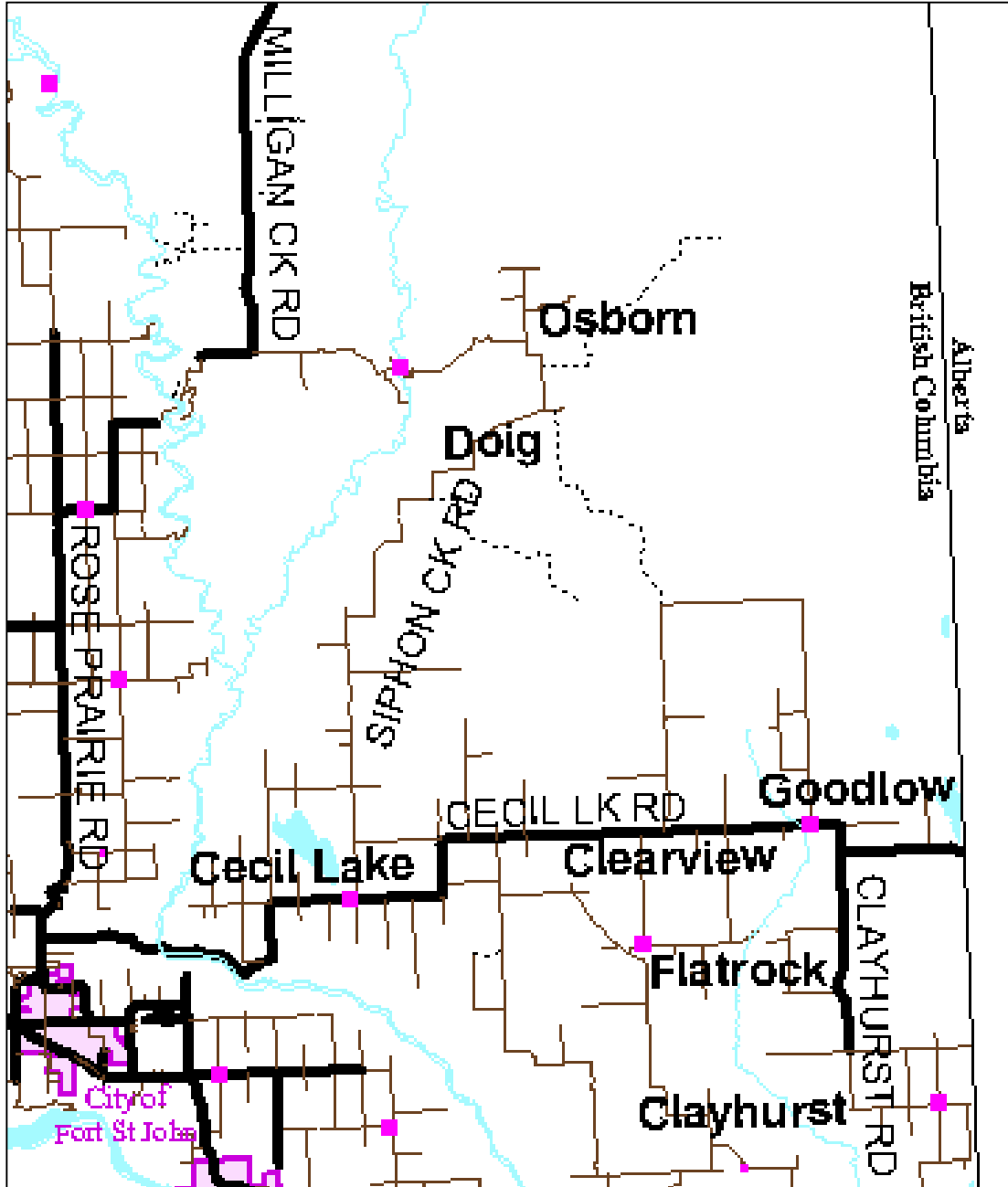


(E) Cecil Lake Workshop



Communities Represented

Workshop Outputs

Date: June 23, 2003

Location: Clearview Elementary Jr. School

Participants:

Yvonne Berg - Clayhurst
Allen Berg - Clayhurst
Brad Esau - Clayhurst
Rob Larson -
Rosette Zingre - Cecil Lake
Maya Wenger - Flatrock

Mike Fitzgerald - Cecil Lake
Gail Parker - Cecil Lake
Barb Scobie - Cecil Lake
Rod Locke -
Karen Goodings - Director, Elect. Area B

The meeting began with welcome comments by Area B Director Karen Goodings. Bruce Simard then made a presentation of the Rural Plan initiative, which was then followed by a presentation by Reg Whiten about the rural dialogue process, and an overview of the Workshop Agenda. An opportunity was then provided for the group to ask questions for clarification and introduce themselves. The participants were then formed into small groups and asked for input on community strengths/values to be protected, issues to be addressed and needs/opportunities to be considered. Community plans and other information was also available for participants to review, and have specific questions asked regarding land-use or other related matters.



Listening to Clearview area residents

What do you consider to be your community's strengths and values that you want to protect?

- **"Independence"**
- **"Respect for property** by local owners"
- **"Community cooperation/neighborliness"**
- **"Fey spring** – access to this as a clean water source"
- **"Peacefulness/serenity** of nature here"
- **"Space – room for "new neighbors"**
- **"Existing sites/school sites available"**
- **"Rural schools"**
- **"Freedom for children's safe play"**
- **"Can put whatever you want on private property"**
- **"Oil and gas industry employment, income"**
- **"Rural post office"**
- **"Stockyard fencing"**
- **"Branding the Peace"**
- **"Agriculture – ability to produce good food"**
- **"Remote area to produce** – more isolated from disease"
- **"Our community churches"**
- **"Active 4-H club"**
- **"Rural school – its multi-use aspect and range of communities services"**



Clearview Arena

Photo: C.Eaton



Clayhurst Post-office

Photo: C.Eaton

- **"Motivation for children to pursue healthy lifestyle"**
- **"PRRD leadership"**
- **"Right-to-farm legislation"**
- **"Outsider respect for private property owners"**
- **The ability to subdivide privately owned land** e.g. family farms/home sites
- **Ability to access existing resources** (natural gas!) without fees
- **Good and healthy air quality**

What are some of the challenges or issues currently facing your community? What are some suggested actions for dealing with them?

Agriculture

- Loss of agricultural land i.e. settlement location vs. subdividing; need to focus on public roads (one time S.D. for family)

- Affordability of agricultural land
- Expensive agricultural zoning for value-added to stimulate local economy (processing grain, and (75 FS – Cecil Lk)
- Planning for subdivision (size and location); need to consider non-arable creeks (private acreages); accessible land; need landscape level planning of subdivision opportunities (non invasive impacts); policies are key
- Need for larger setbacks for oil and gas exploration
- Must have ability to subdivide non-arable rural land

Rural Economic Diversification

- Locations of compressor stations; need restrictions & review of well distance and residents, assessing impacts to neighbours (role of O/G)

Environment

- Fey Spring water source protection; Osborne (poor water)

Social & Recreation

- Access to community recreation/fairgrounds (Moose Creek, Goodlow gymkhana)
- Trail building – Moose Creek

Community Facilities & Services

- Seniors housing - lack of facilities; need zoning – E.g. Cecil Lk centralized
- Fire protection (due to restrictions of S.D.) – increased property insurance; need to registry of water haulers
- Policing; need more enforcement – Rural officers and citizen patrol
- Clayhurst natural gas access and Osborne water access (need for providers to re-assess feasibility)
- Noise control or bylaws
- Liability issues regarding trespassing on private property
- Preserving rural schools

