area Map in Schedule B.
 - a. Based on local knowledge and experience and in the absence of more detailed and site specific information, this data is considered as an indicator of potential hazard. Boundary lines delineated on the plan maps as 'Preservation Areas' are approximate only.
3. In reviewing a subdivision application referred to the Regional District by the Approving Officer, or a building permit or rezoning application submitted to the Regional District by the applicant for new subdivision or development in areas identified as 'Preservation Area', the Regional District will consider factors including, but not limited to, the following:
 - a. potential impact of the proposed development on natural drainage systems;
 - b. potential instability of soils subject to subsidence;
 - c. steepness of topography, when considering road access and on-site sewage disposal; or
 - d. susceptibility of the site to periodic or permanent flooding.
4. Where floodable lands are proposed for development, the construction and siting of buildings, structures, and manufactured homes to be used for habitation, business, or the storage of goods damageable by floodwater are to be flood proofed or located to those standards specified by the Ministry of Environment.
5. Work with the province to reduce the risk of wildfire hazard including efforts to develop physical fireguards, to protect populated areas from wildfire.
6. The clearing of steep slopes, lakeshores, or river banks should be discouraged if such clearing would have a detrimental effect related to soil erosion and the siltation of watercourses.

7 Implementation

The OCP is a guide for land uses activities within the Plan area. It is implemented through the Zoning Bylaw and other implementation bylaws, through collaborative efforts with other agencies and actions of the Regional Board.

7.1 Official Community Plan Consistency

1. Ensure that all bylaws enacted within the Plan area are consistent with this OCP, including all maps and schedules. Where a project or proposal requires an amendment to this OCP, a public hearing will be held in accordance with the provisions of the *Local Government Act*.

7.2 Bylaw Enforcement

1. Work towards resolving any acts in violation of this bylaw in accordance with the established PRRD Bylaw Enforcement Policy.

7.3 Public Consultation

1. Throughout the WPFA, all new proposals for development should conduct public consultation, whether or not the proposal requires an OCP amendment, in order to determine the level of community support for a project and whether a proposal fits within the context of the area.

7.4 Future Work Plan

Table 3: Future Work Plan

	Work	OCP Section	Time Line
1.	Complete an industrial land strategy with the District of Chetwynd, to identify amount, size, and location of future industrial land.	3.4.2	Short
2.	Update the Zoning Bylaw(s) that cover the plan area and ensure consistency with the OCP.	All sections	Short
3.	Creation of a new Service Industrial zone.	3.2.5	Short
4.	Amend home-based business regulations to better manage businesses in rural areas.	3.1 & 3.2	Short
5.	Review of outdoor storage regulations in the zoning bylaws.	3.2	Short
6.	Identify Joint Planning Areas where Municipalities should participate in land use planning decisions.	5.1	Short
7.	Participate with residents and relevant agencies to explore the creation of a Moberly Lake Development Permit Area.	3.3	Short
8.	Consider conducting an Agricultural Land Reserve boundary review.	3.1.3	Medium
9.	Map flood risk levels along Moberly Lake.	3.3	Medium
10.	Consider conducting a preliminary geotechnical study to investigate potential for a development permit area for the protection of development from hazardous conditions.	6.2	Medium
11.	Recognize heritage, cultural, archaeological, or other special sites.	3.5.2	Long

