



REPORT

To: Chair and Directors

Date: August 13, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: OCP Amendment Bylaw No. 2370, 2019, PRRD File No. 19-038

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board refuse Official Community Plan Amendment Bylaw No. 2370, 2019, to redesignate the NE ¼ of Section 24, Township 83, Range 19, West of the Sixth Meridian, Peace River from Agriculture to Medium Density Rural Residential within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009.

BACKGROUND/RATIONALE:

Proposal

To amend the subject property's Official Community Plan designation from Agriculture to Medium Density Rural Residential within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. The applicants intend to exclude the property from the ALR, rezone it for residential use, and subdivide it into 32 lots in subsequent applications if this OCP amendment is successful.

File Details

File No.: 19-038
 Owners: Frontier Property Investments Ltd.
 Agent: Jared Giesbrecht
 Area: Electoral Area C
 Location: Fort St. John, BC
 Legal: NE ¼ Section 24 Township 83, Range 19 W6M, Peace River
 PID: 003-919-072
 Lot Size: 64.68 ha (159.83 ac)

Site Context

The subject property is south of Fort St. John, on the west side of 265 Road. Land to the north and east has a mix of industrial and residential uses; land to the west is agricultural; land to the south slopes down to Old Fort Road and the Peace River.

Site Features

Land

The land is mostly cleared of trees and slopes down to the south.

Structures

There are no structures on the property.

Access

The subject property could be accessed from 265 Road, but it does not appear an access point has been developed at this time.

CLI Soil Rating

Soil on the property is a combination of 2_C & 3_{6T}2_{4C} soils.

- Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices.
- Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices.
- Subclass C denotes adverse climate.
- Subclass T denotes topography.

Fire Protection

The subject property is within the Fort St. John Rural Fire Protection Area.

Comments & ObservationsApplicant

The applicant intends to develop 32 high-end rural residential lots with a strict building scheme to ensure quality construction and high-value properties. The applicant indicates there is a shortage of available rural residential land near Fort St. John and this is leading to productive farmland being developed for residential use. Further, the applicant asserts that rural residential development is the highest and best use of the land and will lead to continuous and compact development in the fringe area.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and the ALC does not support the proposed OCP amendment. While the Board can adopt an OCP amendment without the support of the ALC, it is not best practice. In fact, Section 46(4) of the *Agricultural Land Commission Act* states “A local government bylaw ... that is inconsistent with this Act, the regulations or an order of the commission has, to the extent of the inconsistency, no force or effect.” The applicant is aware of this requirement and chose to apply for an OCP amendment first.

Therefore, the property would need to be granted an Exclusion or Non-Farm Use from the ALC before the site can be developed. Staff recommend that, should this application move forward, the Board require a successful ALR Exclusion or Non-Farm Use application before amending the property's OCP designation or zoning to avoid conflicts with the *Agricultural Land Commission Act*.

Old Fort Geotechnical Assessment

The subject property is within an area near Old Fort for which the PRRD is working toward obtaining a geotechnical assessment. Once the study is complete, staff anticipates the findings will guide the PRRD's approach to development in the area.

Official Community Plan (OCP)

The subject property is designated as Agriculture within PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009¹. Section 3.2 of the OCP establishes objectives and policies for the Agriculture designation, which generally discourage subdivision and non-agricultural uses. Land within the Agriculture designation should be used for agriculture and non-agricultural uses should be directed elsewhere.

More broadly, the OCP's goals and policies for housing and agriculture aim to protect productive farmland and direct development away from agricultural land. While Section 1.4 Goal 2 recognizes the need for a variety of housing options and density alternatives, Section 1.5.2 Policy 9 encourages compact development within areas already designated for residential development, rather than converting new areas.

In summary, developing agricultural land for non-agricultural purposes is discouraged by many of the OCP's goals, objectives, and policies. According to Section 3.2.2 of the OCP, residential land use within the Agriculture designation is permitted. However, the proposed scale of residential development and lot sizes are not consistent with the 63 ha (155 ac) minimum parcel size. Therefore, the proponent is applying to amend the property's OCP designation from Agriculture to Medium Density Rural Residential.

Land Use Zoning

The subject property is zoned A-2 (Large Agricultural Holdings Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001. While the dwelling units are a permitted land use in the A-2 zone, the applicant intends to subdivide in the future, which would result in 32 lots smaller than the minimum size of 63 hectares (155 acres) set out in Section 36.2.

Therefore, a rezoning will be required. The applicant intends to rezone in a future application, if this OCP amendment is successful.

Permit & Charge Areas

The subject property is within the School District 60 School Site Acquisition Charge Area, which will apply upon successful subdivision. It is within the PRRD's Mandatory Building Permit Area, but outside the Development Permit and Development Cost Charge Areas.

Impact AnalysisContext

The surrounding area has a mix of industrial and residential uses, which are prone to conflicts and are discouraged from mixing. Depending how the City and Regional District develop in the area, this proposal could exacerbate industrial-residential conflicts in the area.

Additionally, the subject property is, at its closest, approximately 550m from the portion of Old Fort Road that was destroyed in 2018's landslide. It is not known whether further development in the area could contribute to future landslide events. The PRRD will not have a definitive conclusion until additional information regarding the cause of the 2018 landslide, along with additional geotechnical, storm water and slope stability information are obtained.

¹ The NPFA OCP is currently being reviewed. The most recent public draft of the OCP also designates this parcel as Agriculture.

Agriculture

The subject property's soil is primarily 2c, which is considered high-quality and productive land, even if the property is not currently used for agriculture by the current owner. If developed, the property would likely be prevented from entering agricultural production permanently.

Population & Traffic

An increase in population is anticipated, should the proposed OCP amendment and subsequent rezoning and subdivision(s) be approved. The applicant is proposing 32 residential lots, which could result in approximately 90 residents, assuming an average of 2.8 people per household.

An increase in traffic is also anticipated. The proposed site plan shows two new roads connecting to 265 Road, each serving 16 residential lots. The Ministry of Transportation and Infrastructure has not reviewed this layout and has not determined conditions of subdivision.

Sewage & Water

If approved, the new residential lots will require sewage systems approved by Northern Health. The applicant indicated lagoons or septic systems will be used for sewage disposal. Cisterns will be used for water supply.

Comments Received from Municipalities & Provincial AgenciesFort St. John

Approval is not recommended. The City encourages joint planning with the PRRD in the area immediately surrounding the city to ensure growth that is mutually beneficial.

Dawson Creek

Interests unaffected.

ALC

The ALC does not support the proposed OCP amendment.

MoTI

No objections to the rezoning.

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Fort St. John Fire Rescue, MoFLNRORD, Northern Health, BC Hydro & SD 60

No response received.