Roads & Infrastructure

- Roads: lack of maintenance
- Roads do not support the industrial infrastructure (only suitable for farm use) – need for wider roads; cannot move farm equipment; need to build to Alta/Canadian standards vs. BC less standards (steep ditches vs. grade. Barrow piles – 5:1) e.g. width to example; - upgrade #103 Rd. to Alberta border to Central 111 Rd. to Clayhurst Bridge;
 - improve access to Clayhurst Bridge due to safety concern moving large machinery
 - widen Moose Creek Bridge; too narrow (Golatta Creek - +45 mile)

Quality of Life, Safety & Governance

- Trespass problems in many areas: Blackfoot Park/Cecil Lk/Moose Creek (Motorcross bikers, ATV, ski-doo) - safety, damage to crop fields, noise pollution by non-farmers/encroachment; need education and enforcement
- Vandalism (e.g. school shelter); lack of volunteers to supervise; need more police visibility
- Excessive speeds; need more control of drivers (road/alcohol) and supervision at Regional District's Beatton Park
- Gas well flaring impacts (development 5 miles East of Cecil Lk) causes smell, health impacts in agricultural holdings and impact on neighbors; need consultation in community for siting of O/G facilities

What would you like to see in your community? What its present needs and opportunities?

Agriculture

- ✓ Control for problem wildlife (deer and elk) MC # tags (no tags/draw basis only); need to cull smaller bucks (2-3); control by use of rubber bullets
- ✓ Access to Crown land; large tracts of land (24 sections) not available; should permit "community pasture" on these lands that also have O/G development/infrastructure
- ✓ Keeping agriculture as the priority land-use through Regional District

Rural Economic Diversification

- ✓ Facilitate tourist travel through region; e.g. in the Peace River Canyon/Farm tourism for diversification
- ✓ Trail ride events
- ✓ "Branding the Peace" – intensive production opportunities: reserves, small scale agriculture; farmers markets/processing; cheese factory/market outlets
- ✓ Industry contributions to functions; need to build community (Clayhurst) – small no's, changing point (hall), 20% less than 30 yrs. ago
- ✓ Clayhurst boat launch (Blackfoot Park); need for maintenance/upgrading
- ✓ Freedom to have home based business
- ✓ Need to subdivide, subdivide!

Environment

- ✓ Beatton River corridor

Social & Recreation

- ✓ Support curling arena, hockey and skating, especially for youth); need S.D. umbrella policy because insurance too costly, and lobbying effort to ensure access
- ✓ Better utilization of park land
- ✓ Facility for seniors

Community Facilities & Services

- ✓ Garbage disposal (large dumpsters) in various locations e.g. permanent at Goodlow and Clayhurst is very expensive; dumping into private land/abandoned homesteads and ravines (household and yards)
- ✓ To retain the rural Post office

Roads & Infrastructure

- ✓ Improvement on Rd # 103 – Clayhurst (E.Rd 111)
- ✓ Preserving wildlife from road accidents; many deer on roadsides
- ✓ Need for brushing of road-sides
- ✓ Improved infrastructure (roads and gas)