May 17, 2018

8 Definitions

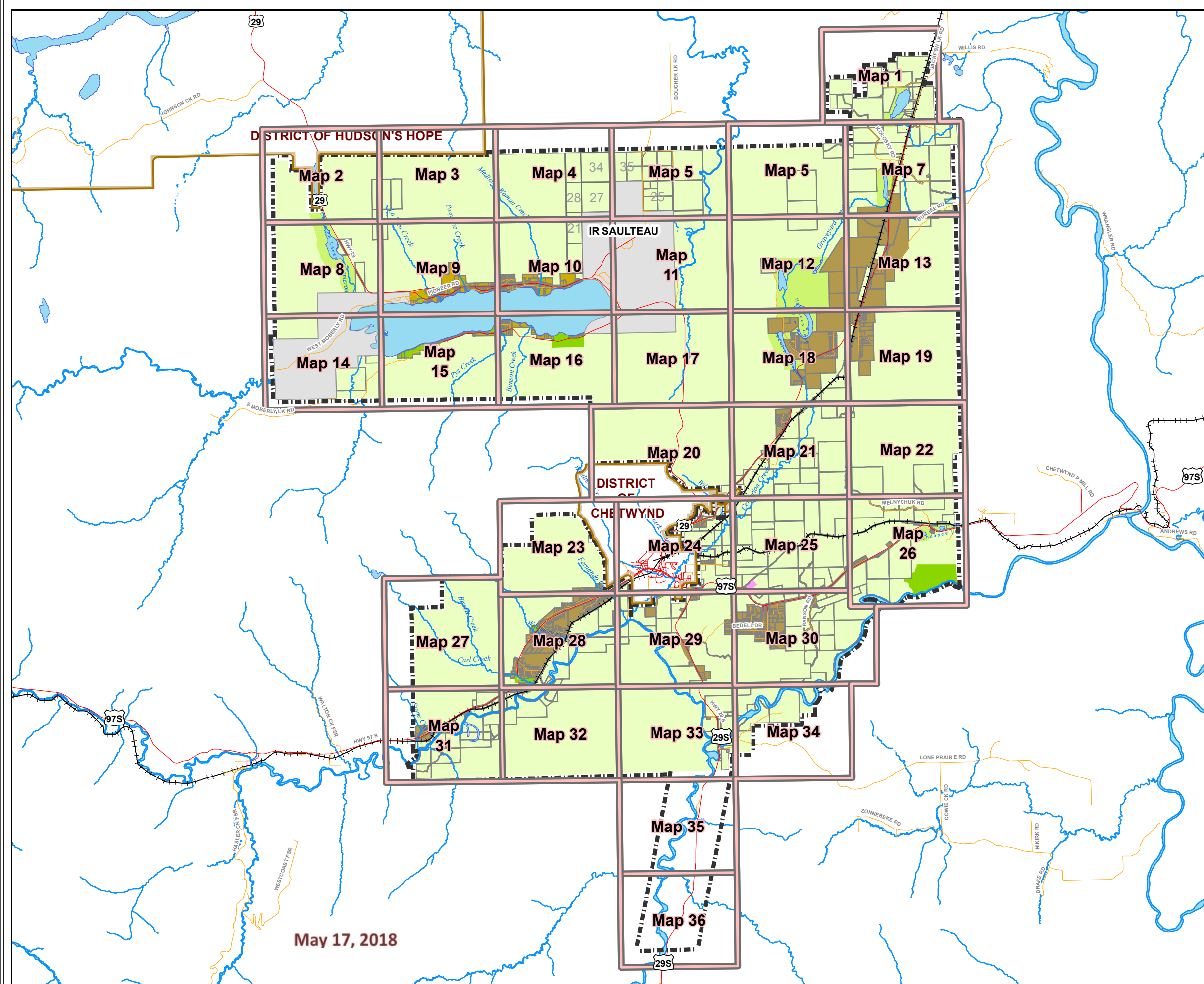
Table 4: Definitions

Abattoir	Means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.
Agriculture	Means the use of land, buildings, or structures for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, storing, or selling the products, provided however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Does not include an abattoir.
Agri-Tourism	Means tourist activities accessory to an agricultural use having farm assessment classification and without limitations may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm tourist accommodations, guest ranches, farm inns, bed and breakfast and campsites.
Community Sewage System	Means a common system of sewerage and sewage disposal, which serves two (2) or more parcels.
Gas Processing Plant *	Means an industrial facility for the extraction from gas of hydrogen sulphide, carbon dioxide, helium ethane, natural gas liquids or other substances, but does not include a production facility.
Home-Based Business	Means any occupation, trade, profession, or craft operated by an occupant of a Dwelling Unit as a use accessory to the residential use of the premises and which may involve retail sales and outdoor storage, subject to zoning.
Institutional Use	Means the use of land, buildings or structures for a public or non-profit purpose including such uses as schools, places of worship, indoor recreation facilities, community centres, public hospitals, and government buildings.
Manufactured Home Park	Means a parcel on which three (3) or more manufactured homes are installed or intended to be installed for use as dwellings, and is subject to "Peace River Regional District Manufactured Home Park Bylaw No. 816, 1992".
Manufactured Home	Means any structure containing one single family dwelling whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Manufactured Home Act.
Principal Use	Means the predominant and primary use of land, building or structure.
Production facility * (oil and gas)	Includes a battery, oil treater, pumping station, compressor station, dehydrator, gas injection station, line heater, water disposal facility, waste processing facility, water injection station, or upon designation of an authorized officer of the division, any other system of vessels and equipment designed to accommodate production or disposal or both production and disposal of well effluent products and by-products, but does not include a Gas Processing Plant. * Source of Oil and Gas definitions derived from Oil and Gas Handbook, Vol. 2, Activity Sections (4-9), Ministry of Employment and Investment.

May 17, 2018

Public Utility Use	Means the use of land, buildings, or structures providing for the servicing of community water, community sewer, solid waste disposal transfer stations, drainage, telecommunications, natural gas distribution, air navigation, generation and distribution of electricity, transportation, and similar services where such use is established by a municipality, the Regional District, an Improvement District, or a utility company regulated by government legislation.
Regional Board	Means the Board of Directors of the Peace River Regional District;
Resource Extraction	Means any activity required to extract natural resources from the earth's surface or sub-surface. Depending upon the activity and market conditions some semi-processing may take place on site before it is shipped to another area for final processing.
Universal-design features**	Means product, environment, building design and construction that aims to accommodate the functional needs of everyone; including children, adults and seniors, with or without disabilities. **As defined in the British Columbia Annotated Bibliography on Universal Design, Ministry of Municipal Affairs and Housing (1998).
Valued Ecosystem Component***	Means an environmental element of an ecosystem that is identified as having scientific, social, cultural, economic, historical, archaeological or aesthetic importance. The value of an ecosystem component may be determined on the basis of cultural ideals or scientific concern. ***As defined in the Canadian Environmental Assessment Act.
Watercourse	Means a naturally formed or man-made body of water that perennially or intermittently contains surface water, including a lake, pond, reservoir, river, stream, creek, spring, ravine, swamp, but does not include a constructed ditch or surface drain.

May 17, 2018



Official Page 62 of 78
Community Plan Map
SCHEDULE B
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018
Index Map

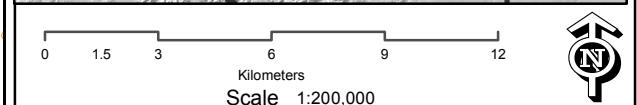
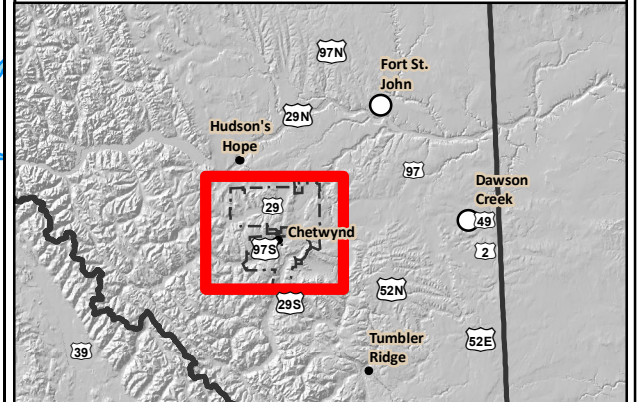


ORIGINAL MAP DATE xxxx, 2018

Designation

- Agriculture Resource (Ag)
- Industrial (I)
- Moberly Lake Settlement (MLS)
- Open Space (OS)
- Parks (P)
- Settlement (S)
- OCP Boundary
- First Nations
- Parcels
- Municipal Boundary
- Water Feature
- Rail Line
- Highway
- Roads
- Gravel Roads
- River

Revised: December-14-17
Data Source: Peace River Regional District



Bylaw No.	Revised	Desc. of Amendment	Int

Official
Community Plan Map
SCHEDULE C
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018

R-2

Map 1



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Peace River Regional District

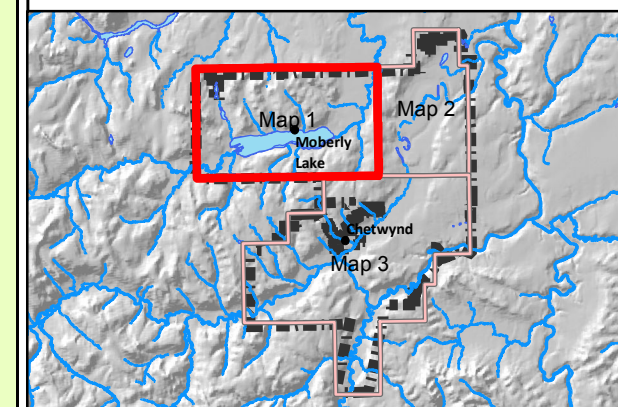
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Designation

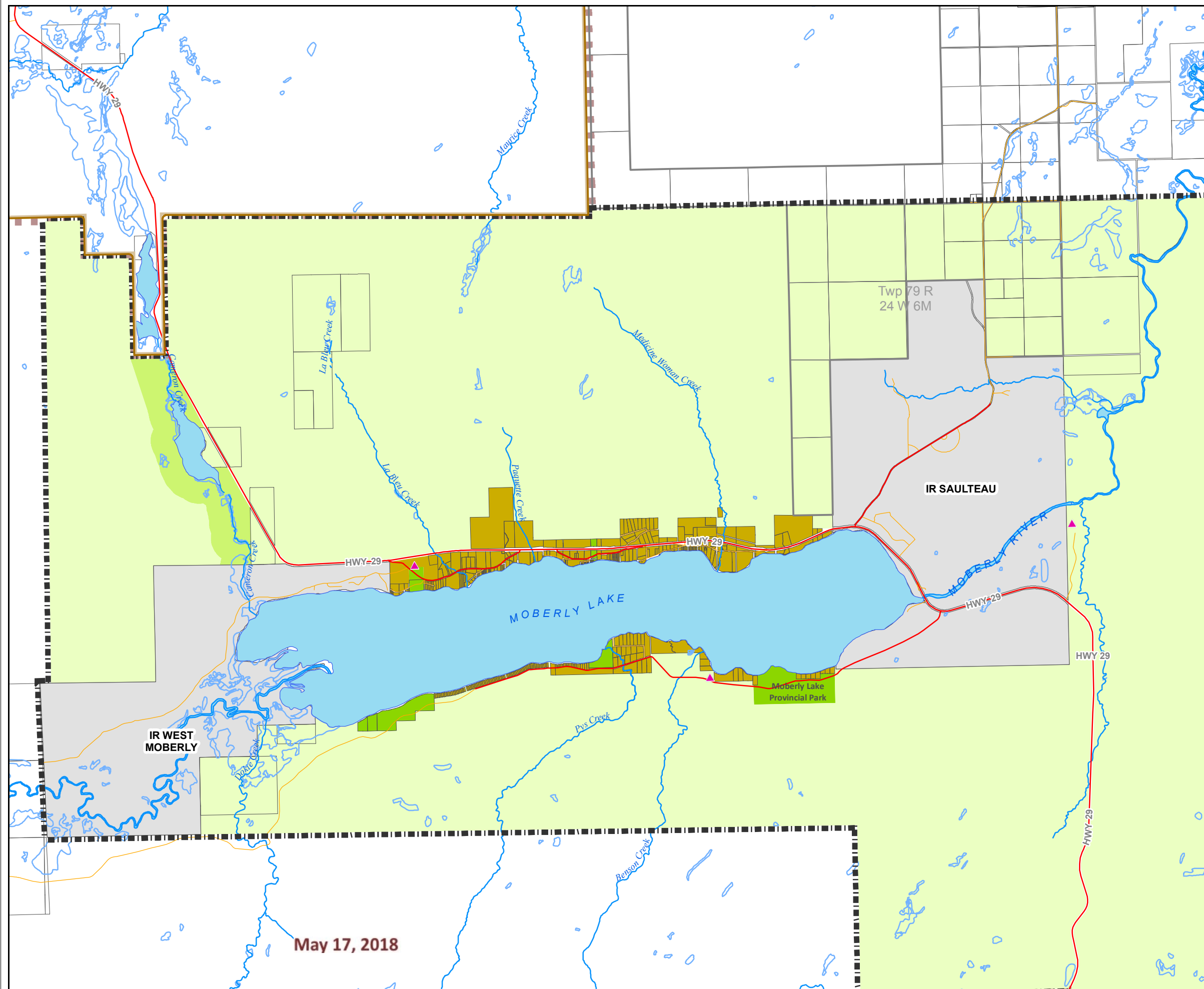
- Agriculture Resource (Ag)
- Industrial (I)
- Moberly Lake Settlement (MLS)
- Open Space (OS)
- Parks (P)
- Settlement (S)