ALTERNATIVE OPTIONS:

1. That the Regional Board defer consideration of Official Community Plan Amendment Bylaw No. 2370, 2019, to redesignate the NE ¼ of Section 24, Township 83, Range 19, West of the Sixth Meridian, Peace River from Agriculture to Medium Density Rural Residential within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, until the PRRD obtains geotechnical data and professional advice regarding development in the Old Fort area.

2. That the Regional Board give Official Community Plan Amendment Bylaw No. 2370, 2019, to redesignate the NE ¼ of Section 24, Township 83, Range 19, West of the Sixth Meridian, Peace River from Agriculture to Medium Density Rural Residential within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, first and second readings; and that a public hearing, delegated to the Director of Electoral Area C, be scheduled upon receipt of:
 - A resolution from the ALC stating either the subject property has successfully been excluded from the ALR or the proposed use has been granted a Non-Farm Use; and
 - A geotechnical report and slope stability study, obtained by the PRRD, to determine the proposed development's possible effects on the Peace River bank and nearby properties.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):**COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):**

Attachments:

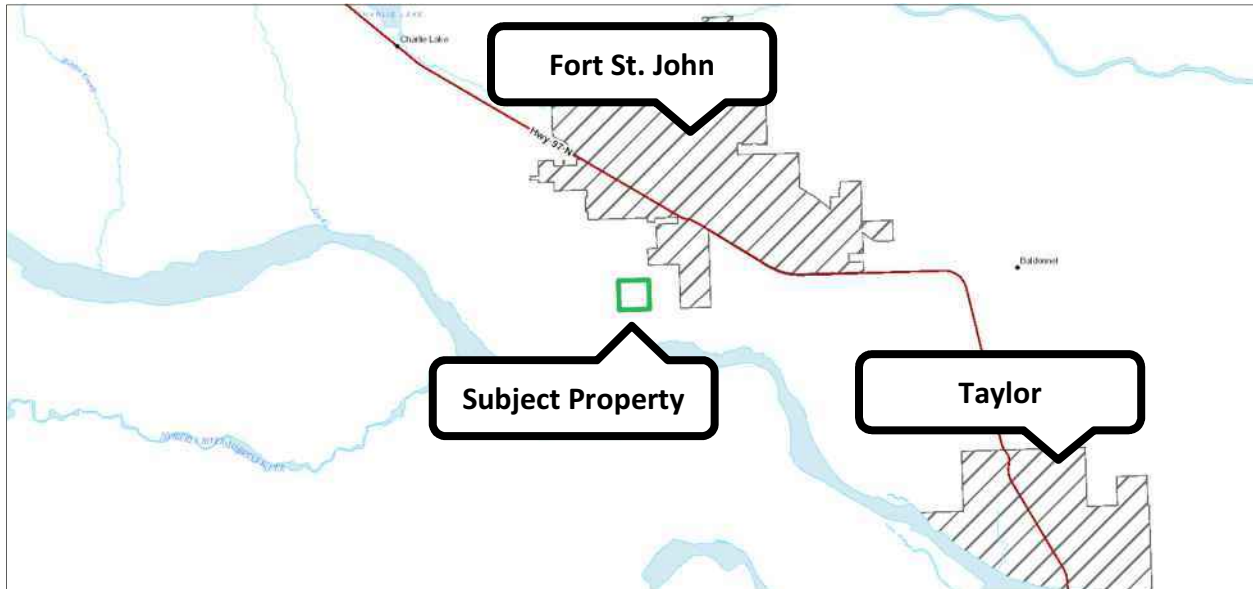
1. Maps
2. Map of Old Fort Geotechnical Assessment Area
3. Application
4. Referral responses from agencies
5. Referral response from Electoral Area Director
6. Section 4.3.2 of PRRD North Peace Fringe Area Official Community Plan, Bylaw No. 1870, 2009
7. Draft Bylaw No. 2370, 2019



OCP AMENDMENT REPORT

MAPS

FILE NO. 19-038

Location: Old Fort area**Aerial imagery**

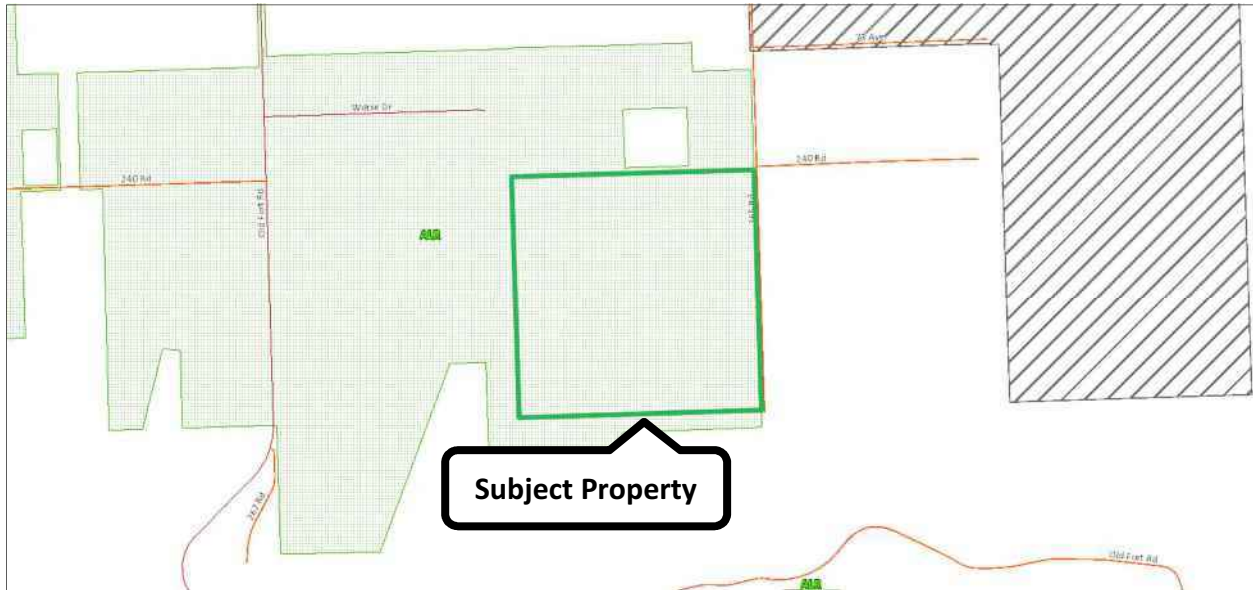
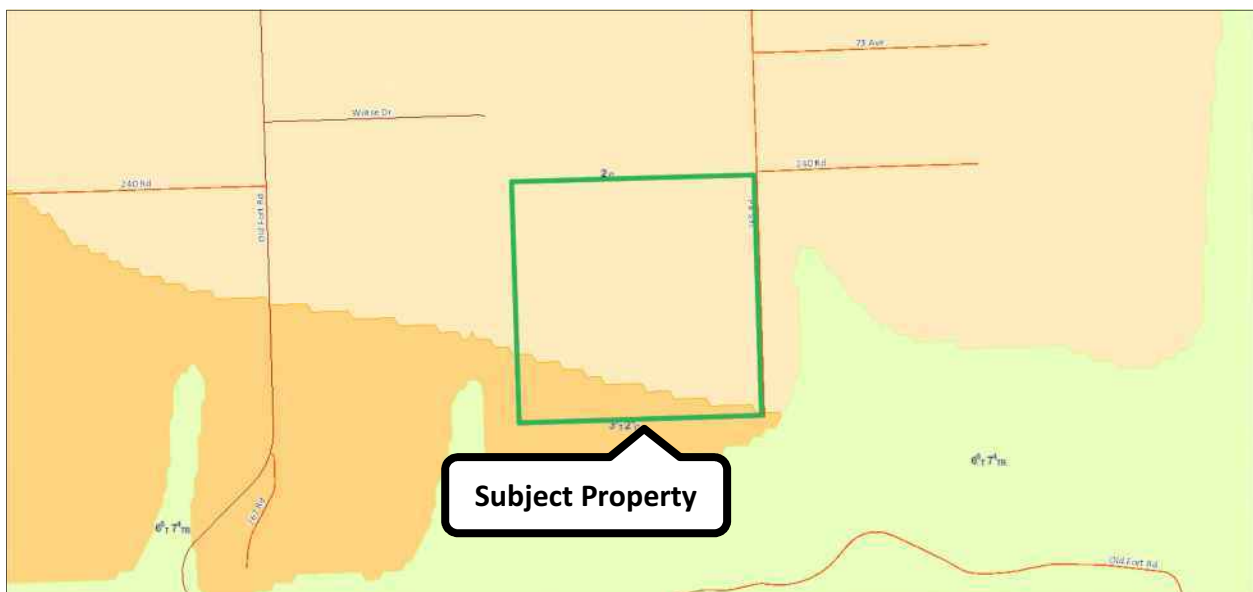
FILE NO. 19-038