Quality of Life, Safety & Governance

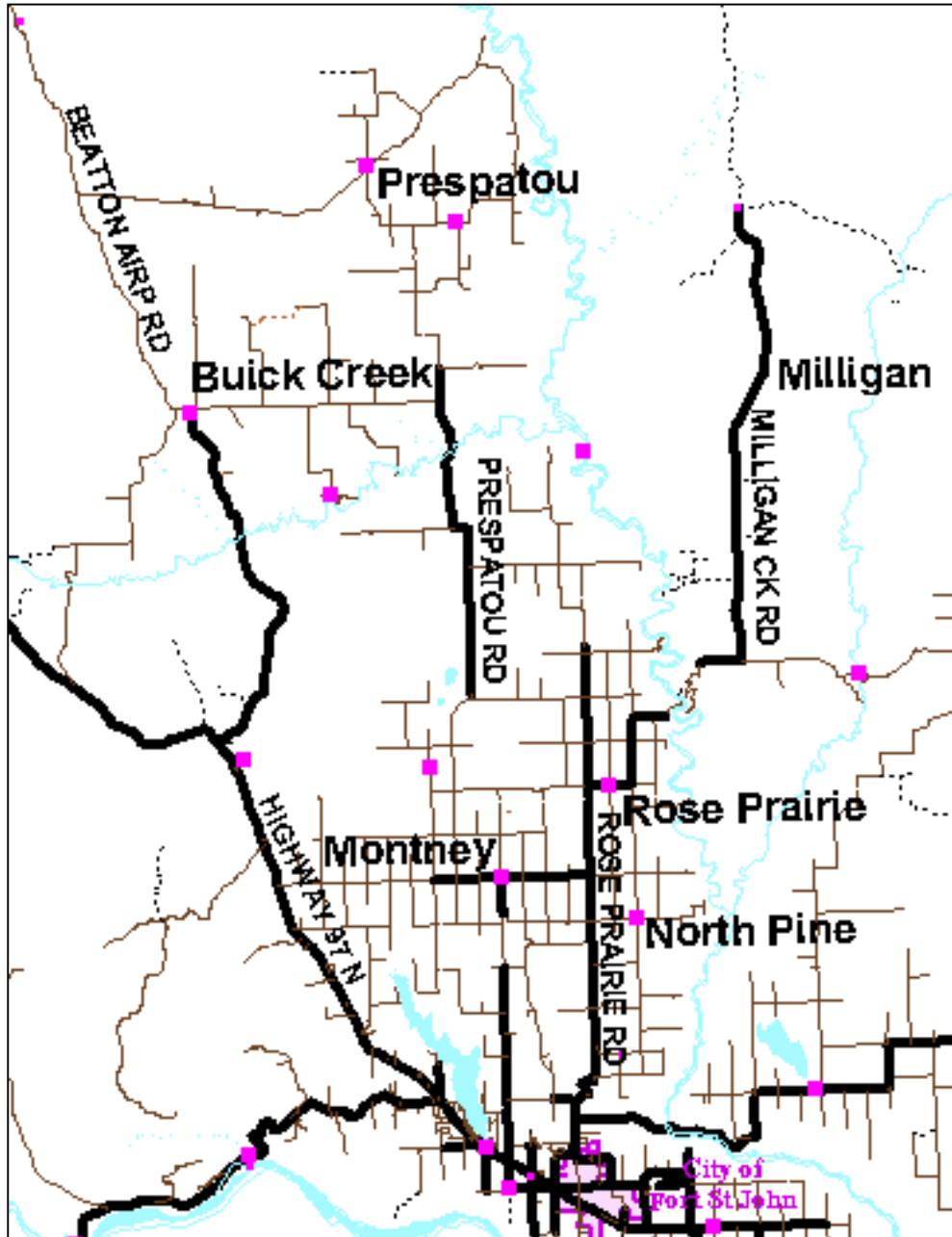
- ✓ Gun registry/control on rural lifestyles, problem wildlife; consider demand for private game hunting
- ✓ Cleaning up of unsightly premises within highway views
- ✓ More policing of highway speeding
- ✓ Strengthen regional government i.e. PRRD to be stronger to determine appropriate zoning and determine standards here, not by provincial government in Victoria



Cecil Lake General Store

Photo: C.Eaton

(F) Rose Prairie Workshop



Communities Represented

Workshop Outputs

Date: June 25, 2003

Location: Rose Prairie Curling Rink

Registered Participants:

Tracey Moore – Montney
 Hans Eggimann – Rose Prairie
 John Dyck – Prespatou
 Simon Loewen – Prespatou
 David Dyck – Prespatou
 John Stones – Prespatou
 Hana Fehr – Prespatou
 Edith Peterson – Prespatou

