



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

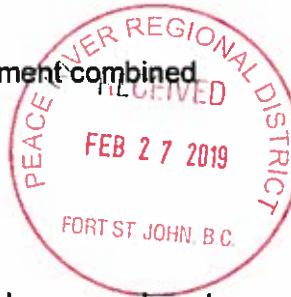
1. TYPE OF APPLICATION

- | | FEE |
|--|-------------|
| ☒ Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| ☐ Zoning Bylaw Amendment | 650.00 |
| ☐ Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00 |
| ☐ Temporary Use Permit | 350.00 |
| ☐ Development Permit | 165.00 |
| ☐ Development Variance Permit | 165.00 |
| ☒ Sign requirement | 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	Address of Agent
City/Town/Village	City/Town/Village
Postal Code	Postal Code
Telephone Number:	Telephone Number:
Fax Number:	Fax Number: <i>250-785-6967</i>
E-mail:	E-mail:

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 Pierre 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.

Signature of Owner

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 address: _____		
Telephone: _____	Fax: _____	Email: _____
Signature of Owner: _____	Date: <u>Feb. 26, 2019</u>	
Signature of Owner: _____	Date: _____	

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





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

Century 21 Canada Limited Partnership | #700 - 1199 West Pender Street, Vancouver, BC V6E 2R1 | century21.ca
Independently Owned and Operated.®/™ trademarks owned by Century 21
Real Estate LLC used under license or authorized sub-license

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 $\frac{1}{4}$ 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
MAP 5

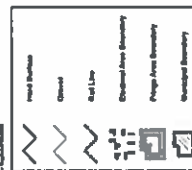
CDP DESIGNATION	AGRICULTURE	CDP DESIGNATION	AGRICULTURE
100	100	100	100
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110
111	111	111	111
112	112	112	112
113	113	113	113
114	114	114	114
115	115	115	115
116	116	116	116
117	117	117	117
118	118	118	118
119	119	119	119
120	120	120	120
121	121	121	121
122	122	122	122
123	123	123	123
124	124	124	124
125	125	125	125
126	126	126	126
127	127	127	127
128	128	128	128
129	129	129	129
130	130	130	130
131	131	131	131
132	132	132	132
133	133	133	133
134	134	134	134
135	135	135	135
136	136	136	136
137	137	137	137
138	138	138	138
139	139	139	139
140	140	140	140
141	141	141	141
142	142	142	142
143	143	143	143
144	144	144	144
145	145	145	145
146	146	146	146
147	147	147	147
148	148	148	148
149	149	149	149
150	150	150	150
151	151	151	151
152	152	152	152
153	153	153	153
154	154	154	154
155	155	155	155
156	156	156	156
157	157	157	157
158	158	158	158
159	159	159	159
160	160	160	160
161	161	161	161
162	162	162	162
163	163	163	163
164	164	164	164
165	165	165	165
166	166	166	166
167	167	167	167
168	168	168	168
169	169	169	169
170	170	170	170
171	171	171	171
172	172	172	172
173	173	173	173
174	174	174	174
175	175	175	175
176	176	176	176
177	177	177	177
178	178	178	178
179	179	179	179
180	180	180	180
181	181	181	181
182	182	182	182
183	183	183	183
184	184	184	184
185	185	185	185
186	186	186	186
187	187	187	187
188	188	188	188
189	189	189	189
190	190	190	190
191	191	191	191
192	192	192	192
193	193	193	19

This is Schedule W of Order No. 1670-2008, being the Official Community Plan map referred to in Section 2 of South Peace Form Approved Official Community Plan Order No. 1670, 2008.