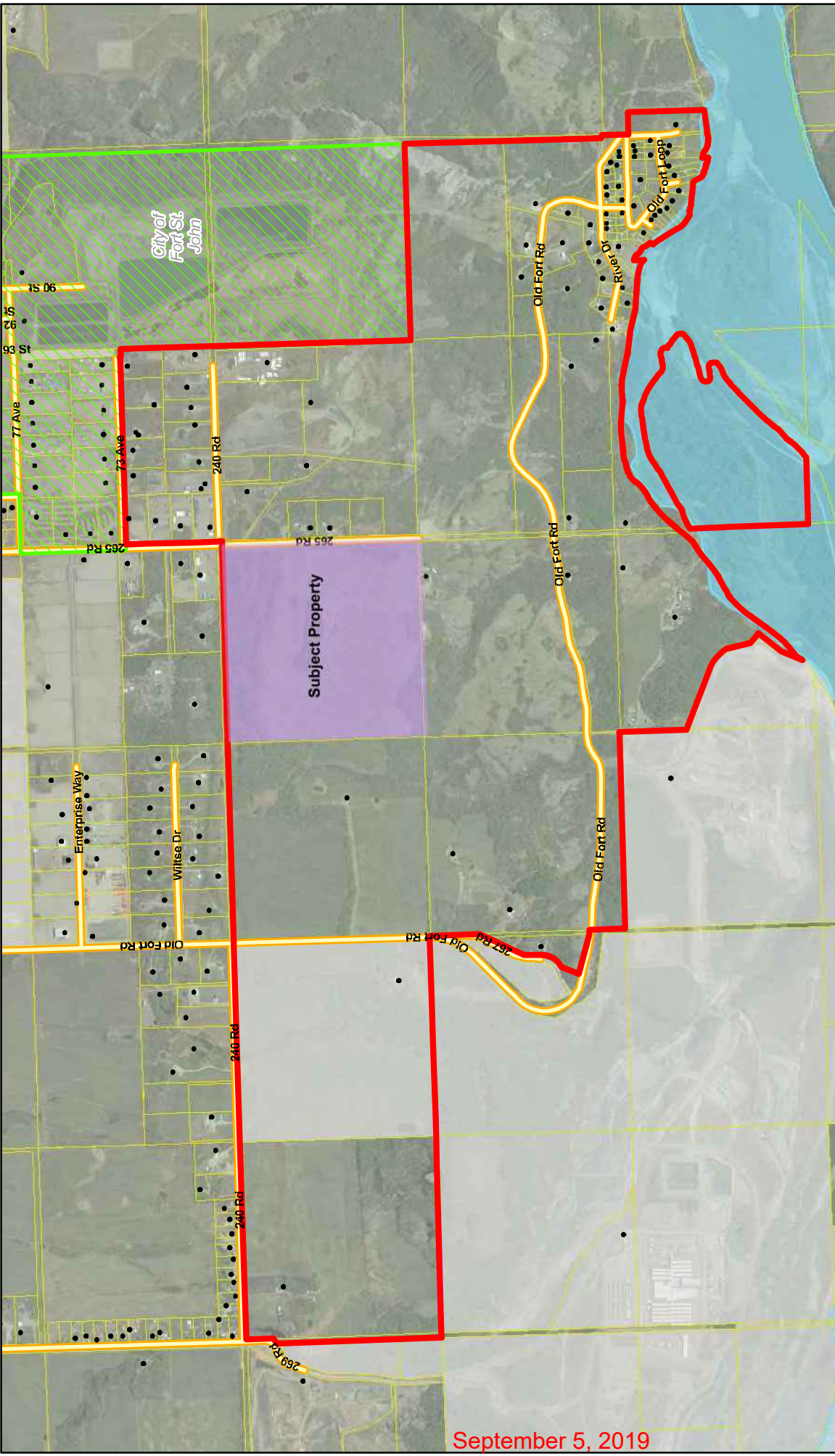


OCP AMENDMENT REPORT

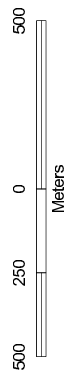
MAPS

FILE NO. 19-038

Agricultural Land Reserve: Within**CLI Soil Classification: 2_c & 3⁶2⁴_c**



Old Fort Community



The Peace River Regional District provides no warranty in regards to the information displayed. Errors or omissions may be present.