Don Peterson – Prespatou
 Nels & Sharon Carlson – Rose Prairie
 Katarina Keuth – Rose Prairie
 Jo and Bud Middleton – Welch Sub, Montney
 Theresa Rubin – Rose Prairie
 Tanya Yadao – Rose Prairie
 Karen Goodings – Director, Area B
 Peter Vandergugten – Director, Ft.St.John

The meeting began with welcome comments by Area B Director Karen Goodings. Carla Eaton then made a presentation of the Rural Plan initiative, which was then followed by a presentation by Reg Whiten about the rural dialogue process, and an overview of the Workshop Agenda. An opportunity was then provided for the group to ask questions for clarification and introduce themselves. The participants were then formed into small groups and asked for input on community strengths/values to be protected, issues to be addressed and needs/opportunities to be considered. Community plans and other information was also available for participants to review, and have specific questions asked regarding land-use or other related matters.

What do you consider to be your community's strengths & values that you want to protect?

- **"No neighbors, tranquility, and privacy"**
- **"No subdivisions – keep status quo"**
- **"Protecting bona fide farm status"**
- **"Low taxes, cheaper agricultural land"**
- **"Leave high production/agriculture land (#1-3)"**
- **"Good ground and surface water"**
- **"Prespatou Elders kept in the community"**
- **"School brings people together"**
- **"Young families are returning"**
- **"Heritage buildings (old school) – move to fair grounds (Rose Prairie, Montney, North Pine church)"**
- **"Good garbage disposal"**
- **"Telephone service"**
- **"Trails as heritage recreation"**



Young's Heritage Building (1929) at Rose Prairie

What are some of the challenges or issues currently facing your community? What are some suggested actions for dealing with them?

Agriculture

- Right-to-farm is not being adequately supported; need a farmer's advocate; lack of enforcement for "right-to-farm"; needs to be reinforced in rural plan;
- Lack of awareness about farming/rural lifestyle by urban people who move into rural areas; need more education
- Lack of Crown land for agricultural/grazing leases, need to make more available; in Prespatou, lack of Crown land residential agricultural use, business use, etc.; needs to be made available
- Impacts from subdivision of quarters; will diminish agricultural land, increase land values, leading to more taxes – more subdivisions needed in Ft. St. John fringe; subdivided quarters not viable for agricultural production, while marginal land is not available for subdivision; Class 5 land should not be in ALR
- Land management by foreign absentee land owners; letting their land re-grow to poplar, prevents access
- Inadequate weed control (agricultural lands, new residential lands); need more enforcement, now can get action on complaint basis only;
- Impacts from right-of-way maintenance; e.g. BC Hydro vehicles leaving ruts after brushing where standing water softens roads; also includes Ministry of Transportation/Telus/Etc.)
- Youth leaving the area; need to find ways to encourage them to stay and continue in farming

Rural Economic Development

- Communications by oil & gas industry is not adequate; should be done on both individual basis, and public consultation first before development goes ahead
- Lack of lands zoned for industrial/commercial
- Need for freedom for business development

Environment

- Ground water at risk from oil & gas access; need protection/control for oil & gas access to potable water aquifers through regulations and enforcement; variable ground water quality; depends on location to oil & gas activity; must be monitored
- Weak or lack of enforcement on oil and gas development activities e.g. dumping industrial waste; lack of adequate control of O/G flaring (weekends); can call emergency, but need more monitoring; lack of balance or control of development, especially oil and gas flaring, etc.);
- Oil and gas development can interfere with farm operations e.g. noxious weeds especially on oil and gas access roads; need better monitoring/control; problems with erosion from poor site design or reclamation for oil and gas; affects on water quality
- High fees for animal carcass disposals (coyote), disposals in water courses

Social & Recreation

- Damage & erosion occurring from recreational use of trails on private properties; these trails not registered and need to be decommissioned, taken out of the registry; but needs to be done with consultation (e.g. Peterson's Trail, Milligan, Ft. Nelson), cannot control public access at present time
- Copeland Beach (not controlled by PRRD) – access control with O/G