- Gravel Deposit
- Swamp / Marsh
- Water Feature
- River
- OCP Boundary
- Rail Line
- Parcels
- Highway
- First Nations
- Roads
- Municipal Boundary
- Gravel Roads

Revised: December-14-17
Data Source: Peace River Regional District



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Kilometers
Scale 1:79,000



Official
Community Plan Map
SCHEDULE C
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018

R-2

Map 2



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Peace River Regional District

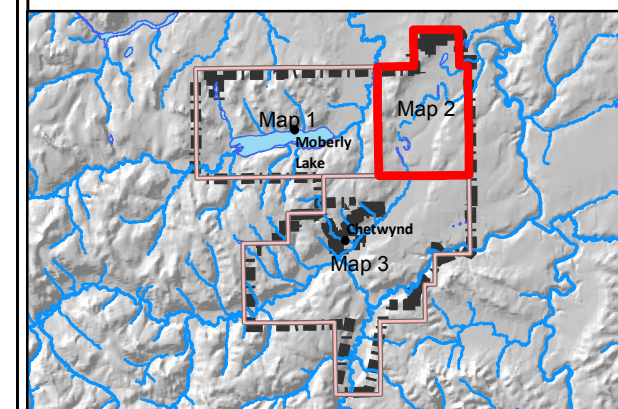
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Designation

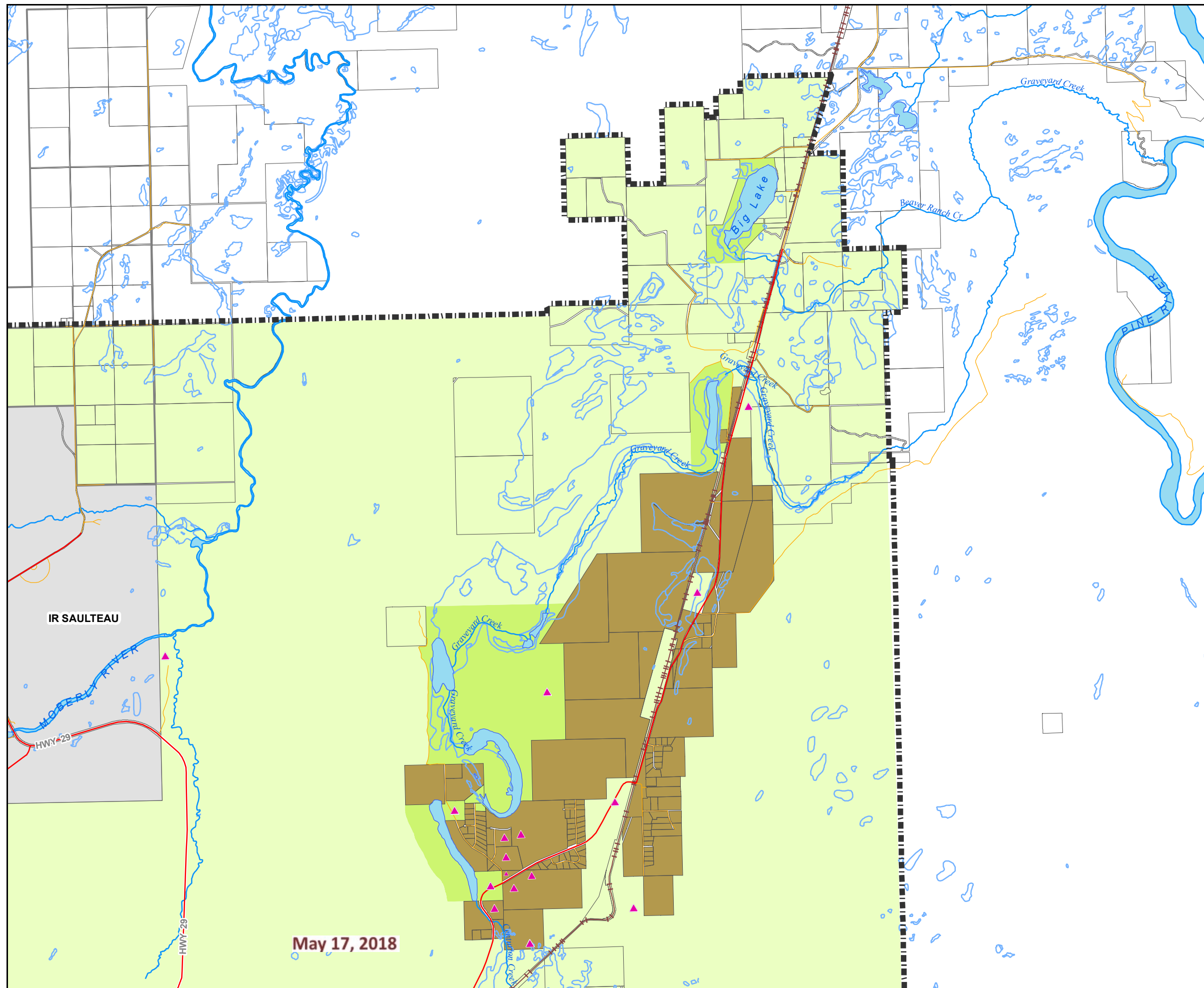
- Agriculture Resource (Ag)
- Industrial (I)
- Moberly Lake Settlement (MLS)
- Open Space (OS)
- Parks (P)
- Settlement (S)

- Gravel Deposit
- Water Feature
- OCP Boundary
- Parcels
- First Nations
- Municipal Boundary
- Swamp / Marsh
- River
- Rail Line
- Highway
- Roads
- Gravel Roads