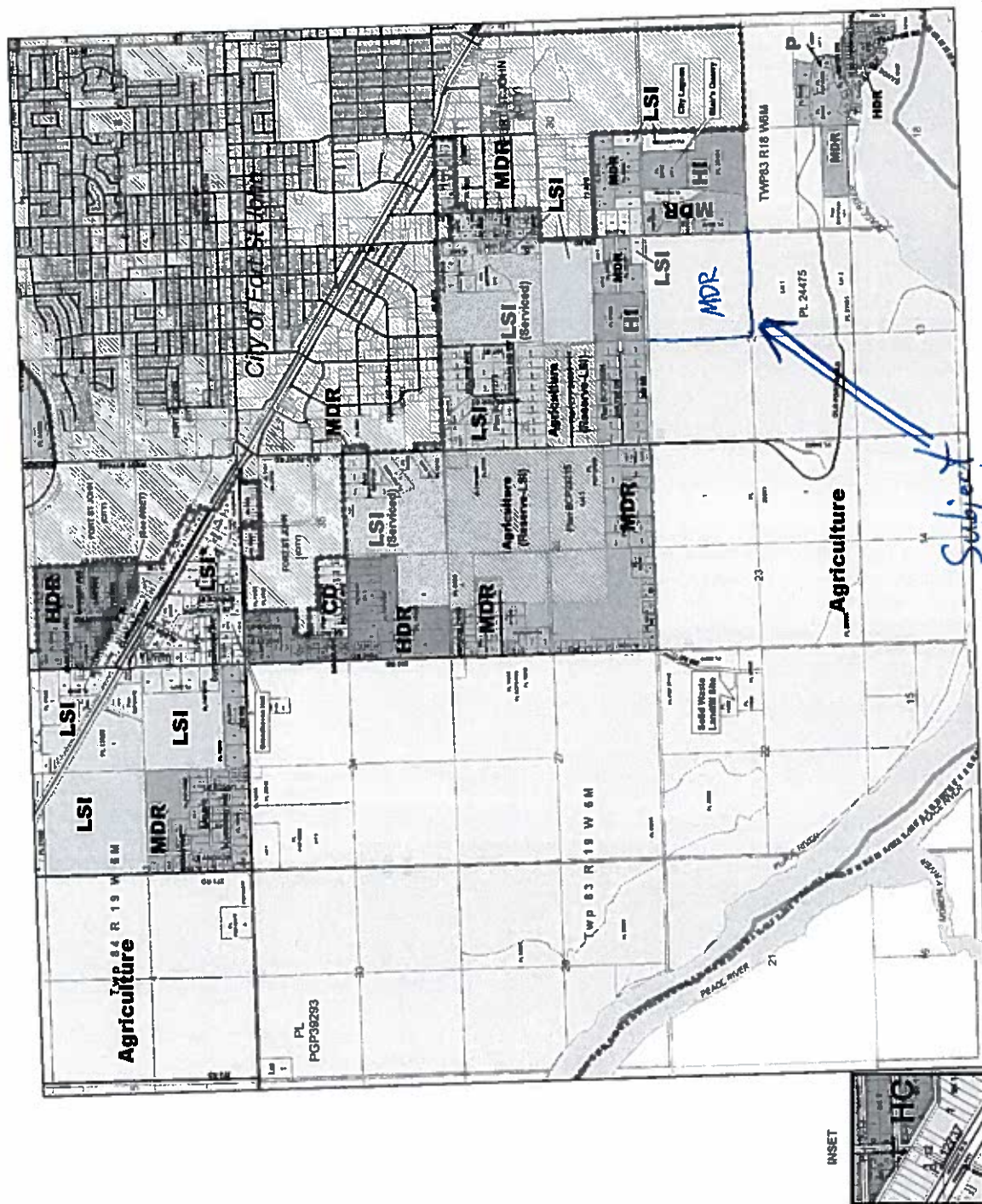
Find Further CAD

DTL AND INC.	REVISED	DESC. OF AMENDMENT	DT
7013	02/01/2014	From 10/28 to 1/17	JLC
7117	07/17/2015	From 10/28 to 1/17	JLC
7179	07/26/2015	From 10/28 to 1/17	JLC
7215	07/21/2015	From 10/28 to 1/17	JLC
7215	07/21/2015	From 10/28 to 1/17	JLC

— *Journal of the American Medical Association*



Peace River Regional District



1300 • Comprehensive Development • See Section 4, Policy 1.3

INSET

Sketch Plan



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.