- Civic Address
- ★ Community
- ✚ Municipal Boundary
- Area of Interest
- Parcel
- BC Hydro Parcel

September 5, 2019

Source: Esri
AeroGRID, Inc.



PEACE RIVER REGIONAL DISTRICT

OCP 19-038

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # 7321

Application for Development

1. TYPE OF APPLICATION

- | | |
|--|-------------|
| ☒ Official Community Plan Bylaw Amendment | FEE |
| ☐ Zoning Bylaw Amendment | \$ 1,000.00 |
| ☐ Official Community Plan / Zoning Bylaw Amendment combined | 650.00 |
| ☐ Temporary Use Permit | 1,050.00 |
| ☐ Development Permit | 350.00 |
| ☐ Development Variance Permit | 165.00 |
| ☒ Sign requirement | 165.00 |
| | 150.00 |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.



2. PLEASE PRINT

Property Owner's Name <i>Fraser Property Investments Limited</i>	Authorized Agent of Owner (if applicable) <i>Jared Giesbrecht</i>
Address of Owner [Redacted]	Address of Agent [Redacted]
Telephone Number: [Redacted]	
Fax Number: [Redacted]	
E-mail: [Redacted]	

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>NE 1/4 Sec 24 Twp 83 Rge 19 W6M PRD</i>	<i>160</i> ha./acres
<i>PID # 003-919-072</i>	ha./acres
	ha./acres
	TOTAL AREA <i>160</i> ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the Local Government Act and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the Freedom of Information and Protection of Privacy Act.

4. Civic Address or location of property: _____

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Agriculture

Proposed OCP designation: MDR - Medium Density Rural Residential

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: N/A

Proposed zone: _____

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

N/A

☐ Temporary Use Permit – describe proposed use:

N/A

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

None - vacant

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

- (a) North MDR - houses + shops, some industrial
- (b) East MDR - houses + shops, some industrial
- (c) South House + shop, then Pease River hills
- (d) West House on acreage

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

See attached

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

See attached

10. Describe the means of sewage disposal for the development:

lagoons or septic

11. Describe the means of water supply for the development:

cisterns

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Feb 26, 2019

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We <u>Jared Giesbrecht</u> and	hereby
authorize	
(name) <u>Jared Giesbrecht</u>	to act on my/our behalf regarding this
application	
Agent add	
Telephone	
Signature	
Signature	

8. Describe the proposed development of the subject property.

Subject to its exclusion from the ALR and a successful re-zoning application in the future, the property would be developed into a 32 lot high-end rural residential subdivision with a strict building scheme to ensure quality construction and high-value properties.

This would be a carefully planned subdivision for custom homes that overlooks the Old Fort and the history of our community on the Peace River.

9. Reasons and comments in support of the application.

The rationale for re-designation of this parcel in the Fringe Area OCP is based upon the following studies:

1. **Market Analysis** – there is a shortage of available Rural Residential land near Fort St. John and this is leading to productive farmland being taken up for residential use;
2. **Highest and Best Use** – the highest and best use of this land is rural residential; and
3. **Fringe Area Development** – rural residential allows for continuous and compact development in the fringe area.

1. MARKET ANALYSIS

There is a shortage of rural residential land near Fort St. John. And, this shortage is causing residents to purchase productive farmland in order to simply live on an acreage.

Residential land near the city should be for residential acreages. Farmland should be for farming. Simple as that.

The steady population growth in Fort St. John and the surrounding area has led to a shortage of rural residential land. This shortage is expected to become even more severe in the next few years.

There are very little Medium Density Rural Residential (MDR) properties that are either currently on the market or available for future subdivision.

See attached for a thorough market analysis from a local, experienced Century 21 realtor – Terry Isenbecker. His detailed analysis shows that:

- a. there is a significant demand for MDR properties, but few available to enter the market in the next few years;
- b. buyers are being forced to make use of farmland for residential use due to the lack of residential acreages near Fort St. John; and
- c. the lack of MDR land on the market is driving up the price of farmland.

2. HIGHEST AND BEST USE – Heritage Point Neighbourhood

This parcel will never be used for agricultural production.

It is surrounded by MDR land and some light industrial use and only minutes from the City. Its highest and best use is small residential acreages under MDR zoning in a neighbourhood we are calling – Heritage Point.

The development of Heritage Point would provide the Peace Region with a 32 lot high-end rural residential subdivision with a strict building scheme to ensure quality construction and high-value properties.

This would be a carefully planned subdivision for custom homes that overlooks the Old Fort and the history of our community on the Peace River.

The developers already have plans for development on a handful of these parcels with high-end custom homes.

3. CONSISTENT FRINGE AREA DEVELOPMENT

Rural Residential ensures continuous and compact development in the area immediately surrounding the City of Fort St. John.

This parcel is part of those areas south of Fort St. John that, already in 2005, were designated for development as Rural Residential and Light Industrial in the Fort St. John and Area Comprehensive Development Plan. We further note that the draft Fringe Area OCP also designates this area as part of the Comprehensive Development Planning Area for future urban expansion and development for future land needs.

Therefore, the designation of MDR – Medium Density Rural Residential – for this parcel is in keeping with the development plans of the PRRD and should be included in the new Fringe Area OCP of the PRRD.

This property is surrounded on the North and the East with developed lands already zoned R-3 Residential and I-1 Light Industrial. It is surrounded by a number of rural residences as well as a gravel pit, a scrap yard, a sandblasting shop.

This parcel is accessed by a paved road with adequate services nearby for rural residential development.

The proposed changes to the PRRD's OCP for this parcel ensure that the rural residential usage is as contiguous as possible with surrounding usages. This will reduce sprawl and encourage compact development with the efficient expansion of servicing and transportation.

SUMMARY

In summary, the development of the Heritage Heights neighbourhood:

- is needed to meet the pressing demand for Medium Density Rural Residential lands near the City of Fort St. John;
- rural residential is this parcel's highest and best use as it will never be suitable for farming; and
- residential development on this parcel ensures continuous and compact development in the area immediately surrounding the City of Fort St. John.



Real Estate Report

Terry Isenbecker

Agent



September 5, 2019



To whom it may concern:

My name is Terry Isenbecker and I'm an active Realtor with Century 21 Energy in Fort St John. I was born and raised on a farm just north of town where today I live in the Pineview area on a quarter section with my wife and 2 children. Being raised on a farm gave me a full understanding of the precious lifestyle that agricultural/rural living can provide. It's worth noting that there is a delicate balancing act between being a legitimate farmer and just an acreage dweller. I feel that this report will shed some light on needed changes to minimize agricultural land being purchased to fulfill the wants and needs of buyers requiring acreage/rural setting. In order for us to look forward we need to look at the past.