Revised: December-14-17
Data Source: Peace River Regional District



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Kilometers
Scale 1:77,000



R-2













Map 3



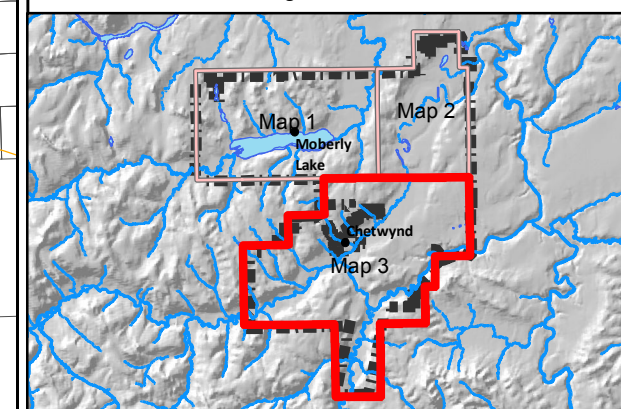
ORIGINAL MAP DATE xxxx, 2018

Designation

-  Agriculture Resource (Ag)
-  Industrial (I)
-  Moberly Lake Settlement (MLS)
-  Open Space (OS)
-  Parks (P)
-  Settlement (S)

- | | | | |
|---|--------------------|---|---------------|
|  | Gravel Deposit |  | Swamp / Marsh |
|  | Water Feature |  | River |
|  | OCP Boundary |  | Rail Line |
|  | Parcels |  | Highway |
|  | First Nations |  | Roads |
|  | Municipal Boundary |  | Gravel Roads |

Revised: December-14-17
Data Source: Peace River Regional District



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Kilometers
Scale 1:116,000



May 17, 2018

Official
Community Plan Map
SCHEDULE C - MAP 4
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018
Preservation Area

R-2



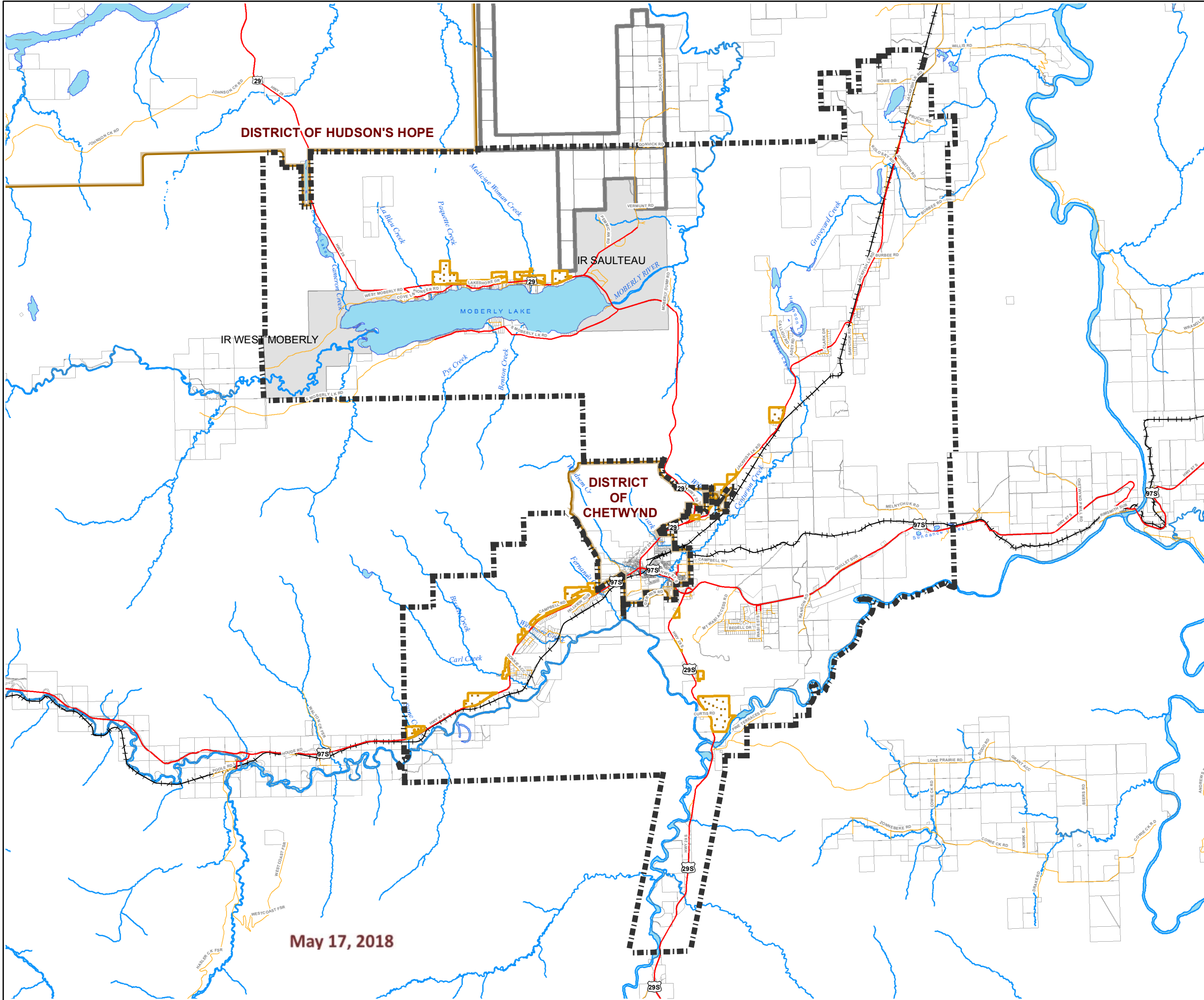
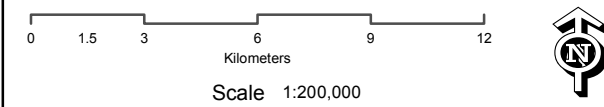
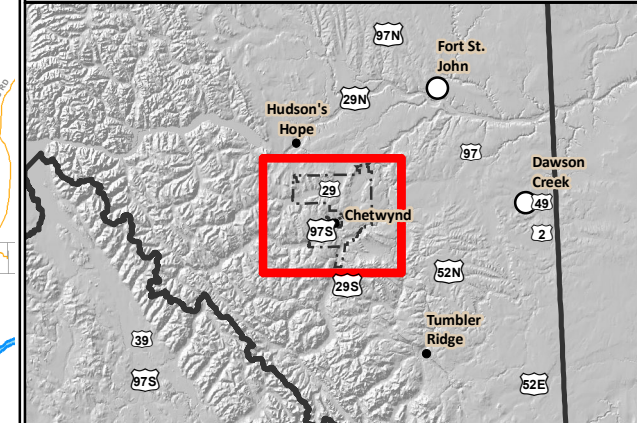
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Preservation Area

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|--------------------|--------------|
| OCP Boundary | Rail Line |
| First Nations | Highway |
| Parcels | Roads |
| Municipal Boundary | Gravel Roads |
| Water Feature | River |

Revised: December-14-17
Data Source: Peace River Regional District



Official
Community Plan Map
SCHEDULE C - MAP 5
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018