Community Facilities & Services

- School facilities in disrepair; need to maintain and upgrade
- Cemeteries lacking maintenance; these sites are important feature to the Roman Catholic community and an important part of their history
- High cost of utilities; e.g. natural gas, electrification very high (\$1800/pole) – must provide line and hydro
- Lack of public transportation; e.g. bus services for community; night or morning, needed for students & seniors
- Cost of utilities; e.g. Hydro extremely expensive for new hookups; has impact on setback distances of houses being reduced with affect on the aesthetics of the community; also have power surges from overloaded hydro lines to oilfields, inadequate outage, power surge can damage Rose Prairie and Buick equipment

Roads & Infrastructure

- Problem with ditching of roads causing flooding; they need to be maintained
- Quality of roads; need to improved roads to handle high traffic volumes, speed, & larger vehicles; heavy use of local roads by oil and gas vehicles; enforce the use of Beatton Rd. vs. Montney Coulee for truck traffic (especially during road bans); heavy oilfield traffic is a safety issue; damage to roads, and lack of policing to control speeding (#259 Rd.)

Quality of Life, Safety & Governance

- Emergency response plans not enforced; 3 pipelines close to community; need more communication and monitoring, including updated communication to land owners
- Lack of input into zoning within OCP's for residential areas; need more consultation
- Lack of police enforcement of speed zones (Rose Prairie Sp. Corner to Milligan Creek – lots of kids on the bus route; need more police patrols



Milligan Rd. access to Ring Border oil & gas fields

What would you like to see in your community? What are its present needs and opportunities?

Agriculture

- ✓ Need to try and protect agricultural and the farming lifestyles
- ✓ Need to protect the “family” farm
- ✓ Stricter regulations for oil and gas rights from site construction to post abandonment (control weeds, erosion, that can impact on agricultural lands etc.)
- ✓ More updates to soil capability for ALR classification e.g. Mile 57-64 – reclassify zones from agricultural land to rural residential – as the land is not farm land; east side of Hwy in the Charlie Lk watershed; more potential for residential development on the West side of the highway; take out class 5 from the ALR

Rural Economic Development

- ✓ Opportunity to start farm tour business to attract “city slicker” kids
- ✓ Need for more acreages to residential needs of oil patch workers e.g. along the Alaska Hwy.
- ✓ Freedom for business economic development
- ✓ Derelict vehicles for recycling and education
- ✓ Better trade off for accepting the negative impacts of oil and gas development (more compensation)
- ✓ Need for local coffee shop, etc. – appropriate zoning for it
- ✓ Need to develop more agri-tourism to diversify and enhance the agriculture; need the freedom from rules to do this (# of beds in a B&B, ALR rules on home based business); tie into kids riding horses, etc.

Environment

- ✓ Control dumping of animal carcasses; rural areas not dumping for problem wildlife (e.g. bears); need to advise ICBC and Fish & Wildlife

Social & Recreation

- ✓ Ability to attend rural schools
- ✓ Opportunity for social interaction with neighbors – halls, churches, schools
- ✓ Need to promote community hall use
- ✓ Search and rescue (Beaton/Peace Parks, along rivers and backwoods)
- ✓ Recreational activities/programming needed due to poor access to recreational area (crown), rivers through the private lands
- ✓ Access trail mapping land, and plan for management

Community Facilities & Services

- ✓ Cellular phone access; need tower at Rose Prairie and North Pine
- ✓ Culvert maintenance

Quality of Life & Safety

- ✓ Freedom of lifestyle

- ✓ Ability to build/develop as we see fit without restriction
- ✓ Ability to live safely
- ✓ Need to protect the unique nature/character of rural communities – schools, churches, groups; school functions tie the community together



Photo: C. Eaton

Upper Pine School at Rose Prairie



Photo: C.Eaton

Prespatou Mennonite Church