I have been fortunate to play an integral part of the Fort St John Real Estate Market for over the past 16 years. I have extensive knowledge and expertise in all types of sales especially in residential, agricultural and acreage. Through the years, I have been in or on over a minimum of a 1,000 properties which I feel has enabled me insight of what the Real Estate Market needs are and the buyers' wishes and demands. This report has been created to identify some issues of the real estate market needs, areas that need positive change and what I suggest for proactive solutions.

Introduction

Section 1: Forecast / Demand

Section 2: Supply

Section 3: Affordability

Section 4: Solutions

Closing

References

This report contains several parts of which all the statistics gathered has been from the BCNREB Data System which is provided by my Real Estate Board. The data is deemed correct but should be verified for accuracy.

Terry Isenbecker

CENTURY 21

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September 5, 2019

1. FORECAST / DEMAND

A lot has happened recently that indicates a strong economic boost to the area. Shell Canada has publicly announce their Final Investment Decision on their LNG terminal - which at \$46B, is the largest investment of any kind in Canadian history. In October, Shell awarded a \$3.5B contract to two Fort St John pipeline companies - Surerus / Macro to build a pipeline taking gas from Fort St John area to the coast.

Site C Dam, which is Canada's largest project and is currently underway (Valued at over \$11 B) is located 5 minutes from downtown Fort St John. This project was started in 2016, and is currently bringing approximately 2,000 jobs to the area. Most of these employees are staying at the man camp on site right now, but employment is just getting started. By the Summer of 2019, the diversion tunnels are expected to be completed, and with the river bed exposed, work can begin on the actual body of the Dam. This means thousands of new employees are coming in for this project next Summer, at the same time Shell's LNG work should be well underway. While the LNG pipeline is just starting now, Site Dam is also just getting off the ground and will have major implications for demand across all areas of the housing market. Site C dam is expected to be completed over the next decade - meaning this project has not yet created an impact in the market, but we know it's coming.

Both Site C Dam, and Shell's LNG project are both the largest industrial investments occurring anywhere in Canada. Site C dam began 2 years ago, and will just start to impact the housing market with the next round of hiring in 2019. With Shell coming online with a \$46B project this winter, the next 20 years in Fort St John look to be completely transformative.

Based on the forecast we are expecting to see a spike in demand for sales. The market cycle should go from recovery into full boom by late 2019. The great part about these projects is that they are long term. Site C will not be completed for 10 years or so, and the job creation for Shell's LNG project will be felt for 40+ years, as they need to continually drill new wells and create pipelines to fill their terminal with our world class reserve of natural gas in the Montney Shale Basin, one of the world's top producing natural gas areas.

One of the central formula's in real estate is as simple as supply and demand. The question is has the North Peace Regional district and Fort St John been keeping up with ensuring **supply** meets the demand? Let's take a look.

2. SUPPLY

The inadequate supply of acreages near the City of Fort St. John has driven buyers further and further out into agricultural lands.

Since 1987, there have been a total of **344** (*bare land 1-10 acres*) sold in a 9 plus kilometer radius and **265** (*10 plus bare acre parcels*). However, only **43** (*one to ten acre bare land*) sales have taken place within a 7 kilometer radius of the City. So what does this mean?

There is a high demand for bare land, but the market hasn't provided adequate supply for bare land parcels near to the City. The significant number of sales have occurred beyond 9km radius all the way up to an hour or more drive. The consumer is being forced to commute further and further distances to obtain their rural experience needs. And, most importantly, **buyers who are not farmers are being forced to choose agricultural land for the use of a residential acreage.**

Since 1987 within the city limits of Fort St John there has been 1,060 sales of bare residential parcels for consumers and/or builders to provide housing. Within the same time period there has been 738 sales of bare rural parcels. There is a high demand for rural living. Many of the individuals who purchased one of the 738 bare rural parcels would have chosen smaller and closer acreage rather than larger agricultural parcels further out. **Over the years I have sold many agricultural lands to Buyers that were not farmers and had no intentions of farming.** They purchased ¼ sections for themselves and their families to enjoy the rural setting and the privacy but would have been happy with 4.5 acres.

Farm lands are being used for recreation/privacy rather than its intended use. **I really believe it's the responsibility of the regional district (along with the Agricultural Land Commission) to ensure that adequate acreages are available for the market demands and that true agricultural land be left for legitimate, active farmers.**

So what has been available? Really, the last medium residential parcels available to the market in the regional district area has been those few 4.5 acre lots on Pacific Avenue. Those bare acreage lots have been sold and developed. As of today, the market holds only one active bare land property available in the 7km radius. Once again, there is demand, but virtually no supply.

Since 1987...

Type	Distances	#of sales
.3 acre plus of bare land	All FSJ & Rural areas	738
1-10 bare acres	All FSJ & Rural areas	450
1-10 bare acres	within 7km of FSJ City core	43
1-10 acres	9+ Km from town	344
10+acres	9+ Km from town	265

All Bare Land Sales Comparison 1998 to 2018

POP	Year	Total # of sales	# of 5 acr under	Avr Sale Price	# of 1/4 sec	Avr Sale Price	Market condition
19897	2018	10	5	\$187,200.00	3	\$198,000.00	local recession
	2017	8	2	\$161,250.00	5	\$187,600.00	local recession
	2016	12	4	\$217,750.00	5	\$216,000.00	local recession
	2015	20	2	\$209,950.00	11	\$196,650.00	start of recession
	2014	38	16	\$183,241.00	7	\$194,857.00	Peak of Real Estate
21500	2013	21	8	\$205,750.00	4	\$122,500.00	Hot Sellers Market
	2012	27	3	\$168,000.00	5	\$198,000.00	Hot Sellers Market
	2011	18	2	\$235,000.00	8	\$141,012.50	balanced Market
	2010	16	6	\$133,900.00	3	\$255,000.00	start to recover
	2009	18	3	\$111,000.00	10	\$153,550.00	Global recession
17402	2008	18	5	\$157,980.00	4	\$141,100.00	Global recession
	2007	23	8	\$91,612.00	7	\$126,142.00	Hot Sellers Market
	2006	24	15	\$100,542.00	4	\$110,000.00	Hot Sellers Market
	2005	23	11	\$66,863.00	3	\$87,220.00	Hot Sellers Market
	2004	22	15	\$41,533.00	1		No Data Available
16034	2003	15	10	\$42,170.00	2	\$114,250.00	No Data Available
	2002	20	13	\$33,711.00	4	\$52,375.00	No Data Available
	2001	21	11	\$42,681.00	5	\$79,600.00	No Data Available
	2000	22	10	\$44,250.00	1	\$52,000.00	No Data Available
	1999	14	6	\$39,931.00	2	\$62,250.00	No Data Available
	1998	30	15	\$33,450.00	3	\$33,000.00	
		420	170		97		

3. AFFORDABILITY

The inadequate supply of rural residential acreages near the City has pushed up the price of farm lands making farming more difficult for younger farmers.