R-2

Agricultural Land Reserve



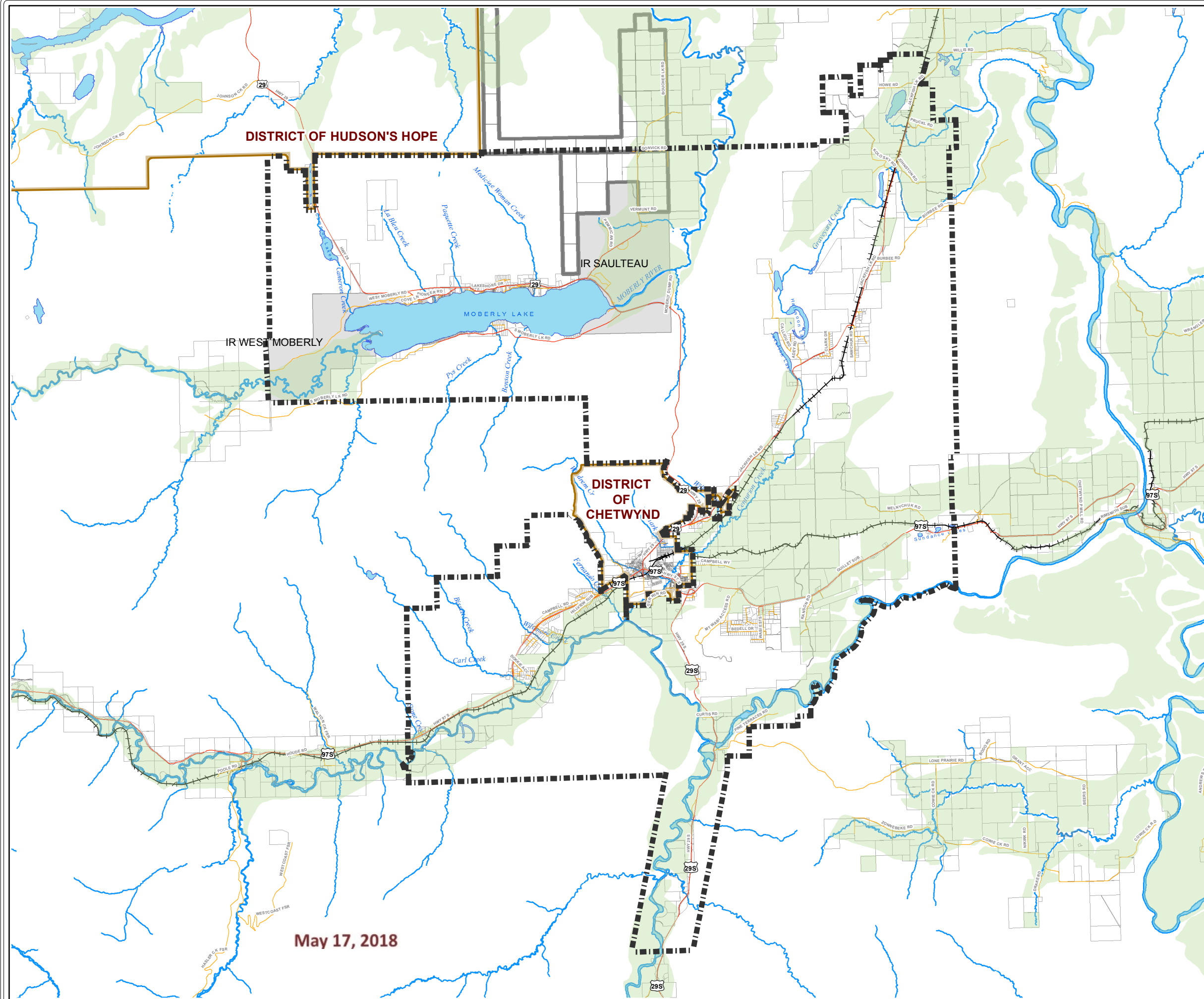
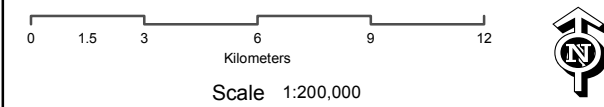
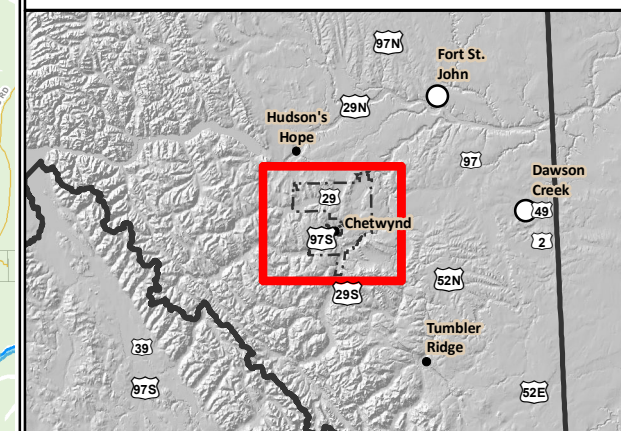
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ORIGINAL MAP DATE xxxx, 2015

Agricultural Land Reserve

- | | |
|--------------------|--------------|
| OCP Boundary | Rail Line |
| First Nations | Highway |
| Parcels | Roads |
| Municipal Boundary | Gravel Roads |
| Water Feature | River |

Revised: December-14-17
Data Source: Peace River Regional District



Official
Community Plan Map
SCHEDULE C - Map 6
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018

R-2

**Parks, Protected Areas
& Watersheds**



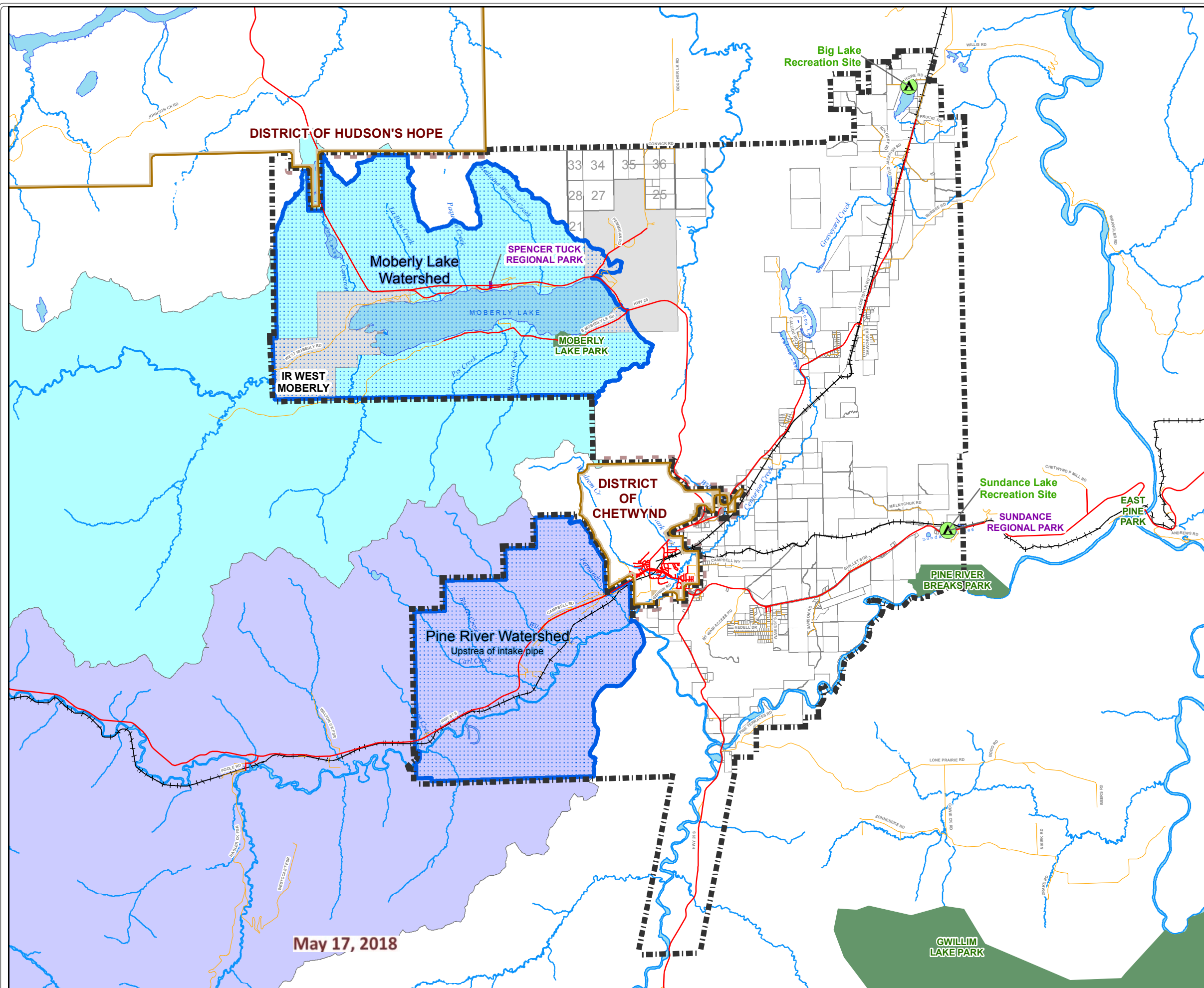
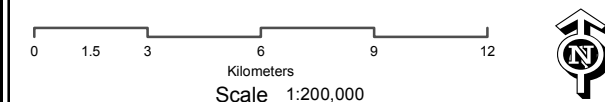
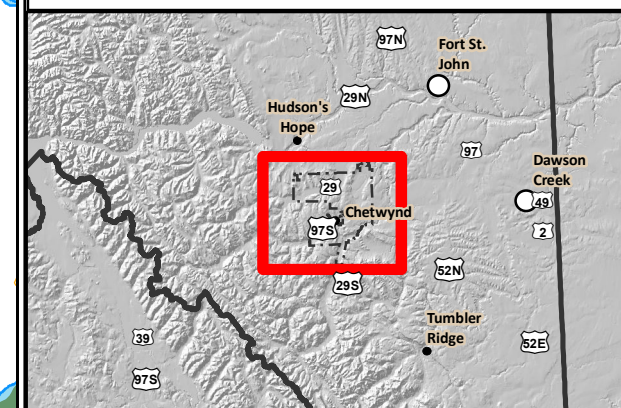
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Peace River Regional District

