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March 26/2022

Attention:  
Chair and Members of PRRD Board  
9505 100<sup>th</sup> St  
Fort St John, BC  
V1J 4N4

Dear Chair and Members of the Board,

Just recently, an application for a Bylaw Amendment was posted on the PRRD website regarding Zoning for a particular agricultural piece of property- File Number 22-002 ZN

For the record, I am a resident of the Old Hope Road as well and have particular concern for this amendment application being put forward. The owner of this property is requesting to have their productive agricultural parcel (SE ¼ Sect 11 Township 84 Range 20 W6H) change from A2 (Large Agricultural Holdings) to LDR (Low Density Rural Residential). This would allow for six 10 acre parcels be created directly on the frontage road, the Old Hope Rd.

Clearly, the advantage of simply having these six new parcels directly adjoining the Old Hope Rd. means significantly reduced costs for the present owner with far fewer invested requirements such as new road construction, access to utilities, etc.

The problem with this Feb. 10, 2022 owner proposed rezoning for residential housing is in the details. This present Large Agricultural Holdings has a remarkably productive history for close to 60 years. According to the folks holding the present farming lease, the land has been successfully farmed and cultivated, growing significant bushels/ acre of wheat, cannola, and oat crops for many years now.

I was personally involved in the 2006-2009 OCP (Official Community Plan) for the "North Peace Fringe Area" including both Areas B and C. During my tenure as a volunteer member of the committee, we quite literally spent hundreds and hundreds of hours deliberating on the best options for significant zoning by law changes of concern within the Fringe area.

One of those key parcels of concern happened to be that particular piece of agricultural property (SE1/4, 5-11-84-20).

On a spring day in May of 2009, members of our OCP committee, along with Larry Houley, Jim Collins, and Arthur Hadland, parked ourselves in front of this property for a long while and had a discussion about its future: the outcome was UNANIMOUS by all aboard the bus.

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**This productive 108 acre portion of the quarter section needs to stay as agricultural, without question. NO allowances should be made to change its status.**

I am not entirely sure the above statement was written into the minutes. The bus trip we embarked on that day was more casual in that respect.

Fast forward to 2009 and the end of the 2006 OCP, the various drafts went through a number of revisions. By the time the "final" revision happened, there were many tired and weary folks who were quite finished with the process.

Sadly, an unfortunate "error" happened during one of the many drafts that were updated and changed, including one key mistake... the agricultural parcel in question became labelled as "Low Density Rural Residential". (Schedule B, Bylaw No. 1870, 2009 MAP 3)  
Somehow, this "redesignation" happened without any one of us catching the error, nor any notification to any of our committee members, and therefore remained unnoticed, throughout the various readings.

As I have just stated, this was an error, either intentional or not, but the point is now moot.

In 2014, the owner of the parcel pursued the first step in the quest to rezone by applying to the Agricultural Land Commission to have this parcel removed from the ALR. The application was successful. As a result, this seemed to clear the way for the inevitable to happen: to begin the process to rezone the parcel through the PRRD, and ultimately apply to Min. of Highways for the appropriate subdivision plan.

We seem to be at a crossroad once again. The application to request a zoning bylaw change from Large Ag Holdings to the LDR (Low Density Rural) status is the slippery slope that the our 2009 OCP committee had clearly wanted to avoid for this parcel.

In conclusion, I am adamantly opposed to having a change in the By law at this time. I feel that the 2009 OCP tried to make that point but sadly erred in the final draft.

I would ask you as a Board to keep the integrity of intent of the 2009 OCP North Fringe by not granting a change in Zoning status.

Sincerely,

Rick Koechl  
Area C resident