In today's market, affordability plays a big part. Within the 10 years from 1998 to 2008 prices of acreage and farm land went up 400%. Why? Simple because the lack of supply allowed it to do so. When available parcels become rare to the market, Buyers begin paying more and more in order to fulfill their needs.

An article released by Global News November 5th, 2018 where the B.C. Agriculture Minister Lana Popham stated *"old government let wealthy speculators drive the price of farmland out of reach for young farmers and allowed some of our most valuable agricultural land to be damaged"*. This new proposed legislation attempts to limit new house sizes to about 5,400 square feet in order to persuade wealthy buyers to choose acreage rather than farm land. **However, acreages need to be available to buyers, if farmland is to be protected.**

Inadequate supply is a central reason why the price of bare land has increased so dramatically in recent years.

Increased demand with inadequate supply has pushed the costs of bare acreage beyond most buyers' reach. This is causing farmland to become overpriced and inaccessible to younger farmers.

From 1998 to 2008 the FSJ bare land market prices increased dramatically. 30 years ago, a bare land acreage would cost a consumer between \$11,000 and \$54,000. In today's market that same piece of property would sell for an average of \$255,000.

YEAR	Under 5acres	Change	Within 7 kms	¼ section	Change
2018	\$187,200.00	16% since 08	\$255,000	\$198,000	28% since 08
2008	\$157,980.00	4.7x since 98		\$141,100	4.2x since 98
1998	\$33,450.00	3x's of 1988		\$33,000	
1988	\$11,000.00			\$39000	

4. SOLUTION – Open up More Rural Residential Lots

The 160 acres that are the subject of this Development Application are ideal for re-designating as Medium Density Residential (MDR).

The location of the parcel that is the subject of this Development Application is ideal for residential acreages as light Industrial and commercial lands are located closer to Alaska Highway and create a distinctive break from the City. Additionally, this property is surrounded by medium density residential lands to the north, northeast, northwest and the east. Rezoning should not be an issue as this particular land borders medium residential parcels.

One of the previous issues brought forth during this report has been distance. This particular development would meet the needs and wants of buyers as the distance to town is optimal. This development is sure to attract those buyers looking for recreation/acreage and prevent them from purchasing farm lands.



SUMMARY

It is essential that sufficient residential acreages are on the market if farmland is to be protected.

As the Fort St John region is on the cusp of another economical boom it is critical that bare acreage parcels be more readily available for consumer's needs. As previously discussed acreage living within a reasonable distance to the city core is a must. Increasing supply to match buyers' needs will assist in reducing the costs of the bare land and eventually making the property more affordable.

Increasing the supply of close acreage parcels may also reduce buyers from purchasing farm/agricultural land to fulfill their acreage needs. Eventually the farm/agricultural land demand will start to decrease and with some luck farm land may become more affordable for the next generations of farmers to come. As it stands the cost of farm land is beyond affordable for young families looking to make farming their lively hood.

If prices continue or even rise we will see a continuation of further decline in farming as an industry. What will remain is corporate farms leasing and buying majority of land which only keeps declining the "family farm experience". I believe all individuals looking to become a farmer should have affordable opportunities. Acreage dwellers need to buy acreages and farmers need to buy farms. It's a simple as that.

This report is based on information & facts gathered as well as the personal observations made over the past 16 years as a local Realtor dealing with disposition and acquisitions of land. Being born of a farmer and my continuation to live on a farm, I feel it is important that I share my knowledge, expertise and experiences regarding the challenges facing land sales and farming in general.

If you have any questions please do not hesitate and contact me at 250-261-6111 or terry.isenbecker@century21.ca

References:

<https://globalnews.ca/news/4632720/provincial-government-moving-to-restrict-the-size-of-mega-mansions-on-alr-land/>

<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=POPC&Code1=0298&Geo2=PR&Code2=48&Data=Count&SearchText=Fort%20St.%20John&SearchType=Begin&SearchPR=01&B1=All&TABID=1>

<https://globalnews.ca/news/4210702/lng-canada-bc-project/>

<https://business.financialpost.com/commodities/energy/malaysias-petronas-to-purchase-equity-stake-in-lng-canada-project>

<https://www.energeticcity.ca/2018/06/surerus-and-macro-joint-ventures-selected-by-transcanada-to-build-coastal-gaslink-pipeline/>

<https://www.alaskahighwaynews.ca/business/lng-canada-awards-engineering-procurement-and-construction-contract-1.23283567>

SCHEDULE B
North Peace Fringe Area
Official Community Plan
Bylaw No.1870, 2009

GOP DESCRIPTION	GOP DESCRIPTION DESCRIPTION
AGRICULTURE	Agriculture
20H	Small Agriculture Holding
HOB	High Density Rural Residential
WOB	Medium Density Rural Residential
LOR	Low Density Rural Residential
EC	Settlement Center
STWA	South-Taylor Management Area
LC	Local Commercial
MC	Highway Commercial
LB	Light Industrial
LB (renewal)	LB (Renewal)
AGRICULTURE (renew-LR)	
HR	Heavy Industrial
CWC	Club, Assembly, Institutional
P	Park, sport arena, cultural entertainment
CD	Community Development

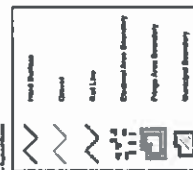
This is Schedule "B" of Dylow No. 1870-2028, being the Official Community Plan map referred to in Section 2 of South Passes Fringe Area Official Community Plan Dylow No. 1870-2028