ORIGINAL MAP DATE xxxx, 2018

- Recreation Site
- PRRD Regional Park
- Provincial Park, Protected Area
- Watershed Area
- Moberly River Watershed
- Pine River Watershed

- OCP Boundary
- First Nations
- Parcels
- Municipal Boundary
- Water Feature
- Rail Line
- Highway
- Roads
- Gravel Roads
- River

Revised: December-18-17
Data Source: Peace River Regional District



Official
Community Plan Map
SCHEDULE C - Map 7
West Peace Fringe Area
Official Community Plan
Bylaw No. 2312, 2018
Public Facilities

R-2



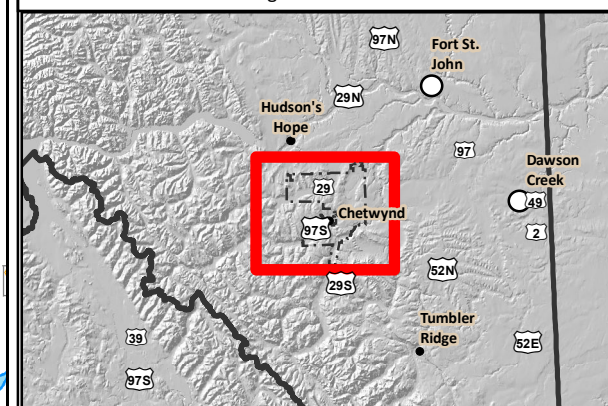
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Peace River Regional District

ORIGINAL MAP DATE xxxx, 2018

- Fire Department
- School
- Community Hall
- Solid Waste / Transfer Site
- Chetwynd Rural Fire Protection
- Moberly Lake Fire Protection
- South Moberly Lake Fire Protection

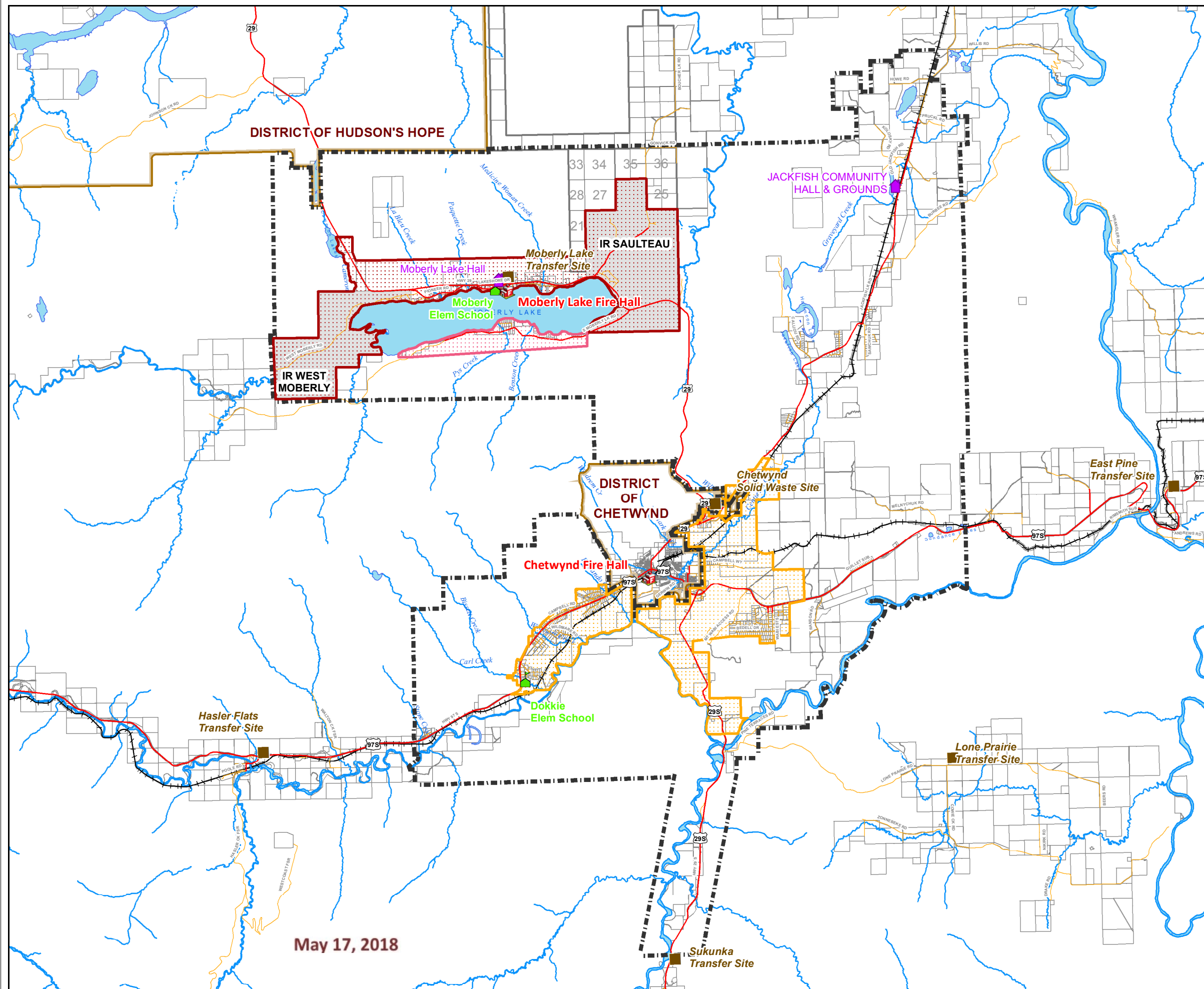
- OCP Boundary
- First Nations
- Parcels
- Municipal Boundary
- Water Feature
- Rail Line
- Highway
- Roads
- Gravel Roads
- River

Printed: December-14-17
Data Source: Peace River Regional District



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Kilometers

Scale 1:200,000



May 17, 2018



REPORT

To: Chair and Directors

Date: March 31, 2018

From: Erin Price, Bylaw Enforcement Officer

Subject: Bylaw Enforcement Quarterly Update

RECOMMENDATION(S):

That the Electoral Area Directors receive for information the March 31, 2018 Bylaw Enforcement Quarterly Update.

BACKGROUND/RATIONALE:

Attached is a table summarizing the enforcement files; current to March 31, 2018.

To date, there are 34 Bylaw Enforcement Files in total (Active and Inactive).

Active Files - shaded blue:

There are 30 active enforcement files.

- There are 6 new files since the last report.
- 1 file received an extension to relief from tipping fees and I understand cleanup has commenced.
- 1 file was subject to an entry warrant that was executed on February 27, 2018 without incident. A report to potentially award the demolition contract will be on the April 12, 2018 Regional Board agenda.

Inactive or On Hold Files- shaded green:

There are 4 inactive or "on hold" files.

- 1 has had an extension revision from the ALC to July 23, 2018. The agent for the landowner has been in contact with the PRRD North Peace Land Use Planner and the planning report is nearing completion.
- 1 has applied to the Board of Variance.
- 1 has applied for re-zoning and variances; although a meeting to address the remaining contraventions that are not covered in the application was cancelled. The planning report is moving ahead without further input from the landowner.
- 1 has made a second application for re-zoning and has amended the application. The public meeting was held on March 27, 2018 and the planning department is preparing the final report to the Regional Board.

ALTERNATIVE OPTIONS:

N/A

Staff Initials: EP

Dept. Head: 

May 17, 2018 CAO:



Page 1 of 2

STRATEGIC PLAN RELEVANCE:

- ☐ Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- ☐ Ensure effective execution of Public Safety and Emergency Services initiatives.
- ☐ Foster Collaboration on services with municipalities and electoral areas.
- ☐ Establish a strategy for coordinated advocacy on identified issues.
- ☐ Manage parks and trails in the region.
- ☐ Support the agricultural industry within the regional district.
- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

N/A

COMMUNICATIONS CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

Attachments:

Enforcement Summary- March 31, 2018 (6 pages)

ACTIVE FILES

Page 72 of 77 **R-3**

Bylaw Enforcement File Summary March 31, 2018

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
1	2007	91	WHITFORD, Jerry	27-Apr-07	Junkyard in residential zone	Met Mr. Whitford at property on Apr. 28, 2017. No Change. Will contact him with more information.	12498 256 RD Lot 1 & 2, Plan 27341, Part SW-15-86-19	B
2	2007	203	CLAY, Martin & Wendy	17-Apr-07	Concern regarding a recycling and salvage yard operating in Rolla not in compliance with zoning	Aug.31.17- clean up has started on the property with huge improvements.	5209 Rolla RD Parcel A (\$22581), Blk 1, Plan 10648, 32-79-14; and Parcel B (T18682), Blk 1, Plan 10648, 32-79-14; and Lots 5,6, 7 & 10, Bk1, Pl 10648, 32-79-14	D
3	2010	64	LEFFERSON, Allan	12-Apr-10	Salvage yard in A-2	March13,2015- I spoke to Tammy from Richmond Steel. They are planning to go when it dries up- March 2016 activity on property however not likely to be completely cleaned or remain cleaned up. On April 20/17 EADC requested followup on this property.	13492 & 13522 Old Edmonton Hwy Lot 1, PL 28960, 21-77-14	D
4	2010	107	SAMUEL RANCH LTD	19-Jul-10	3 homes	ALC has opened a C&E file and will advise of any steps they're taking	13805 Rose Prarie RD Lot 16, Plan 3986	B
5	2011	207	LUNDQUIST, Lanny	15-Nov-11	Unsightly Premises, 20-30 vehicles and junk yard	There has been some improvement, Mr. Lundquist has sold the tractor that was outside the fence.	9336 Willow RD Lot 2 & 3, Blk 4, 35-83-19 Plan 14402	C
6	2012	210	MARTIN, Brian	12-Oct-12	Salvage yard in A-2	Sent new owner a letter. Will follow up after May 23, 2017 to confirm arrangements made for compliance.	15927 Prespatou RD NE 1/4 30-86-19	B
7	2013	91	SHEARS, John	23-May-13	unsightly premises	noticeable improvement, lots 7 & 8 are clean, lot 6 has a renter and is a work in progress. Oct. 3/17- driving by noticed may be much cleaner. Need to plan a site visit	7617 269 RD Lot 6, 7 & 8 PL 13235, 26-83-19	C
8	2013	102	NORNBERG, Neil	3-Jun-13	Salvage yard in R-4 Zone	Aug.31.17-Owner is going to Edmonton for lung specialist. Will call salvage company when he returns. I will follow up around Sept. 15,2017	1728 210 RD Lot 2, Plan BCP30608 28-78-15	D

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	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
9	2013	206	MAXWELL, Joe	4-Nov-13	Storage of many old vehicles	RCMP reported a person, impersonating a PRRD Bylaw Officer, went to Mr. Maxwells place of employment and complained to his supervisor that buses could not turn around on Fell Rd. I reported that it was not a PRRD employee.	13305 Fell RD Lot 2, Plan BCP38667 19-84-19	C
10	2013	207	WESTERGAARD, William	4-Nov-14	Storage of many old vehicles	have not looked at file yet	12937 Cherry RD Lot 1, Plan BCP 38667 19-84-19	C
11	2014	219	BLAIR, Roxann	17-Sep-14	Junk yard in R-4 zone	Report going to March 8, 2018 RB meeting for extension request	3992 Blair RD DL 2083	E
12	2014	245	EVENSON, David	20-Oct-14	Junk yard in R-4 zone	ABC Recycling left a "metal only" container which Mr. Evenson filled. Mr. Evenson told ABC not to bring another bin for the garbage.- Sept.29/15 sent warning ticket and letter. On April 20/17 EADC requested followup on this property.	1372 210 RD Lot 5, 27-78-15 Plan 11473	D
13	2015	250	SMITH, Frank & John (both deceased)	6-Nov-15	Dangerous buildings & contents. Vacant land & buildings for years-owners both deceased. Strangers come to dump garbage and vandalize	Mar. 23/18- probate has been granted, weeds were sprayed on property in Summer/Fall 2017 and clean up should start as soon as the snow leaves in 2018	7114 Jorgensen Sub Lots 20-23, S31, T78, R15, W6M, PR, PL 13534	D
14	2015	251	KILFOYLE, Robert	6-Nov-15	3 Sheds located within Interior Side Parcel Setbacks	DVP approved at June 22, 2017 RB meeting, sheds moved out of setback. DVP drainage plan at issue	12278 Oak Ave. Lot 7, Block 5, S2, T84, R19, W6M, PRD, PL 15012	C
15	2015	265	Dr. BADENHORST	24-Nov-15	3 dwellings on .63 acres, no BP's, ALR Land	DVP refused at Dec. 9, 2016 RB Meeting. BP issued for the 2 structures, site plan shows they will be moved out of the setback.	8931 Old Fort Loop Lot 7, Bk 2, DL 418, Cariboo Situated in the PRD, PL 18222	C
16	2016	99	BASTION HOLDINGS LTD	12-May-16	3 dwellings in R-4 zone	they requested zoning bylaw info back to the 70's. Info sent but 2nd and 3rd dwellings were not permitted by applicable zoning. Letter sent April 5, required plan for compliance in 2 weeks.	5979 Hillview Sub. PCL B, DL 1910, PL PGP35656	E
17	2016	213	WILLIAMS, Darrell	9-Sep-16	Disobey SWN, Restrictive Covenant and Consent Order	Executed entry warrant without incident. March 9, 2018 is deadline for RFQ's	9813 River Drive Lot 1, BK 2, S18, TP83, R18, W6M, PR, PL 14194	C