Final Questions CAN

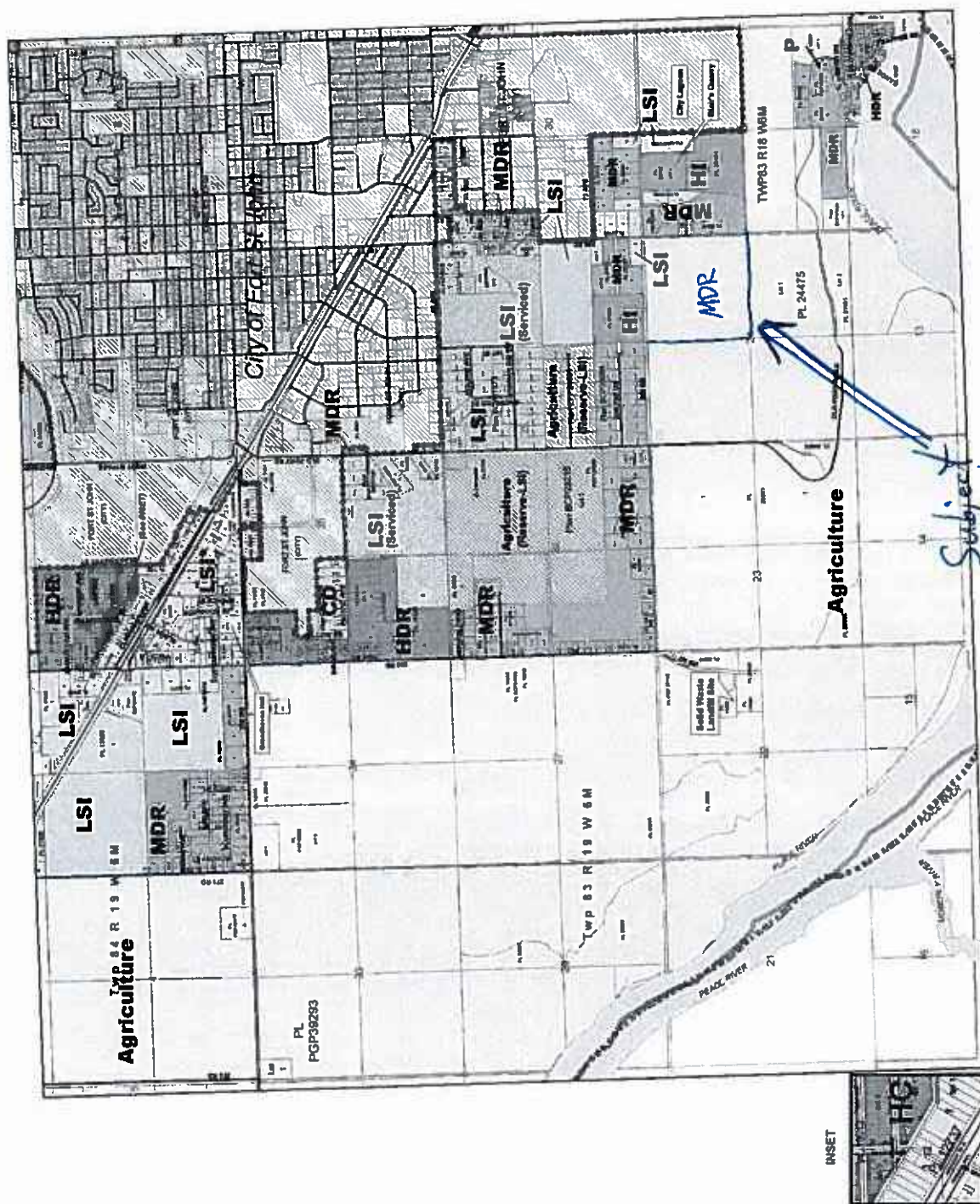
10/10/2014 12:02 PM

HYDRO NO.	REVISED	DESC. OF AMENDMENT	INT.
2013	05/04/2014	From MOE to LRP	MC
2117	07/1/2015	From MOE to MOE	MC
2129	07/5/2015	From MOE to MOE	MC
2111	07/1/2015	From MOE to LRP	MC

Call Number:



Peace River Regional District



1304 • **Light / Service Industries** - See Section 8, *Part 3*

September 5, 2019

Sketch Plan

B-2 a)



Peace River Regional District

26-Feb-2019

PID: 003-919-072

Roll Number: 760-009603.000

Legal Description: NE 1/4 SEC 24 TP 83 R 19 W6M PEACE RIVER

32 lots @ 4.5 acres each

Parcel Size

64.68 Hectares 159.83 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

September 5, 2019

Michael Blatz

From: Jared Giesbrecht <[REDACTED]>
Sent: Tuesday, March 5, 2019 2:05 PM
To: Michael Blatz
Subject: RE: Communal Farm Usage
Attachments: Sign Photo.jpg

Hello Michael,

I wanted to follow up on my application for an amendment of the Fringe Area OCP on behalf of Frontier Property Investments Limited.

See attached for the picture showing the sign on the property.

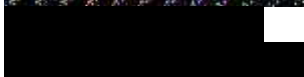
Also, are you able to include the following three points of clarification in your staff report to the board?:

1. the owner intends to apply for exclusion from the ALR once the parcel is designated MDR in the OCP,
2. under section 475(4) of the *Local Government Act*, the PRRD needs to consult with the ALC regarding this application but the Board has the authority to designate this parcel as MDR if they so choose; and
3. as this Fringe Area OCP is not yet complete, perhaps it would be easier if this parcel was simply designated as MDR in the new Fringe Area OCP.

Finally, please let me know if you need anything further or if you need clarification regarding anything in this application.

Thanks a lot,

Jared P. Giesbrecht



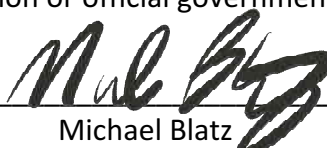
LEGAL NOTICE: The information contained in this email (including any attachments) is: (a) confidential, proprietary and subject to copyright, and may be subject to solicitor/client privilege, all such rights being reserved and not waived, and (b) intended only for the use of the named recipient(s). If you have received this communication in error, please notify us immediately by return email or telephone and delete all copies of the original message. If you are not an intended recipient, you are advised that copying, forwarding or other distribution of this email is prohibited. Thank you.



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

B-2 a)

Peace River Regional District	OCP Amend. Bylaw No. 2370, 2019	Date: March 14, 2019												
You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (April 4, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.														
PURPOSE OF AMENDMENT: To amend the subject property's Official Community Plan designation from Agriculture to Medium Density Rural Residential. The applicants intend to exclude the property from the ALR, rezone it for residential use, and subdivide it into 32 lots if this OCP amendment is successful.														
GENERAL LOCATION: Fort St. John, BC / Old Fort area														
LEGAL DESCRIPTION: NE 1/4 Section 24 Township 83 Range 19 West of the Sixth Meridian, Peace River PID: 003-919-072														
AREA OF PROPERTY 159.83 ha (64.68 acres)	ALR STATUS: Within	OCP DESIGNATION: Agriculture												
Land Owners: Frontier Property Investments Ltd														
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.  Michael Blatz Title: <u>North Peace Land Use Planner</u>														
This referral has also been forwarded to the following agencies: ☐ Northern Health ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development ☐ Agricultural Land Commission ☐ BC Hydro														
Other: <table border="0"><tr><td>☐ District of Chetwynd</td><td>☐ District of Hudson's Hope</td><td>☐ District of Taylor</td></tr><tr><td>☐ City of Dawson Creek</td><td>☐ Village of Pouce Coupe</td><td>☐ District of Tumbler Ridge</td></tr><tr><td>☐ City of Fort St. John</td><td>☐ School District 60</td><td>☐ Fort St. John Fire Rescue</td></tr><tr><td>☐ PRRD Enviro. Services</td><td></td><td></td></tr></table> (As per the Management of Development Function)			☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor	☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge	☐ City of Fort St. John	☐ School District 60	☐ Fort St. John Fire Rescue	☐ PRRD Enviro. Services		
☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor												
☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge												
☐ City of Fort St. John	☐ School District 60	☐ Fort St. John Fire Rescue												
☐ PRRD Enviro. Services														