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	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
18	2016	253	PUTRUS, Peter	21-Nov-16	too many dwellings, building in setback, garbage	did a site visit with the local rep for the owner, will follow up with letter. Owner will send a plan for compliance	2016 Taylor Frtg. RD PCL A (PJ28394), S24, TP82, R18, W6M, PRD, Plan 3039	D
19	2017	79	CAMPBELL, Mary	18-Apr-17	no BP, too many dwellings, shop/suites too close to property line	had discussion with agent, will follow up	9473 River Drive Lot A, S18, TP83, R18, W6M, PRD PL EPP 14982	C
20	2017	87	REIMER, William & Anna	26-Apr-17	too many dwellings, garbage and old vehicles	letters sent to complainants and a message left for owner for an update	13097 260 RD NE1/4, S31, TP86, R19, W6M, PRD	B
21	2017	116	FI PORTFOLIO INC.	12-Jun-17	No BP, or DP	has submitted an amendment to the DP application	10755 Finning Ftg. Rd Lot 1, S2, TP 84, R19, W6M, PRD, PL 34500	C
22	2017	128	CNL RESOURCES LTD	22-Jun-17	Hazardous waste facility licensed to accept leachable toxic waste and specializing in Naturally Occurring Radioactive Material management and decontamination operating on I-1 land	March 29, 2018- sent reply to land owners letter requesting bylaw info	9676 Swanson Street Lot 8, S33, TP83, R18, W6M, PR, PL 23652	C
23	2017	189	BOUTILIER, Eric	11-Aug-17	Construction without building permit	waiting for update to DP and BP app	No Civic Issued Lot 1, S20, TP 84, R19, W6M, PRD, PL EPP 72551	C
24	2017	235	HAAB, Michael	25-Sep-17	Industrial trucking business on A-2 land within ALR- no dwelling	sent initial letters, site inspection- will meet on April 5, 2018	5740 242 Rd. SE 1/4, S12, TP84, R18, W6M, PRD	C
25	2018	18	KILFOYLE, Robert	19-Jan-18	A shed in the interior side parcel line setback (a 4th shed)	opened file, sent initial letter to complainant and land owner	12278 Oak Ave. Lot 7, Block 5, S2, TP84, R19, W6M, PRD, PL 15012	C
26	2018	36	KILFOYLE, Robert	30-Jan-18	shed in front setback	opened file, sent initial letter to complainant and land owner	12278 Oak Ave. Lot 7, Block 5, S2, TP84, R19, W6M, PRD, PL 15012	C
27	2018	44	LAST, Lydia	2-Feb-18	building constructed without building permit	BP app received, site inspection to follow	3788 206 Rd Lot 2, S3, TP 78, R16, W6M, PR, PL BCP33466	D
28	2018	46	PIZZEY, Doug	2-Feb-18	automobile wrecking yard	opened file, conducted site inspection, researching zoning history	13392 Park Ftg. Rd Lot 12, Bk 1, S19, TP84, R19, W6M, PR, PL 12852	C
29	2018	55	DESJARLAIS, Randolph	8-Mar-18	trucking business contrary to registered covenant	opened file, sent initial letter to complainant and land owner	13672 Golf Course Rd Lot 1, S36, TP84, R20, W6M, PRD, PL EPP35284	C

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	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	CIVIC ADDRESS LEGAL DESCRIPTION	ELECTORAL AREA
30	2018	56	WOLSEY, Thomas	6-Feb-18	chemical storage in I-1 zone	March 15, 2018 deadline for contact has passed. Will follow up with site visit and warning ticket	8317 219 Rd Lot 1, S28, TP 78, R15, W6M, PR, PL BCP 30608	D

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Bylaw Enforcement File Summary March 31, 2018

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	LEGAL DESCRIPTION	ELECTORAL AREA	DATE PLACED ON INACTIVE LIST
1	2011	194	GOERTZ, Howard-sold to WARD	7-Dec-11	Worker Camp	Planning report to go to board after referral responses received	Block A, District Lot 1307	B	11-Mar-15
2	2016	111	AITCHISON, Kevin	31-May-16	building in setback	Applied to the Board of Variance on Jan.10, 2017	8931 River Dr Lot 8, Bk 4, S18, TP83, R18, W6M, PRD, PL14194	C	10-Jan-17
3	2016	97	HANEY, Darryl	9-May-16	HBB, BP, and Zoning contraventions on 3 parcels	Rezoning and DVP applications have been received and paid for.	8340, 8306 Micro Sub & 1080 210 RD Lots 1&2, S26, TP 78, R15, PL PGP46412 & PCL A (BNG a Consolodation of Lots 3&4 See BB1974913) S 26, TP 78, R15, PL 12184	D	17-Mar-17
4	2015	103	GARDNER, Robert	6-May-15	Oilfield equipment storage on A2 land	Public meeting held March 27, 2018	9819 240 RD PCL A (46726M), 19-83-18, W6M PR, EXC PL 20464	C	5-Oct-17

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Bylaw Enforcement File Summary March 31, 2018

	YEAR	FILE NO.	LAND OWNER	DATE OPEN	COMPLAINT DESCRIPTION	STATUS	LEGAL DESCRIPTION	ELECTORAL AREA	DATED CLOSED
1	2018	1	CALDWELL, Patricia	4-Jan-18	a berm of dirt is altering water flow and insulation is laying on ground	no contravention of PRRD bylaws	Dayus Rd (No #) BK A, S33, TP77, R14, W6M, PRD, PL 3176, EXC PLS 16979 & 17054	D	22-Jan-18
2	2017	200	CYR, Lucien	1-Sep-17	HBB contrary to Regs, 3 sheds in setbacks	sheds have been moved and HBB equipment moved under shed	12274 Oak Avenue Lot 6, Block 5, S2, TP 84, R19, W6M, PR, PL 15012	C	23-Jan-18
3	2018	45	HAMELIN, Winnifred	2-Feb-18	derelict vehicles at front of property along Hwy 97	vehicles are on MOTI ROW- advised complainant to contact MOTI	8932 Hwy 97 PCL B (PL 16941) of the NW1/4, S19, TP84, R19, W6M, PR, EXC PLS 20853 & PGP47025	C	5-Feb-18
4	2018	20	CHRUICKSHANKS, George	24-Jan-18	property used for camping/hunting only	conducted site visit, hunting use is consistent with zoning	13853 Bedell Rd SE 1/4, S13, TP77, R18, W6M, PR	E	14-Feb-18
5	2018	57	FLUNDRA, Daniel	6-Feb-18	trucking business contrary to registered covenant	no trucking business present	13660 Golf Course Rd Lot 2, S36, TP84, R20, W6M, PRD, PL EPP35284	C	5-Mar-18

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Updated: February 16, 2018

ELECTORAL AREA DIRECTORS' COMMITTEE

D I A R Y I T E M S

	<u>Topic</u>	<u>Notes</u>	<u>Diarized</u>
1.	North Pine TV Tower		August 17, 2017
2.	Internet		November 16, 2017
3.	Tour for the Water Advisory Committee Members	Arrange a final meeting 6 to 8 months after operation begins; to close the loop	November 16, 2017
4.	Meetings with Ministers and MLA's		November 16, 2017
5.	Cell Towers within the Region		December 14, 2017
6.	Electoral Area D Water Referendum	To be discussed at the June EADC meeting	February 14, 2018