September 5, 2019

Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Friday, March 15, 2019 9:25 AM
To: Michael Blatz
Subject: RE: PRRD File 19-038 | OCP Amendment | Please comment by April 4

Michael,

The City of Dawson Creek's interests are unaffected by this application.



Aaron Thompson, BPI

City Planner
City of Dawson Creek

[REDACTED]
www.dawsoncreek.ca
Like us on [facebook](#)

Please ~ only print this email if necessary!

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: March-14-19 10:05 AM
To: PRRD_Internal
Subject: PRRD File 19-038 | OCP Amendment | Please comment by April 4

Good day,

Please review the attached application and respond with any comments by **April 4, 2019**.

Proposal: To amend the subject property's Official Community Plan designation from Agriculture to Medium Density Rural Residential. The applicants intend to exclude the property from the ALR, rezone it for residential use, and subdivide it into 32 lots if this OCP amendment is successful.

If you have any questions, don't hesitate to get in touch.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



Michael Blatz

From: ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>
Sent: Monday, March 18, 2019 4:04 PM
To: Michael Blatz
Subject: RE: PRRD File 19-038 | OCP Amendment | Please comment by April 4

Hi Michael,

As the property is currently designated "Agriculture" in the North Peace Fringe Area OCP and lies within the ALR, the ALC does not support the proposed OCP amendment. In order for the ALC to consider an exclusion or any non-farm use of ALR land, the landowner would need to submit an application to the ALC.

Michael McBurnie

Land Use Planner, Agricultural Land Commission



From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: March 14, 2019 10:05 AM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 19-038 | OCP Amendment | Please comment by April 4

Good day,

Please review the attached application and respond with any comments by **April 4, 2019**.

Proposal: To amend the subject property's Official Community Plan designation from Agriculture to Medium Density Rural Residential. The applicants intend to exclude the property from the ALR, rezone it for residential use, and subdivide it into 32 lots if this OCP amendment is successful.

If you have any questions, don't hesitate to get in touch.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of March 14, 2019 to amend the NE 1/4 Section 24 Township 83 Range 19 West of the Sixth Meridian, Peace River Official Community Plan designation from Agriculture to Medium Density Rural Residential. The Ministry has no objections to the proposed OCP amendment.

The Ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Jennifer Dyer at [REDACTED].

Sincerely,

[REDACTED]

Jennifer Dyer
Assistant Development Technician, Peace District

September 5, 2019



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
 FROM: Michael Blatz, North Peace Land Use Planner
 DATE: August 14, 2019
 RE: **Application for Official Community Plan Amendment**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review.

Please find attached a copy of the OCP amendment application (**File # 19-038**) concerning Frontier Property Investments Ltd.

COMMENTS

Response requested by August 28, 2019

No comment

☐

_____ Director/Municipality	_____ Date
--------------------------------	---------------

diverse. vast. abundant.

PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8064 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

September 5, 2019

Michael Blatz

From: Chair Brad Sperling
Sent: Tuesday, August 20, 2019 8:46 AM
To: Michael Blatz
Cc: PRRD_Internal
Subject: RE: PRRD File No. 19-038 | OCP Amendment

Ok to go to the board

From: Michael Blatz
Sent: Wednesday, August 14, 2019 2:02 PM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File No. 19-038 | OCP Amendment

Good afternoon Chair Sperling,

Please review the attached report regarding a proposed OCP amendment south of Fort St. John. If you have any questions or comments about the application, please forward them to me by August 28.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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4.3.1 High Density Rural Residential (HDR)

- Policy 5** Within the High Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business subject to zoning regulations.
- Policy 6** Within the High Density Rural Residential designation and parcels not on a lakeshore the minimum parcel size will not be less than:
- a) **2000 sq. metres (0.50 acre)** for lands connected to a community sewage system;
 - b) **8 ha (20 acres)** for lands not connected to a community sewage system;
 - c) **0.4 ha (1 acre)** for land described as District Lot 418, except Plan 18222, W6M., which recognizes the existing approvals on this property.
- Policy 7** The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.
- Policy 8** High Density Residential subdivision will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1, Policy No. 10 to 12.

4.3.2 Medium Density Rural Residential (MDR)

- Policy 8** Within the Medium Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business, subject to zoning regulations.
- Policy 9** Within the Medium Density Rural Residential designation the minimum parcel will not be less than:
- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
 - b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.
 - c) **0.3 ha (0.74 acre)** for land described as a portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD [Bylaw No. 2115, 2014]
- Policy 10** For parcels designated Medium Density Rural Residential lying within Electoral Area 'B' the minimum parcel size will not be less than **1.6 ha (4 acres)** as shown on Schedule B, Map No.'s 1 and 2.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2370, 2019

A bylaw to amend the "North Peace Fringe Area
Official Community Plan Bylaw No. 1870, 2009"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009";

NOW THEREFORE, the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2370, 2019."
2. Schedule B – Map 5 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating the Northeast ¼ of Section 24, Township 83, Range 19, W6M, PRD, from Ag "Agriculture" to MDR "Medium Density Rural Residential" as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2019.

READ A SECOND TIME THIS _____ day of _____, 2019.

Public Hearing held on the _____ day of _____, 2019

Notification mailed on the _____ day of _____, 2019.

READ A THIRD TIME THIS _____ day of _____, 2019.

ADOPTED THIS _____ day of _____, 2019.

Chair

(Corporate Seal has been affixed
to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
Bylaw No. 2370, 2019", as adopted by the
Peace River Regional District Board
on _____, 20____.

Corporate Officer

September 5, 2019



Peace River Regional District
Bylaw No. 2370, 2019
SCHEDULE "A"



1:20,000

Map No. 5 - Schedule B of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Northeast 1/4, Section 24, Township 83, Range 19, W6M, PRD **from** AG "Agriculture" **to** MDR "Medium Density Rural Residential" as shown shaded on the drawing below:

