



# **CROOKED RIVER - PARSNIP**

## **OFFICIAL COMMUNITY PLAN**



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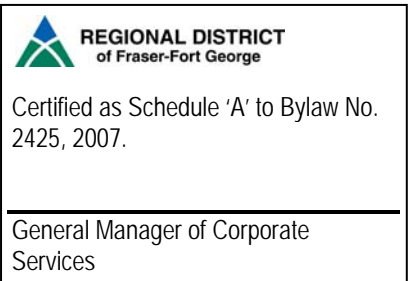
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## **1.0 GENERAL PROVISIONS**

### **1.1 Purpose of Plan**

The purpose of this Official Community Plan is to state the broad land use objectives and policies of the **Regional Board** to guide decisions on planning and land use management for the Crooked River-Parsnip Area within the **Regional District** of Fraser-Fort George, as set out in the *Local Government Act*. This Plan consists of:

- i) a statement of the **Regional Board's** objectives, **development** policies and an implementation program contained in Schedule 'A';
- ii) maps of existing and future land uses for the Crooked River-Parsnip Area as set out in Schedule 'B'.

1.1.1 The purposes of the Regional Board in adopting this Plan are as follows:

- i) to reflect the wishes of residents of the Crooked River-Parsnip Area as to future land use changes within their communities;
- ii) to achieve consistency in decisions relating to land use matters, and provide the public with the opportunity to review Regional Board policies to assist with their decisions on whether to live or invest in the area;
- iii) to establish a framework for a **development** approval process which is as efficient as possible for land use proposals which are consistent with the policies of this Plan;
- iv) that the policies and decisions of the **Regional Board** strive to complement the land use policies of other levels of government;
- v) to respect private property within a land use management framework while striving to improve the quality of life within rural communities in a method that respects environmental sustainability; and
- vi) to provide a basis for more detailed land use management mechanisms.

1.1.2 This Plan is intended to be a relevant guide for future land use in the area for a period of at least 5 years, and possibly up to 10 years, depending upon the actual conditions which occur to influence land use over that time period.

1.1.3 This Plan is intended to be visionary in nature, and contains broad policies to guide general land use trends. Interpretation of this Plan should be in that context.

1.1.4 Words that are depicted in 'bold' typeface are defined in Section 1.3.1.

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## **1.2 Jurisdiction**

The objectives and policies contained in this Plan are those of the Board of the **Regional District** of Fraser-Fort George.

- 1.2.1 All or parts of the Crooked River-Parsnip Plan Area are within the jurisdiction of superseding legislation. No policy or land use designation removes the need to obtain approval required by any other jurisdiction. In particular, a number of objectives, policies and land use designations of this Plan apply to land that is located in the Agricultural Land Reserve (ALR). Where the provisions of this Plan provide for the **development** of land located in the ALR, which is not consistent with the *Agricultural Land Commission Act*, regulations made thereunder or Policies of the Commission, the approval of the **Agricultural Land Commission** is required.

## **1.3 Interpretation and Definitions**

Metric measurements are used throughout this Plan. When imperial equivalents are given in brackets, they are for convenience only and do not form part of the Plan.

- 1.3.1 In the Plan the following terms are clarified as follows:

**“Agricultural Land Commission”** means the Provincial Agricultural Land Commission or the **Regional Board** under delegated authority, if applicable. If Agricultural Land Commission is prefaced by either the word “Provincial” or the word “Delegated”, then the reference is to the specific jurisdictional body;

**“agriculture”** means all uses involved in the raising of animals for food, clothing or domestic use (not including kennels) and the cultivation and harvesting of crops for sale;

**“community sewage system”** means sewage collection and disposal systems serving two or more parcels under permit from the authority having jurisdiction;

**“community water distribution”** means a system that distributes potable water to two or more parcels;

**“development”** means affecting a change in the use of land or in the nature of the use of land, including, but not limited to, the subdivision of land, the installation of works and services, the building and placement of structures on land, the alteration of the land surface, or the clearing of vegetation if next to a waterbody;

**“forestry”** means all aspects of growing, harvesting and transporting the timber resource, but does not include processing and manufacturing;

**“greenhouse gas”** means any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

**“home business”** means occupations, professions and rural and service industrial uses carried out in a residence or accessory building, generally by the permanent residents of the dwelling unit, whereas the **home business** is clearly incidental or secondary to the primary residential or agricultural use of the property;



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**“infill”** means the subdivision of property into parcels that are generally consistent with the size of surrounding parcels;

**“intensive agriculture”** means those forms of **agriculture** that include the confinement of poultry, livestock or fur bearing animals (not including kennels), or mushroom growing, for commercial or domestic raising, breeding or food production and specifically relates to:

- i) the nutrient loading of the land exceeding the capability of the vegetation on the same property to utilize the nutrients and sediments prior to runoff from the property thereby creating pollution off site; and/or
- iii) creating a situation where “normal farm practices” pursuant to the *Farm Practices Protection (Right to Farm) Act*, or the Environmental Guidelines of the Ministry of Agriculture, Food and Fisheries, or the Code of Agricultural Practice for Waste Management, B.C. Regulation 131/92, are not being adhered to.

**“lake”** is a large (over 8 ha [20 acres]) body of water surrounded by land;

**“Lakeshore Guidelines”** is an unofficial policy document of the **Regional District** for the protection of the region's **lakes** from over **development** of their lakeshores;

**“manufactured home”** means a structure containing a residential dwelling unit whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the *Manufactured Home Act*;

**“manufactured home park”** means five or more manufactured homes, regardless of width, on a parcel of land, but does not include storage of unoccupied manufactured homes on a parcel;

**“natural boundary”** means the visible high water mark of any **lake**, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the **lake**, river, stream or other body of water a character distinct from that of the banks thereof, in respect of vegetation, as well as in respect of the nature of the soil itself;

**“other resource extraction uses”** means harvesting, extraction, and preliminary sorting and grading prior to removal for off-site processing of natural materials, mineral exploration, uses related to the operation of pipelines or railways, and similar uses;

**“public parks”** means publicly owned land that has been made available for aesthetic, recreational, educational or cultural use of the public;

**“public open space”** means public or private land and water that has value for park and recreation purposes, natural resource preservation, or historic or scenic purposes;

**“Regional Board”** means the Regional Board of the Corporation of the Regional District of Fraser-Fort George;

**“Regional District”** means the Corporation of the Regional District of Fraser-Fort George;

**“topographical constraint”** means a physical topographical feature, such as a water course, ravine, or hill/cliff that makes the common use of a property on both sides of the constraint virtually impossible as a single entity;

**“urban”** means densities for residential **development** that exceed more than one dwelling unit per 2000 sq. m (21,523 sq. ft. or .5 acres).

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## **2.0 GENERAL OBJECTIVES**

The broad objectives of the **Regional Board** with respect to the form and character of existing and proposed land uses and service requirements within the Crooked River-Parsnip Plan Area are set out in this section. These objectives are to be achieved through the implementation of the policies contained in Section 4.0.

The following are the objectives of the **Regional Board** with regard to the general form and character of land use in the Crooked River-Parsnip Plan Area.

### **2.1 Inter-Plan Consistency Objectives**

The general objectives in this section are to be common throughout the **Regional District** where Official Community Plans are in place. They form the framework for the specific objectives, policies and land use designations in this Plan, and provide consistency between the different planning areas in the **Regional District**.

### **2.2 Overall Objective**

To have, or work towards, a pattern of land use which:

- i) reflects the wishes of residents for living and working opportunities, including making provision for growth and **development**;
- ii) recognizes the initiatives for a blended economy, whether for destination tourism, value added **forestry**, or other diversifications;
- iii) minimizes conflict between adjacent land uses;
- iv) accounts for expressions of Provincial (and other governmental) policies;
- v) allows for the efficient and effective provision and use of public services; and
- vi) recognizes the importance of undeveloped open space as being an integral part of the character of the area;
- vii) recognizes First Nations lands and the importance of traditional use of these lands.

### **2.3 Forest Resource Management Objective**

To recognize the importance of the region's forest resource base and to support an integrated approach to its management. This may include support for the traditional forest industries, existing and new value-added type industry, and support for **development** of new and product specific markets.

### **2.4 Mineral Resource Management Objective**

To support opportunity for mineral resource industry in a manner reflecting the importance of environmental protection, complementary to other industry in the region.

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**2.5 Transportation Objective**

To promote a safe and efficient transportation network and direct **development** so as to protect existing and proposed major transportation routes and corridors.

**2.6 Agricultural Objective**

The **Regional Board** supports the general objectives of the **Agricultural Land Commission** to preserve agricultural land. Although there is little Agricultural Land Reserve land within this Plan area, it is the general objective of the **Regional Board** to encourage the establishment and maintenance of farms and the use of land within the Agricultural Land Reserve compatible with agricultural purposes and to guide other forms of **development** so as to minimize negative impacts on agricultural uses.

The **Regional Board** also supports the establishment of agricultural use of land throughout the Plan area, regardless of ALR status.

**2.7 Commercial and Industrial Objectives**

- i) To provide for continuance and **development** of commercial land uses to meet the convenience and recreational needs of local residents and the traveling public.
- ii) To promote a strong and stable regional economy by providing for industrial land requirements to accommodate the needs of new or expanding industrial activities that augment existing **development** and plans of neighbouring communities.
- iii) To support the District of Mackenzie and the community of Bear Lake as the commercial centers for the region.
- iv) To promote an orderly sequence of future industrial and commercial **development** compatible with neighbouring land uses and transportation facilities.
- v) To provide for small-scale industrial uses and **home business** to encourage local employment opportunities, without contradicting the objective to support the District of Mackenzie and the community of Bear Lake as the industrial and commercial centers for the region.
- vi) To recognize that resource extraction and industries are often best located in rural areas close to the resource.
- vii) To recognize tourism as a viable industry in the area, and to provide tourism opportunities while supporting the forest industry as an equal and complementary industry.

**2.8 Crown Land Objective**

- i) Recognize and compliment the efforts of the Province in the fulfillment of the Mackenzie Crown Land Plan, to the extent that specific **developments** are consistent with this Plan.
- ii) Recognize and support the concepts and processes identified in the Commercial Backcountry Recreation Policy of the Ministry of Environment to the extent that specific **developments** shall be consistent with this Plan.



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**2.9 Environmental Objectives**

- i) Participate in the identification and protection of environmentally sensitive areas from **development** pressures that would lead to deterioration of the identified resource.
- ii) Identify areas known to have potential hazardous conditions.
- iii) Implement policies that are directed at minimizing public exposure to potential damage to property, threats to human life and negative impacts to the natural environment in areas subject to hazardous conditions.
- iv) Recognize the important wildlife values throughout the Plan area.

**2.10 Tourism Objectives**

- i) Recognize the importance of recreation, environment, and the economic and social vitality of the area as a strong component of the tourism industry.
- ii) Provide for small scale tourism initiatives accessory to residential use throughout the Plan area.
- iii) Identify areas within the Plan which would be suitable for large-scale resort **development**.

**2.11 Recreation and Heritage Objectives**

Encourage and facilitate the **development** of recreational opportunities, as well as the identification and conservation of significant archaeological, First Nations, and heritage resources within the Plan area.

**2.12 Services and Infrastructure Objectives:**

- i) Recognize the importance of utility corridors throughout the Plan area and to work with utility companies to ensure uses and subdivision within the vicinity of utility corridors are designed in such a manner as to reflect the regulatory requirements governing the utility company and the corridor. High-density uses will generally be directed away from utility corridors.
- ii) Support planning and implementation of rural services, infrastructure, and utilities where a need is identified and public support and benefit is apparent.
- iii) Ensure that **development** proposals are self-supporting in terms of service and infrastructure requirements and add to the service level of the area.
- iv) Support the search for alternate forms of energy which will be environmentally friendly and sustainable.

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**2.13 Greenhouse Gas Reduction Objective**

There is increasing scientific evidence that links the emission of **greenhouse gases** to climate change. The provincial government, in partnership with local governments is dedicated to reducing **greenhouse gas** emissions in British Columbia to help combat climate change.

In 2007 the Regional District signed onto the *British Columbia Climate Action Charter*. The Charter addresses the need to reduce **greenhouse gas** emissions within the province to improve the well being of the environment, communities and individuals. By signing the Charter, the Regional District has signed on to be carbon neutral, as a corporation, by 2012.

On January 1, 2008 the provincial government brought into authority the *Greenhouse Gas Reduction Targets Act* (GGRTA). This Act sets a target for the reduction of **greenhouse gas** emissions (GHG's) for the province as a whole by at least 33 per cent below 2007 levels by 2020. It also includes a long range target of an 80 per cent reduction of 2007 levels of **greenhouse gas** emissions in British Columbia by 2050. The provincial government is requiring that the public sector including provincial ministries and agencies, schools, colleges, universities, health authorities and Crown corporations, be carbon neutral by 2010.

Coupled with GGRTA the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27, 2008) mandates local governments to include in their Official Community Plans targets, policies and actions that the local government will undertake to reduce the emission of **greenhouse gas** within their jurisdiction.

**Greenhouse gas** emissions are monitored, calculated and provided to the Regional District by the provincial government. The Community Energy Emissions Inventory (CEEI) was completed by the provincial government in 2007 and provides a baseline for energy consumption and **greenhouse gas** emissions for the province and the Regional District. The CEEI for the Regional District in 2007 was 1,192,452 CO<sub>2</sub>e (t). The Regional District is committed to a 15% reduction of 2007's greenhouse gas emission levels by 2015 and a 33% reduction by 2020.

The Regional District is committed to addressing climate change and reducing **greenhouse gas** emissions. Provisions to reach a 33% reduction of **greenhouse gas** emissions within the Regional District by 2020 are addressed through the following policies and strategic plans:

- i) Determine which provincially funded initiatives that target the reduction of **greenhouse gas** emissions are available to the Regional District.
  - a. These initiatives include but are not limited to; Smart Planning for Communities, B.C. Community Action on Energy and Emissions and the Greenhouse Gas Action Guide.
- ii) Reduce solid waste in the Regional District by 50%.
  - a. Implement waste diversion and reduction policies within the 2008 Regional Solid Waste Management Plan by 2015
  - b. Continue to operate the Landfill Gas collection system at the Foothills Regional Landfill and Recycling Depot and evaluate the feasibility to expand and diversify the operation as outlined in the Landfill Gas Management Plan.
- iii) The Regional District; as a corporation in their operations, to become carbon neutral by 2012.
  - a. Work within the *British Columbia Climate Action Charter* and Climate Action Toolkit to develop strategies and take steps to become carbon neutral.

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- iv) No Net loss of farmland within the Regional District over the next 10 years.
  - a. This Plan outlines policies and general guidelines that discourage and restrict the fragmentation of agricultural land in the plan area.
  - b. Subdivision of large parcels is limited by promoting subdivision in established small parcel designations identified in the Plan.
  - c. Promote farming within the Regional District by allowing agricultural opportunities through designation as identified by the Plan.
- v) Create opportunities within the Regional District to establish secondary residences.
  - a. The General Housing policy of this Plan outlines provisions that promote increasing the density of residences where appropriate.
- vi) Promote community outreach and public awareness campaigns.
  - a. Continue a partnership with the Recycling and Environmental Action Planning Society (REAPS) to deliver programs in schools and the general population regarding recycling, composting, community garden workshops and other educational initiatives.
  - b. Continue a partnership with the Prince George Air Improvement Roundtable (PGAIR) that has a goal to continue to improve air quality in the Prince George area by providing scientific information and awareness campaigns to the public.
  - c. Continue to promote the Anti-Idling campaign at Regional District facilities.
- vii) Increase the percentage of buildings built above Building Code standards, with regard to energy efficiency, in the Regional District by 20%.
  - a. Determine the feasibility of developing and implementing an incentive program to build greater energy efficient residences by 2015.
  - b. Determine the feasibility of prohibiting the installation of new fireplace inserts or woodstoves that do not meet either the Canadian Standards Association (CSA) B415 Standards or Environmental Protection Agency (EPA) certification.
  - c. Provide information to developers that encourage the building of greater energy efficient buildings.
- viii) The Regional District will explore new policies, strategies and initiatives that reduce the emission of **greenhouse gases** as they develop.

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### **3.0 RELATIONSHIP TO OTHER PLANNING AREAS**

The objectives for land use relationships between this Plan, the District of Mackenzie and other adjacent planning areas are as follows.

- i) Promote **development** proposals that are complementary to adjacent planning areas.
- ii) Advise neighbouring jurisdictions of **development** proposals that are in close proximity for their information and comment.
- iii) Coordinate land use **development** that is adjacent to neighbouring jurisdictions such that it complements current and future land uses on either side of the jurisdictional boundary.
- iv) First Nations:  
  
Include the McLeod Lake First Nation community as an integral partner in the planning of the Crooked River-Parsnip Area, and to consult with other First Nation communities with respect to proposals in close proximity to known traditional lands.
- v) Peace River and Bulkley-Nechako Regional Districts:  
  
Stay in contact with the Peace River and Bulkley-Nechako Regional Districts with respect to **development** proposals in the Plan area that are in close proximity to their boundary.
- vi) District of Mackenzie:  
  
Stay in contact with the District of Mackenzie with respect to **development** proposals in the Plan area that are in close proximity to their boundary.

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## **4.0 LAND USE POLICIES**

### **4.1 General Policies**

The policies of the **Regional Board** pertaining to general overall land use issues affecting the Crooked River-Parsnip Plan Area are as set out in this section.

It is not the purpose of the Plan to set out detailed land use and subdivision regulations, which are established in zoning and other bylaws, and it is the policy of the **Regional Board** that the uses, densities and servicing requirements described in the Plan are subject to further definition and adjustment in land use management bylaws and permits that are consistent with this Plan.

Proposals that require consideration through a rezoning process are subject to evaluation as provided in Section 9 under Subdivision and Rezoning Evaluation.

### **4.2 Residential Subdivision**

The Plan provides for additions to the amount of land available for housing through subdivision for residential purposes mainly in the Rural Holdings, Rural Residential, and Settlement Centre designations and through **infill** outside of those designations. Generally, the plan will:

- i) provide for a range of residential and rural residential lifestyle choices;
- ii) direct subdivision to designated Rural Holdings, Rural Residential, and Settlement Centre areas;
- iii) utilize existing communities as the main determinant in designating Rural Holdings, Rural Residential, and Settlement Centre;
- iv) provide for a range of parcel sizes consistent with physical land features, existing settlement densities and servicing requirements;
- v) support subdivision of a parcel isolated from the remainder of the original parcel because of a **topographical constraint**, controlled access highway, or railway that makes the common use of the property on both sides virtually impossible as a single entity is supported, subject to approval by other agencies, and possibly rezoning, throughout the Plan area. Within Agricultural Land Reserve lands, consolidation of subdivided parcels leading to larger contiguous parcels on one side or both sides of the constraint is encouraged;
- vi) Small areas of existing subdivision may not be specifically recognized in this Plan, but may be recognized through implementing bylaws.

### **4.3 Housing**

Provisions for housing, including affordable housing and rental housing, are addressed through the following provisions:

- i) Generally, residential use shall be limited to one residence per parcel unless otherwise stated below or in the designations section.

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- ii) Notwithstanding the policy to limit residential use to one residence per parcel, an additional residence may be permitted on parcels 2 ha (5 acres) or larger subject to the ability to accommodate approved sewage disposal and evaluation through a rezoning process where necessary and if required, approval of the **Agricultural Land Commission** for sites in the Agricultural Land Reserve.

Within the Agricultural Land Reserve, more than one additional dwelling may be permitted, subject to the above criteria, and as per the policies and procedures of the **Agricultural Land Commission**. The Ministry of Agriculture and Lands will be consulted on the necessity of proposed additional dwellings for farm help.

- iii) A portion of a residence may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor space of the principal residence, the parcel can accommodate approved sewage disposal, meet applicable BC Building Code requirements and be zoned appropriately.
- iv) Generally, both conventional houses and **manufactured homes** are permitted in most areas of the Plan, however there may be some restrictions, applied through zoning, based upon the needs of local communities.
- v) Generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified in this section.
- vi) Notwithstanding, (i) above, for parcels not within the Agricultural Land Reserve, and subject to rezoning, additional residences may be permitted on a single parcel based on density not to exceed one dwelling for each 4 ha (10 acres) of a parcel; provided the property is able to handle on-site sewage disposal for all residences.

#### **4.4 Environment**

The **Regional Board** supports the objectives and goals of the *Fraser Basin Management Program* in improving the Fraser River's environmental quality.

The **Regional Board** supports the elimination of health hazards and minimization of air and water pollution by working with the Provincial Ministries responsible, as they relate to land use.

The **Regional Board** will promote familiarity with the Codes of Agricultural Practice for Waste Management in terms of the *Health and Environmental Management Acts*. The **Regional Board** will strive to achieve the goals of avoiding conflicts between **agriculture** and other uses as promoted under the *Farm Practices Protection (Right to Farm) Act* in cooperation with the Ministry of Agriculture and Lands.

The **Regional Board** encourages the Ministry of Forests to manage timber harvesting in such a way as to protect scenic and water quality values.

#### **4.5 Solid Waste**

The location of existing solid waste disposal or transfer sites are delineated on the Plan maps. The **Regional Board** has developed a Regional Solid Waste Management Plan, in conjunction with the municipalities, for the future coordinated approach to handling the area's solid waste issues.



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**4.6 School District No. 57**

With respect to the provision of educational facilities in the Plan area, the **Regional Board** will cooperate with School District No. 57 in assessing the demand for new facilities and in selecting appropriate sites for schools.

To assist School District No. 57 in assessing the future needs for facilities, by being aware of **development** trends, the **Regional District** will strive to consult with the School District on residential **development** activity and proposals that could impact the need for educational services.

Where an agreement is in place between the **Regional District** and the School District, the terms of land disposition in the *Local Government Act* shall be observed to provide for future land needs of the School District.

**4.7 Fire Protection**

The **Regional Board** will assist in the establishment or extension of fire protection services where feasible with public support on a local service area basis. The availability of fire protection service should be considered when evaluating **development** proposals.

**4.8 Other Public Services**

The **Regional Board** will continue to assist rural area residents in assessing the feasibility of providing public services and utilities on a local service area basis in accordance with the *Local Government Act*.

**4.9 Transportation**

Policies of the **Regional Board** that pertain to transportation issues within the Official Community Plan area are as follows:

**4.9.1 Highways/Roads**

As a general policy the **Regional Board** supports Highway Corridor studies regularly performed by the Ministry of Transportation, and supports any efforts to make the highways in the plan area safer for the traveling public.

Generally, the **Regional Board** supports upgrading of the local road network.

The **Regional Board** supports requirements by the Ministry of Transportation for traffic impact analysis when considering major **development** proposals.

The **Regional Board** will not encourage subdivision and **development** that would significantly add to traffic on, or accesses from, **forestry** roads, unless there are no other alternatives.

**4.9.2 Railway**

The **Regional Board** does not support subdivision in the vicinity of the Canadian National Railway that may unduly conflict with railway operations, especially if additional crossings are advocated. Any new residential subdivision within close proximity of a railway must address environmental concerns of noise and vibration.

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#### **4.10 Parks, Recreation and Heritage**

The policies of the **Regional Board** pertaining to Park and Recreational uses are as follows:

##### **4.10.1 Parks**

The **Regional Board** will endeavor to remain involved in the provision of Regional Park facilities as set out in its Regional Parks Plan as part of a broad distribution of park and tourist related public facilities in conjunction with the Provincial Ministries responsible for Parks, Transportation, and Forests, as well as community and private facilities.

**Public parks** are included in the Public Development/Institutional (PD/I) designation, Section 5.8, and are permitted throughout the Plan area.

##### **4.10.2 Recreation in subdivisions**

The **Regional Board** may require the designation of an amount of land or payment of an amount that equals the market value of the land for **public park** within new subdivisions, as provided for in the *Local Government Act*, where deemed appropriate, and these **public parks** shall be held or developed for public and local community use.

##### **4.10.3 Heritage**

Part of the plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years.

The **Regional Board** will endeavor to monitor and record the existence of significant historical cultural resources for potential impact of proposed **developments**, as advised by the BC Archaeological Branch, First Nations, or Community Heritage Commission.

Within the Plan area, the following are known heritage features:

- Huble Homestead and Giscome Portage
- Fort McLeod Historic Site
- Alexander Mackenzie Trail

The Giscome Portage is open between the Huble Homestead and Hwy 97. A trail link to the south end of Summit Lake is envisioned. This would follow the old highway and terminate either at the site of the old Hudson Bay Company boat house or in District Lot 11604.

Developers are encouraged to consider archaeological resources during their project planning, design and construction. Archaeological sites, whether known or unrecorded, are protected through the *Heritage Conservation Act* as Provincial heritage sites (both private and Crown land) or by virtue of being of particular historic or archaeological value or containing physical evidence of human habitation or use before 1846. Protected sites may not be destroyed, excavated or altered without permission of the Ministry responsible.

#### **4.11 Rural Wildfire**

The **Regional District** will work with the Ministry of Forests to identify areas of high risk for rural wildfire hazard and work to reduce this hazard through public information and subdivision

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evaluation. The Regional District supports efforts to develop physical fireguards, in order to protect denser population areas from wildfire.

#### **4.12 Fish Protection**

The **Regional Board** recognizes the importance of the Fraser River and its tributaries as home to migratory salmon stocks. The **Regional Board** will consider **development** within the riparian areas of the Fraser River and its tributaries with respect to effects on fish stocks.

The importance of the Crooked and Parsnip River systems for fish protection is recognized. The importance of keeping the Arctic and Pacific watershed fish population separated to deter transmission of disease is recognized.

#### **4.13 Environmentally Sensitive Areas**

The **Regional Board** supports the concept of protecting environmentally sensitive areas and wildlife corridors. When such areas are designated by the Ministry of Environment during the Crown Land Planning process, the **Regional Board** will discourage **development** in these important areas.

#### **4.14 Flooding hazards**

To protect against the loss of life and to minimize property damage associated with flooding events, the **Regional Board** encourages agricultural, park and open-space recreational uses of flood susceptible lands. Where floodable lands are required for **development**, the construction and the siting of buildings and **manufactured homes** to be used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed to the standards of the Authority having jurisdiction.

#### **4.15 Agricultural lands**

Lands within the Agricultural Land Reserve exist in a block just outside the District of Mackenzie boundary, and in scattered areas between the Plan's southern boundary north to Summit Lake. Most of the Plan area has no Agricultural Land Reserve land. Future logging for beetle-killed timber may open up the agricultural potential of the Plan area.

With respect to the protection of the agricultural land base, the **Regional District** will:

- i) support the *Agricultural Land Commission Act* with its general objective of protecting agricultural land for future food production;
- ii) discourage and restrict the fragmentation of agricultural land by subdivision by means of generally large minimum parcel size regulations;
- iii) direct non-farm residential uses to existing residential settlements and away from existing or potential future agricultural areas;
- iv) not promote **development** of agricultural land for non-agricultural uses unless it is shown that there is no practical alternative location and that it will not be detrimental to the long-term agricultural potential of the land;

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- v) support the buffering of agricultural land in the Agricultural Land Reserve from the impact of new non-agricultural subdivision that may include the provision of fencing or buffers.

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## **5.0 LAND USE DESIGNATIONS AND MAPS**

### **5.1 General**

This section contains policies formulated by the **Regional Board** as a means of achieving the objectives set out in Section 2.0. The land use designations and policies have been grouped into the following categories:

Agriculture/Resource (Ag/Res)  
Rural Holdings (RH) and Rural Residential (RR)  
Settlement Center (SC)  
Lakeshore Settlement (LS)  
Local, Recreational, Highway, and Resort Commercial (LC, RC, HC, RESORT-COM)  
Light, Intermediate, and Heavy Industrial (L/IND, I/IND, H/IND)  
Public Development/Institutional (PD/I)

#### **5.1.1 Maps**

It is the policy of the **Regional Board** that the land use designations shall apply to lands as shown on Maps contained in Schedule 'B', Crooked River – Parsnip Official Community Plan, including:

Index Map 1	
Index Map 2	
Map No. 1	Huble Farm
Map No. 2	Moldowan Forest Road
Map No. 3	Mossvale
Map No. 4	Summit Lake
Map No. 5	Summit Lake Inset
Map No. 6	Crystal Lake
Map No. 7	Bear Lake
Map No. 8	Bear Lake Inset
Map No. 9	Redrocky Lake
Map No. 10	Tacheeda Lake
Map No. 11	Anzac
Map No. 12	Kerry Lake
Map No. 13	McLeod Lake (South)
Map No. 14	Whiskers Point/McLeod Lake (Central)
Map No. 15	McLeod Lake (North)
Map No. 16	Kennedy
Map No. 17	Tudyah Lake/Mackenzie Junction
Map No. 18	Highway 39
Map No. 19	Honeymoon Creek
Map No. 20	Bijoux Falls
Map No. 21	Powder King/Azu
Map No. 22	Mackenzie
Map No. 23	Mackenzie (North)
Map No. 24	Williston Lake

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5.1.2 Conceptual Designations

Where the boundary of a land use designation is shown as a circle it shall be considered as a Conceptual Designation and may include either:

- i) a general location for land uses consistent with the designation and may include existing uses consistent with the designation ; or
- ii) an existing use, consistent with the designation; that does not have clearly defined boundaries.



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**5.2 AGRICULTURE/RESOURCE (AG/RES)**

Policies of the **Regional Board** that pertain to areas designated as Agriculture/Resource (Ag/Res) are as follows:

The Agriculture/Resource designation applies to the majority of lands within the Plan area including both privately owned and Crown lands utilized for primary resource extraction, **agriculture**, non-**development** or are relatively remote as shown on the Plan's maps. Any land within the Plan area that is not specifically designated otherwise on the maps is hereby designated Agriculture/Resource (Ag/Res).

**5.2.1 Land Use**

Within the Agriculture/Resource designation the primary uses of land will generally be limited to:

- i) **agriculture;**
- ii) **intensive agriculture** (Within the Ag/Res designation, intensive agricultural uses will not be supported within 100 m of the municipal boundary of the District of Mackenzie as it exists at the time of this Plan.)
- iii) **forestry and other resource extraction uses;**
- iv) **public open space;**
- v) residential;
- vi) **home business;**
- vii) uses recognized by the Province as backcountry resorts and recreation activities.

**5.2.2 Additional Uses**

In addition to Section 5.2.1, the following uses may be permitted within the Agriculture/Resource designation, subject to evaluation through a rezoning process where necessary; provided there is minimal impact on adjacent agricultural activities:

- i) Rural and Service Industrial uses as set out in Section 5.7.2;
- ii) uses that are compatible with or complimentary to agricultural or resource extraction uses including, but not limited to, reclamation of existing sites or the preliminary processing of resource products;
- iii) Recreation Commercial uses as set out in Section 5.6.4. Within the Agriculture/Resource (Ag/Res) designation, a campground/lodge use shall be limited to a maximum of 10 units of accommodation either in a lodge or cabins, and a maximum of 25 campsites;
- iv) Local Commercial uses as set out in Section 5.6.2;
- v) Public Development/Institutional uses as set out in Section 5.8 provided that where located within the Agricultural Land Reserve, they are needed to serve the community within which they are located.

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All proposed non-farm uses in the Agricultural Land Reserve are subject to application and evaluation.

**5.2.3 Mineral and Aggregate Resources**

The approximate location of known sand and gravel deposits that may be suitable for future extractions are noted on the plan maps and this activity is recognized as an accepted use within the Agriculture/Resource designation. The extraction and removal of sand and gravel deposits is subject to the *Mines Act*. If the land is within the Agricultural Land Reserve it is subject to the *Agricultural Land Commission Act*, and if it is on Provincial Crown Land, use of the land may be regulated under the *Land Act*.

The **Regional District** will continue to comment on referrals from the Ministry of Mines, Energy & Petroleum Resources for mineral extraction proposals as they may impact the policies of this Plan.

**5.2.4 Residential Use**

Notwithstanding the policy of limiting the number of residential uses per parcel, additional residences for farm help or for temporary resource extraction camps may be permitted.

**5.2.5 Parcel Sizes**

Within the Agriculture/Resource designation, the density for the creation of new parcels is a minimum of 60 ha (150 acres), with the following exceptions that may require evaluation through a rezoning process, and approval by the **Agricultural Land Commission** for lands within the Agricultural Land Reserve:

- i) smaller parcels may be permitted under the homesite severance policy of the **Agricultural Land Commission**, or a subdivision for a relative, as detailed in the *Local Government Act*;
- ii) **topographical constraints** or as provided in Section 4.2.

**5.2.6 Industrial Uses**

Within the area bounded on the east by Highway No. 97, on the north by the access road to the Odell fork, on the west by the railroad, and on the south by the Beale Pit Road, industrial uses are supported.

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**5.3 RURAL HOLDINGS (RH) AND RURAL RESIDENTIAL (RR)**

Policies of the **Regional Board** that pertain to areas designated as Rural Holdings or Rural Residential are as follows:

The Rural Holdings (RH) and Rural Residential (RR) designations identify areas of existing rural residential **development** that are suitable for additional subdivision at similar densities because of poor agricultural potential, existing similar **development, infill** or other characteristics favourable to **development**. It is recognized that Rural Holdings and Rural Residential **development** will provide the major part of the residential parcel supply to meet housing needs over the short to medium term.

**5.3.1 Land Use**

Within the Rural Holdings and Rural Residential designations the primary uses of land will generally be limited to:

- i) residential;
- ii) **home business;**
- iii) **forestry** and **other resource extraction uses;** and
- iv) **agriculture** (**intensive agriculture** may be restricted on parcels not sufficient in size to achieve compliance with *Farm Practices Protection (Right to Farm) Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, or neighbourhood conflicts. Any **intensive agriculture** use adjacent to the District of Mackenzie boundary will be required to double the required setback of current **Regional District** Bylaws).

**5.3.2 Additional Uses**

The following use may be permitted within the Rural Holdings (RH) designation, subject to evaluation through rezoning procedures:

- i) Rural and Service Industrial uses as set out in Section 5.7.2

In addition, the following uses may be permitted within the Rural Holdings and Rural Residential designations, subject to evaluation through rezoning procedures:

- ii) Recreation Commercial uses as set out in Section 5.6.4. A campground/lodge use shall be limited to a maximum of 10 units of accommodation either in a lodge or cabins, and a maximum of 25 campsites.
- iii) Local Commercial uses as set out in Section 5.6.2.
- iv) Public Development/Institutional uses as set out in Section 5.8, provided that where located within the Agricultural Land Reserve, they are needed to serve the community within which they are located.

All proposed non-farm uses in the Agricultural Land Reserve are subject to application and evaluation.

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5.3.3 Parcel Sizes

Within the Rural Holdings (RH) designation the density for creation of new parcels is based on a minimum parcel size of 15 ha (37 acres), with the following exceptions that may require evaluation through a rezoning process and approval by the **Agricultural Land Commission** for lands within the Agricultural Land Reserve:

- i) the minimum parcel size may be reduced to 6 ha (15 acres) where such density is consistent with neighbouring parcel sizes and the proposal will not have a noticeable detrimental impact upon neighbouring agricultural uses;
- ii) the minimum parcel size may be reduced to 1.6 ha (4 acres) where the purpose is to permit **infill** subdivision consistent with neighbouring parcel sizes; or
- iii) the minimum parcel size may be reduced to recognize the creation of a parcel under the homesite severance policy of the **Agricultural Land Commission** or a subdivision for a relative as detailed in the *Local Government Act*.

5.3.4 Within the Rural Residential (RR) designation the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres), with the following exceptions that may be considered through the evaluation of a rezoning process and approval by the **Agricultural Land Commission** for lands within the Agricultural Land Reserve:

- i) where land is suitable for on-site sewage disposal on parcels smaller than 1.6 ha (4 acres), the minimum parcel size may be reduced to 0.8 ha (2 acres); or
- ii) where a **community sewage system** with adequate capacity exists, or if constructed, would solve servicing problems associated with on-site sewage disposal, the parcel size may be reduced to 0.4 ha (1 acre).
- iii) the minimum parcel size may be reduced to create a subdivision for a relative as detailed in the *Local Government Act*.

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**5.4 SETTLEMENT CENTRE (SC)**

The policies of the **Regional Board** that pertain to areas designated as Settlement Centre are as follows:

The Settlement Centre designation generally identifies geographically well defined established communities including existing and future residential uses and may also have a range of community facilities and services. The Settlement Centres will generally be the main recipients of future non-residential **development** in the Plan area to service the needs of adjacent residential **development**.

**5.4.1 Land Use**

Within the Settlement Centre designation the primary uses of land will generally be limited to:

- i) residential; and
- ii) **home business**.

**5.4.2 Additional Uses**

In addition to Section 5.4.1, the following uses may be permitted within the Settlement Centre designation, subject to evaluation through a rezoning process where required:

- i) **manufactured home park;**
- ii) Local Commercial uses as set out in Section 5.6.2;
- iii) Public Development/Institutional uses as set out in Section 5.8.

**5.4.3 Parcel Size**

Within the Settlement Centre designation the density for creation of new parcels is subject to rezoning where required, within the Bear Lake Settlement Centre designation. The density for creation of a new parcel is based on a minimum parcel size of 0.2 ha (0.5 ac) appropriate for the use, provided water and sewer requirements can receive approval from the appropriate jurisdiction.

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**5.5 LAKESHORE SETTLEMENT (LS)**

The Lakeshore Settlement designation is applicable to lands next to lakeshores as shown on the Plan maps. Policies of the **Regional Board** that pertain to areas designated Lakeshore Settlement (LS) and the protection of the Region's **lake** resources are as follows:

**5.5.1 Land Use**

Within the Lakeshore Settlement designation, the primary uses of land will generally be limited to:

- (i) residential (either seasonal or permanent);
- (ii) **home business.**

**5.5.2 Additional Uses**

In addition to Policy 5.5.1, the following uses may be permitted within the LS designation, subject to evaluation through a rezoning process:

- (i) Recreation Commercial uses as set out in Section 5.6.4;
- (ii) Local Commercial uses as set out in Section 5.6.2; and
- (iii) Public Development/Institutional uses as set out in Section 5.8.

All uses are subject to retention of a vegetated lakeshore buffer area.

**5.5.3 Lakeshore Development Guidelines**

In reviewing proposals for **development** on lakeshore properties, the **Regional Board** will generally use its "**Lakeshore Guidelines**" in consideration of the proposal, in addition to the regular evaluation process.

For **development** within Lakeshore Settlement lands, refer to Lake Protection/Development Permit Section 6.1.

**5.5.4 Subdivision Density**

Within the LS designation, the maximum density for creation of new parcels is based on a minimum parcel size of 0.8 ha (2 acres), subject to the "**Lakeshore Guidelines**", of the **Regional Board**. All proposed lots must be capable of handling onsite sewage disposal. Exceptions to the 0.8 ha (2 acre) parcel size density that may require evaluation through a rezoning process are as follows:

- i) the maximum density allowable may be changed to a 0.4 ha (1 acre) minimum parcel for **infill** if the proposed parcels are capable of accommodating on-site sewage disposal and are consistent with the requirements of the "**Lakeshore Guidelines**";
- ii) where the provision of an approved **community sewage system** is available, the minimum parcel size may be reduced to 0.2 ha (0.5 acres) for **infill** of parcels on the system or extensions to the system provided the density of lakeshore subdivision, based on the **lake's** capacity as provided for in the "**Lakeshore Guidelines**", is not exceeded. Lands not already subdivided may be placed within a large parcel zone so that rezoning will be required for evaluation prior to subdivision **development**.



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**5.6 LOCAL, RECREATION, HIGHWAY, RESORT COMMERCIAL (LC, RC, HC, RESORT-COM)**

Policies of the **Regional Board** that pertain to areas designated, or to be used for, Local Commercial, Highway Commercial, Recreation Commercial or Resort Commercial uses, are as follows:

**5.6.1 Commercial Locations**

Generally, the **Regional Board** will consider commercial **development** proposals as follows:

- i) Local Commercial uses at locations best suited to serve rural populations;
- ii) Highway Commercial uses at locations on controlled access Highways at sites that best serve the traveling public;
- iii) Recreation Commercial uses on a broad basis throughout the Plan area; and
- iv) Resort Commercial uses at locations specified in the Plan.

**5.6.2 Local Commercial (LC) Land Use**

Within the Local Commercial (LC) designation, the use of land shall generally be limited to:

- i) retail and service outlets catering to the needs of local residents including, but not limited to: general/convenience store, post office, gasoline sales and service station, arts/crafts sales, restaurant and neighbourhood pub; and
- ii) residential.

**5.6.3 Highway Commercial (HC) Land Use**

Within the Highway Commercial (HC) designation, the use of land shall generally be limited to:

- i) all those uses permitted in Local Commercial section 5.6.2 and Recreation Commercial section 5.6.4; and
- ii) other commercial uses catering to the traveling public including, but not limited to, restaurant, and overnight tourist accommodation.

**5.6.4 Recreation Commercial (RC) Land Use**

Within the Recreation Commercial (RC) designation, the use of land shall generally be limited to:

- i) commercial or public uses intended to provide mostly outdoor recreational opportunities including, but not limited to, campground, recreational lodge or resort, golf course and ski-hill;
- ii) recreational airport, race track, drive-in theatre, and similar commercial recreational facilities; and
- iii) residential in conjunction with the commercial use.

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5.6.5 Resort Commercial (RESORT-COM) Land Use

The intent of the Resort Commercial (RESORT-COM) designation is to identify lands suitable for a large-scale resort use. A large-scale resort would typically be developed around and in conjunction with a specific attraction. The attraction would be seen as the impetus of the resort and could include such attractions as a ski-hill, gondola, golf courses, guest ranch, hot springs, spa and other resource based recreational attractions.

A Resort Commercial use would include the base attraction(s) supported by tourist accommodation, the services associated with the base attraction and tourist accommodation, rental accommodation, and residential accommodation.

This designation is not intended to support a fully serviced town with expected commercial and industrial services for its residents. This designation provides for a use which will complement and enhance previously identified commercial and service centers for the region.

- i) Within the Resort Commercial (RESORT-COM) designation, the use of land shall generally be limited to:
  - a) a major attraction which may include, but is not limited to, ski-hills, gondolas, golf courses, guest ranches, hot springs spa, and other resource based recreational attraction;
  - b) commercial uses intended to provide accommodation and services in conjunction with such major attractions;
  - c) residential accessory to the major attraction use. The **development** of a residential subdivision that is not accessory to the major attraction is not supported;
  - d) Local Commercial uses as set out in Section 5.6.2 as accessory to the recreational attraction; and
  - e) Recreation Commercial uses as set out in Section 5.6.4.
- ii) Residential Component:
  - a) Residential uses are supported within the RESORT-COM designation as accessory to and in conjunction with the major attraction.
  - b) Residential uses may include single-family residential, two-family residential and multi-family residential.
  - c) Location and layout of residential uses will be evaluated through the zoning process.
  - d) Residential **development** will be required to be served by **community water distribution** and **community sewage systems**, unless the property size and use are capable of handling individual onsite sewage disposal and onsite water supply.
  - e) Fire separations between structures and surrounding trees and undergrowth and wildfire concerns will be addressed as part of the evaluation process.

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- f) **Home business** uses within residences will be supported. **Home businesses** located in accessory buildings will not be supported.

iii) Services

Parcels created within the Recreation-Commercial designation require the following servicing:

- a) all parcels are required to be provided with or have proven access to a potable water supply;
- b) parcels smaller than 1.6 ha (4 acres) shall be required to be provided with a **community sewage system** connection if on site sewage disposal is not approved.

iv) Staff Accommodation

The **Regional Board** supports the concept of creating affordable staff accommodation on-site at the resort.

5.6.6 Parcel Sizes

- i) Within the Local Commercial (LC) and Highway Commercial (HC) designations, the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres). However, a smaller parcel size may be permitted for parcels that are serviced by **community sewage system** and **community water distribution** or are capable of accommodating approved on-site sewage disposal.
- ii) Within the Recreation Commercial (RC) and Resort Commercial (RESORT-COM) designations, the density for creation of new parcels will vary within the designated area. Generally, there will be no minimum parcel size. Density will be conditional on the ability of the properties to handle on-site sewage disposal and water supply. Where soils and topography are not able to support on-site disposal, **community sewage systems** will be required. Where water is not available on site, a **community water distribution** is required.

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**5.7 INDUSTRIAL (L/IND, I/IND, H/IND)**

The policies of the **Regional Board** with respect to industrial designations and land uses are as follows:

The Light Industrial (L/IND), Intermediate Industrial (I/IND), and Heavy Industrial (H/IND) designations typically identify existing industrial sites and potential future industrial sites. Rural and Service Industrial uses are not map designations and may be considered within Rural Holdings or Agriculture/Resource designations through a rezoning process.

**5.7.1 Industrial Locations**

Generally, the **Regional Board** will consider industrial **development** proposals as follows:

- i) Heavy Industrial uses are to be considered in areas in close proximity to existing industry, essential transportation and services. They are to be located in areas that are environmentally sound, such as those sites identified in the 2000 Prince George Industrial Study.
- ii) Specifically, the Salmon River Forest Service Road area lying south of Summit Lake in the vicinity of District Lot 3996 and 3997 has been identified with a conceptual designation of Heavy Industrial (H/IND). Based on the site's proximity to transportation and services, it is identified in the Plan and development is supported such that non-Agricultural Land Reserve land is developed prior to lands within the Agricultural Land Reserve subject to evaluation through rezoning.
- iii) Rural and Service Industrial uses will be generally directed to Rural Holdings and Agriculture/Resource areas, subject to a rezoning process should it be required.
- iv) Provisions will be made for the accommodation of **home businesses** throughout the Plan area.
- v) Industrial uses are to be generally located so as to avoid conflicts with residential, agricultural and other established land uses. Buffer areas will be considered and encouraged as part of the evaluation.
- vi) Light Industrial (L/IND) and Intermediate Industrial (I/IND) are supported at Mackenzie Junction.

**5.7.2 Rural and Service Industrial Land Use**

- i) Within a Rural Holdings (RH) or Agriculture/Resource (Ag/Res) designation, areas to provide opportunity for expanded **home business** type uses, allowing employees, in conjunction with an established residential use will be permitted subject to evaluation through rezoning.

Rural and Service Industrial uses shall include but are generally not limited to: logging/trucking contractors, automobile/equipment repair, household goods repair, greenhouse, nursery, agricultural products processing not including an abattoir, limited resource processing and other like uses. Rural and Service Industrial uses will typically not generate significant air, water or ground contamination.

- ii) A floor space maximum of 500 sq.m (5380 sq. ft.), for buildings utilized in the Rural and Service Industrial use.
- iii) Residential in conjunction with the industrial use.

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**5.7.3 Light Industrial (L/IND) Land Use**

Within a Light Industrial designation the use of land shall be generally limited to:

- i) Rural and Service Industrial uses listed in Section 5.6.2; and
- ii) manufacturing and warehousing/storage uses which are not associated with significant noise levels or emissions to the air, land or water; may include associated sales in conjunction with the use; and
- iii) a floor space maximum of 1000 sq.m (10,760 sq. ft.) for buildings utilized in the light industry.

**5.7.4 Intermediate Industrial (I/IND) Land Use**

Within an Intermediate Industrial designation, the use of land shall be generally limited to:

- i) Light Industrial uses listed in Section 5.7.3 with no maximum floor space;
- ii) industrial uses that have minimal air, ground, or water emissions, either in the short term or cumulatively in the long term. Uses that may be considered through a rezoning process may include, but are not limited to:  
  
logging and **forestry** industries (sawmills), service industries incidental to mineral extraction, primary manufacturing industries, beverage industries, machinery industries, electrical and electronic industries.

**5.7.5 Heavy Industrial (H/IND) Land Use**

Within the Heavy Industrial designation the use of land shall generally be limited to:

- i) Light and Intermediate Industrial uses listed in Section 5.7.3 with no maximum floor space;
- ii) sawmill, planer mill, pulp mill and other timber or wood product processing and manufacturing uses;
- iii) mining, minerals processing and related industry;
- iv) other heavy industrial uses including smelting, manufacturing, abattoirs, petroleum storage and processing or utility complexes, vehicle and equipment salvage;
- v) additional residential accommodation for staff if the use location is relatively remote from a residential settlement.

**5.7.6 Services**

There are generally no requirements for parcels created within the Industrial designations to have services other than as follows:

- i) Parcels smaller than 4 ha (10 acres) may be required to be provided with or have proven access to a sufficient water supply.
- ii) Parcels smaller than 1.6 ha (4 acres) shall be required to be provided with an off site sewer system if onsite disposal is not approved.

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**5.7.7 Parcel Sizes**

- i) Within the Light Industrial (L/IND) and Intermediate Industrial (I/IND) designations, the minimum parcel size for the creation of new parcels is generally 2 ha (5 acres).
- ii) Within the Heavy Industrial (H/IND) designation the density for creation of new parcels is based on a minimum parcel size of generally 4 ha (10 acres) or larger.

**5.8 PUBLIC DEVELOPMENT/INSTITUTIONAL (PD/I)**

The policies of the **Regional Board** pertaining to areas designated as Public Development/Institutional (PD/I) are as follows:

The Public Development/Institutional (PD/I) designation identifies a range of public, government and community related uses that are non-commercial in nature.

**5.8.1 Land Uses**

Uses of land identified below may be permitted throughout the Plan area subject to evaluation through rezoning procedures where required, without amendment to the Plan:

- i) community recreation area/facility, firehall, school, domestic waste disposal/treatment site, park, **public open space**, government office and other similar uses;
- ii) utilities;
- iii) church, school and other similar uses;
- iv) **agriculture**;
- v) residential;
- vi) airport.

**5.8.2 Other Uses**

Uses of land identified below are not designated in this Plan and will require an amendment to the Plan and rezoning before being permitted:

group home, corrections or rehabilitation oriented facility and other similar institutional uses.

**5.8.3 Parcel Sizes/Services**

Generally, parcel size shall be conducive to the use proposed.

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## 6.0 SPECIAL MANAGEMENT AREAS

The policies of the **Regional Board** pertaining to Special Management Areas are as follows:

### 6.1 Lake Protection – Development Permit Areas

The Lakeshore Settlement (LS) designation and Lake Protection policies are to implement the provisions of the **Regional District's "Lakeshore Guidelines"**, for the management of **development** on lakeshores to protect **lakes** for the use and enjoyment of current and future lakeshore and **Regional District** residents.

To protect the natural environment, its ecosystems and the biological diversity of **lake** resources, some **lakes** and islands within the Plan area are designated, pursuant to the *Local Government Act*, for mandatory Development Permits for **development** within 100m (330 ft.) from the **natural boundary** of a **lake**, or as shown on the Plan's maps. Those specific **lakes** are:

McLeod, Summit, Crystal, Davie, Tudyah, Azouzetta, Kerry, Redrocky and Tacheeda.

Pack River - 30m (100 ft.) on either side of the Pack River at the north end of McLeod Lake as shown on the Plan map is designated as a mandatory Development Permit Area.

#### 6.1.1 Objectives for Designating Development Permit Areas

The special conditions and objectives for designating the **lakes** for protection through the use of **Development** Permits are as follows:

- i) to ensure the protection of the water quality of the **lake**, since the trophic status of each **lake** is, or could become, such that the cumulative impact of surrounding **development** could over future years have a significant detrimental effect on water quality.
- iii) protection of riparian habitats

It is these special conditions and objectives, as detailed in the **Regional District "Lakeshore Guidelines"**, that justify the designation of lakeshore property.

#### 6.1.2 Guidelines for Issuance of **Development** Permits

The main guidelines for the issuance of **Development** Permits, pursuant to the *Local Government Act*, which will assist in achieving the objectives set out above are:

- i) **development** will be evaluated with respect to the distance of buildings and structures from the **natural boundary** of the **lake**, impact to the first 15m (50 ft.) of riparian vegetation, impact to water quality, and to fish and wildlife habitat with the following general guidelines:
  - (a) **development**, including construction of buildings and structures be at least 20m (65 ft.) from the **natural boundary** of a **lake**;
  - (b) accessory buildings less than 50 sq.m (538 sq. ft.) in size that are accessory to the principle residential or recreational use of a property, are exempted from the requirement of obtaining a **Development** Permit if they are to be located beyond 50m (165 ft.) from the **natural boundary** of a **lake**;
  - (c) an area, not greater than a distance of 100m (330 ft.) from the **natural boundary** of a **lake**, may be defined as an area to remain free of **development**;

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- (d) the erosion of sediments or surface runoff will not enter the **lake** as a result of **development**.
  - (ii) The location of sewage disposal systems will be evaluated with respect to the distance from the **lake**, the soil type, and other site conditions to minimize or eliminate nutrients and harmful organisms entering the **lake** with the general guideline that:
    - (a) sewage disposal systems should be located as far as possible from the lakeshore. Soil permeability will determine whether a sewage disposal system may be constructed 30m (100 ft.) to 150m (500 ft.) from the **natural boundary** of a **lake**;
    - (b) natural vegetation is retained or planted between the sewage disposal system and the **lake**.
  - iii) **development** of land for agricultural purposes is to be done in a manner that minimizes the potential impact on the **lake** environment with the general guidelines that:
    - (a) clearing of land for agricultural purposes or the agricultural use of the land is to meet or exceed the requirements of Provincial and/or Federal Legislation and Guidelines for agricultural uses next to waterbodies;
    - (b) agricultural buildings to be utilized for the confinement or feeding of livestock or **intensive agriculture** operations within 100m (330 ft.) of the **natural boundary** of a **lake** require a **Development** Permit prior to construction;
    - (c) clearing of land for the purposes of **development** and management of agricultural forage crop production does not require a **Development** Permit if it is further than 50m (165 ft.) from the **natural boundary** of a **lake**.
- 6.1.3 Within a **Development** Permit Area, as defined in this Plan, proponents of any **development** are strongly encouraged to consider the aesthetic qualities of the **lake**. As **development**, recreation and other human related activities increase, it is important to protect and maintain the aesthetic values that make **lakes** attractive for that use.
- 6.1.4 It is encouraged that all buildings and structures within a **Development** Permit Area blend into the natural environment as much as possible by using “earthy” colours such as greens and browns and the placement of any building or structure to reduce the visual impact when viewed from the waterbody.
- 6.1.5 The surfaces of **lakes** in the Plan area are considered **public open space** with public access through government owned lands.
- 6.1.6 Watercourses
- The **Regional Board** supports the protection of watercourses and adjacent habitat through the retention of natural vegetation in riparian areas next to streams and waterbodies. Vegetation retention next to streams and waterbodies is encouraged throughout the Plan area as supported by Fisheries & Oceans Canada and the various guidelines produced by the Ministry of Environment, and the Ministry of Agriculture and Lands. Watercourses within a **lake** watershed are of particular importance as impacts to these areas can directly influence a **lake**'s trophic status and should be protected through the retention of riparian vegetation.



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The **Regional Board** supports protection of the scenic corridors along the Fraser River, Crooked River, and Parsnip River in recognition of their high aesthetic and recreational values. The **Regional Board** supports responsible management of the Fraser River through the Plan area with a view of preservation for this river in conjunction with the goals of the *Fraser Basin Management Program*.

**6.1.7 Development Permit Lakes**

To protect the natural environment, and water quality of **lake** resources, the **lakes** identified below are designated for mandatory **Development** Permits for **development** within 100m (300 ft.) from the lakeshore, or as shown on the Plan's maps.

Key **lakes** within the Crooked River–Parsonip Official Community Plan area have lands designated and have been identified in the **Lakeshore Guidelines** for having **development** potential.

**6.1.8 Azouzetta Lake**

Using the formula in the **Lakeshore Guidelines**, it has been calculated that Azouzetta Lake is currently developed to 11.8%. The Plan supports future creation of lakeshore lots on Azouzetta Lake until **development** of the lakeshore reaches a maximum of 20%.

This Plan identifies existing Lakeshore Settlement (LS) and Highway Commercial (HC) **development** and designates a site supported for future **development**. This site is located along the west shoreline of Azouzetta Lake and is accessible off Hart Highway.

**6.1.9 Crystal Lake**

Crystal Lake is not specifically identified in the **Lakeshore Guidelines**, however, using the **development** formulas of the **Lakeshore Guidelines** to calculate lakeshore **development**, Crystal Lake shoreline is currently 18.99% developed. The Plan supports future subdivision along Crystal Lake until **development** of the lakeshore reaches a maximum of 20%.

The Plan identifies an area where Lakeshore Settlement (LS) designation uses exist or are supported in future **development**. This area is located along the southeast side of the **lake** along the lakeshore. This area is accessible from Crystal Lake Road which is recognized for having no official status or tenure.

**6.1.10 Davie Lake**

Using the formula for **development** in the **Lakeshore Guidelines**, it has been calculated that the Davie Lake shoreline is currently developed to 6.72%. The Plan supports future subdivision along Davie Lake until **development** of the lakeshore reaches a maximum of 10%.

The Plan identifies two areas where Lakeshore Settlement (LS) designation uses exist or are supported for future **development**. The first area is along the southeast shore of Davie Lake. This area is accessible from Davie Lake Road. The second area is a circle designation along the south shoreline of the **lake**.

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6.1.11 Kerry Lake

Using the formula in the **Lakeshore Guidelines**, it has been calculated that Kerry Lake is currently developed to 1.4%. The Plan supports future creation of lakeshore lots on Kerry Lake until **development** of the lakeshore reaches a maximum of 5%.

The Plan identifies an area where Lakeshore Settlement (LS) designation uses exist or are supported in future **development**. This area is located along the northeast side of the lake along the lakeshore and between Kerry Lake and the Hart Highway. The Plan also identifies a Public Development/Institutional circle designation along the southeast side of Kerry Lake situated between Kerry Lake and the Hart Highway.

6.1.12 McLeod Lake

Using the **development** formula in the **Lakeshore Guidelines**, it has been calculated that the McLeod Lake Lakeshore is currently developed to 4.7%. The Plan supports future creation of lots along McLeod Lake until **development** of the lakeshore reaches a maximum of 10%.

The Plan identifies areas where residential uses exist or are supported for future **development**. Within the McLeod Lake community, there are two areas designated Rural Residential (RR), an area designated Rural Holdings (RH), and an area designated Lakeshore Settlement (LS). The first section designated Rural Residential (RR) is at the intersection of Hart Highway and Carp Lake Road and the second section is approximately 0.5 kms north. The Rural Residential (RR) designation lies on both sides of the Hart Highway. The area designated Rural Holdings (RH) is in the southern section of the community along Homewood Road and runs north adjacent to the Rural Residential (RR) designated area. The area designated Lakeshore Settlement (LS) is located approximately 1 km south of the McLeod Lake community on the east shore of the **lake**. This area is accessible off Hart Highway. The Plan supports **development** and the creation of new lots in the areas designated Rural Residential (RR), Rural Holdings (RH), and Lakeshore Settlement (LS), prior to new residential lots being created expanding into the surrounding McLeod Lake community.

6.1.13 Redrocky Lake

Using the formula for **development** in the **Lakeshore Guidelines**, it has been calculated that the Redrocky Lake shoreline is currently developed to 1.4%. The Plan supports future subdivision along Redrocky Lake until **development** of the lakeshore reaches a maximum of 2%.

The Plan identifies one area where Lakeshore Settlement (LS) designation uses exist or are support for future **development**. This area is located along the southeast side of the lake along the lakeshore.

6.1.14 Summit Lake

**Lakeshore Guidelines** have identified the Summit Lake shoreline as being **developed** to its maximum. Therefore, this Plan does not support any further subdivision that would create new Lakeshore lots, including the creation of new parcels on the islands as well as the west side and west arm of the **lake**.

The Plan identifies areas where Lakeshore Settlement (LS) designation uses exist. This designation covers the majority of the **development** that is along the east shoreline and includes all the islands of Summit Lake. This Plan supports the **development** of existing Lakeshore Settlement designated areas not on the lakeshore.

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6.1.15 Tacheeda Lake

Using the **development** formula in the **Lakeshore Guidelines**, it has been calculated that Tacheeda Lake is currently developed to 0.2%. The Plan supports future subdivision along Tacheeda Lake until **development** of the lakeshore reaches a maximum of 5%.

6.1.16 Tudyah Lake

Using the **development** formula in the **Lakeshore Guidelines**, it has been calculated that the Tudyah Lake lakeshore is currently **developed** to 0.60%. The Plan supports future subdivision along Tudyah Lake until **development** of the lakeshore reaches a maximum of 5%.

The Plan identifies two areas where Lakeshore Settlement (LS) designation uses exist or are supported for future **development**. The first area is located along the northeast shoreline of Tudyah Lake and the second is located along the south shoreline, east of Tudyah Lake Provincial Park, accessible off Hart Highway.

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## **7.0 RURAL COMMUNITIES**

### **7.1 AZOUZETTA LAKE**

Azouzetta Lake is located approximately 4 kms north of Powder King Mountain Resort in the heart of the Pine Pass. The majority of **development** at Azouzetta Lake is along the west and north lakeshore.

Azouzetta is home to campground and lodge facilities along with residential lots. Services available to Azouzetta Lake include single-phase hydro service to the north side of the **lake** to service the campground. Natural gas and telephone service is currently not available to Azouzetta Lake properties.

Pine Le Moray Provincial Park, run by BC Parks of the Provincial Government, is located immediately east of Azouzetta Lake and runs along the entire eastern shore of the **lake**. The Pine Le Moray Provincial Park straddles the Regional District of Fraser-Fort George/Peace River Regional District boundary. The entrance to the Park is located along Highway 97 North, near Hart Lake, in the Peace River Regional District. There are many facilities at Pine Le Moray Provincial Park including campgrounds, running water, day-use area, and winter recreation activities.

### **7.2 Bear Lake**

The community of Bear Lake is located approximately 50 kms north of Prince George on John Hart Highway 97 North. Bear Lake is considered an economic centre within the **Regional District** having various existing residential, commercial, and industrial sectors within the community. Based on the current economic focus on the **forestry** industry within Bear Lake and its distance from Prince George, growth of the community would not be detrimental to Prince George. The Plan supports the growth of Bear Lake and identifies existing and future areas of **development** for residential, industrial, and commercial uses.

In 1978, Bear Lake was established as a Local Community. Four locally-elected Commissioners and the Director for Electoral Area G sit on the Bear Lake Community Commission. The Community Commission oversees the Bear Lake water system, street lighting, cemetery, television rebroadcasting, recreation facilities, ambulance station, and fire protection services. The Commission acts as an advisory body for the **Regional Board** on land use planning and other matters of general interest.

Bear Lake is home to facilities including a volunteer fire department, ambulance station, campground, community center, motel, restaurant, gas station, solid waste transfer station, ball diamonds, post office, cemetery, and a Highways works yard. Services available within the Bear Lake community include natural gas and three-phase hydro service to the north end of the community at Industrial Way.

The Crooked River Provincial Park is operated by BC Parks and is located 1 km south of Bear Lake. The entrance to the park runs west off Hart Highway and accesses the many facilities at Crooked River Provincial Park including campground, sandy beach, hiking trails, showers, running water, sani-station, day-use area, playground, and winter recreation activities. The Park includes Hart Lake, Bear Lake, and Square Lake.

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**7.3 Crystal Lake**

Crystal Lake is located approximately 15 kms north of Summit Lake and is accessed off Crystal Lake Road east of Hart Highway. The majority of the **development** on Crystal Lake is on the southeast side of the **lake** along the lakeshore. The majority of use at Crystal Lake is seasonal residential, along with a Ministry of Forests campsite area.

Currently, there are no services available at Crystal Lake.

**7.4 Davie Lake**

Davie Lake is located approximately 4 kms northwest of the Bear Lake community off Davie Lake Road, west of Hart Highway. The majority of the **development** on Davie Lake are lakeshore lots on the southeast side of the **lake**.

There is a Ministry of Forests recreational facility at the **lake**. Currently, there are no services available at Davie Lake.

**7.5 Mackenzie Junction**

The junction of Hart Highway and Highway 39 is locally known as "Mackenzie Junction". This site is located approximately 20 kms south of the District of Mackenzie. **Development** within the area is split by the Parsnip River that runs parallel to Highway 39. The **development** at Mackenzie Junction is a mixture of residential and commercial uses. An Intermediate Industrial (I/IND) designation with a potential Highway Commercial (HC) conceptual designation is situated in the northeast corner of the junction for future **development**.

Mackenzie Junction has a number of facilities including restaurants, an inn, tourist information center, and gas stations. Services within this area include natural gas in selective areas and single-phase hydro service along the Hart Highway and approximately 1 km along Highway 39.

To the southeast of Mackenzie Junction, BC Hydro maintains a large sub-station, delivering power off the main north/south grid to Kimess Mine to the northwest outside of this **Regional District**.

**7.6 McLeod Lake**

McLeod Lake is located approximately 135 kms north of Prince George on the Hart Highway. The majority of **development** is on the north end of the **lake** where the community of McLeod Lake and the McLeod Lake Indian Reserve are located. McLeod Lake is a mixed use community consisting of residential, commercial and industrial uses.

McLeod Lake has facilities such as a general store, church, resort, McLeod Lake Indian Band Office, Fort McLeod Historic Site. Services available to this community include natural gas in areas and single-phase hydro power that follows Hart Highway through the community.

Whiskers Point Provincial Park, operated by BC Parks, is located on the east side of McLeod Lake and is accessed off John Hart Highway 97 North. There are many facilities at Whisker's Point including campgrounds, boat launch, beach access, day-use area and playground.

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**7.7 Powder King Mountain Resort**

Powder King is located approximately 40 kms northeast of the Mackenzie Junction on John Hart Highway 97 North. The majority of **development** is on the west side of John Hart Highway. Powder King is being developed as a destination ski resort consisting of a recreational, commercial, and seasonal residential uses.

The Powder King Mountain Resort offers a multitude of services including downhill skiing and snowboarding, hotel, restaurant, RV Park, and day lodge. The Powder King Mountain Resort boasts of 3 ski lifts and 24 runs ranging in difficulty for all levels of skiing abilities. Services within Powder King include natural gas in some areas and single-phase hydro service that runs along John Hart Highway 97 North and has limited reach within the resort area.

**7.8 Summit Lake**

Summit Lake is located approximately 30 kms north of Prince George with the majority of the **development** situated between the John Hart Highway and the eastern shore of the **lake**. The islands are well developed with seasonal cottages as well. Summit Lake is a community consisting of mostly seasonal and some year-round residential uses.

Summit Lake facilities include a community hall, public boat launches, campground, and park land. Services available to the Summit Lake area include natural gas available in some areas and three-phase hydro power through the Summit Lake community and along John Hart Highway.

**7.9 Tacheeda Lake**

Tacheeda Lake is situated between McLeod Lake and Bear Lake. It is located approximately 28 kms north of the community of Bear Lake and is accessed off the Chuchinka-Colbourne Forest Service Road (800 Road). Currently, there is minimal **development** at Tacheeda Lake. There are no services available within the immediate area of Tacheeda Lake.

The Tacheeda Lakes Ecological Reserve run by BC Parks of the Provincial Government, was created to preserve the forest ecosystem within the area. The Ecological Reserve is located approximately 2.5 kms southeast of Tacheeda Lake and is accessible from Chuchinka-Colbourne Forest Service Road (800 Road). Although Ecological Reserves are not designed for outdoor recreation, non-destructive leisure activities such as hiking and nature observation are permitted.

**7.10 Tudyah Lake**

Tudyah Lake is situated between McLeod Lake and Mackenzie. It is located approximately 9 kms north of McLeod Lake and is accessed off Hart Highway. Currently, there is minimal **development** at Tudyah Lake. There are no services available at Tudyah Lake.

The Tudyah Lake Provincial Park operated by BC Parks is located on the south end of the **lake** accessed off John Hart Highway. There are a number of facilities at Tudyah Lake Provincial Park including campgrounds, concrete boat launch, and a picnic day-use area.

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## **8.0 IMPLEMENTATION**

Policies of the **Regional Board** for the implementation of the Plan are as follows:

### **8.1 Land Use Regulation**

The Crooked River-Parsnip Official Community Plan is to be implemented through the use of land use management methods as provided for in the *Local Government Act* and *Community Charter* including regulatory bylaws and permits, and through influencing the actions of other agencies.

Generally, the **Regional Board** will, as the need and opportunity arises, provide input to and liaise with other agencies to ensure that **development** reflects the land use designations, policies and objectives of this Plan.

### **8.2 Zoning and Subdivision**

The two main regulatory methods used to implement the Plan are zoning and subdivision servicing bylaws. These bylaws will provide detailed specifications that will apply to the use and servicing of lands consistent with the Plan.

### **8.3 Temporary Use Permits**

The entire Plan area is hereby designated as an area where the **Regional Board** may consider the issuance of Temporary Commercial or Industrial Use Permits, pursuant to the *Local Government Act*.

This policy will provide the **Regional Board** with the ability to consider issuance of Temporary Use Permits for commercial or industrial uses including, but not limited to:

- i) provision of temporary tourist accommodation;
- ii) seasonal sale of fresh produce;
- iii) seasonal sale of food and refreshments;
- iv) holding of a consignment farm or equipment auction;
- v) temporary sawmill;
- vi) **home business** not accommodated by zoning provisions;
- vii) processing of natural materials and preparation of construction and road building materials; and
- viii) temporary employee accommodation in conjunction with a use allowed by permit or zoning.

The general conditions that will be considered by the **Regional Board** in issuing a permit for a temporary commercial or industrial use include those issues considered in the rezoning process and may include the holding of a public forum.

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A Temporary Use Permit for a use located adjacent to a Controlled Access Highway or other major road may not be approved where the Ministry of Transportation indicates that it has objections to the proposed use with reference to traffic safety, and the jurisdictions of other agencies will be accounted for.

#### **8.4 Other Regulations**

The **Regional Board** may also utilize those provisions of the *Local Government Act* that provide for the setting of regulations and issuance of permits, as required to implement the provisions of this Plan.

The **Regional Board** may accommodate legal land uses and subdivision to accommodate such uses that existed prior to the adoption of this Plan that may not be consistent with objectives and policies of this Plan, through appropriate zoning or non-conforming status.

#### **8.5 Development Proposals Contrary to the Plan**

**Development** proposals that are contrary to the objectives, policies or land use map designations of this Plan require a successful amendment to the Plan before they can proceed to further land use management regulatory consideration. Proposals to amend the Plan are subject to consideration by the **Regional Board** and they are subject to the following:

- i) approval by the **Agricultural Land Commission** for lands within the Agricultural Land Reserve;
- ii) referral comments from various Provincial agencies, municipalities as applicable, and other agencies as required;
- iii) a public review process, including a public hearing, pursuant to the *Local Government Act*; and
- iv) approval by the Minister, where required, pursuant to the *Local Government Act*.

#### **8.6 Agricultural Land Commission**

Proposals for the non-agricultural use or subdivision of lands within the Agricultural Land Reserve (ALR), that are not permitted by the *Agricultural Land Commission Act*, regulations thereto or Policies of the **Agricultural Land Commission**, require application to the Commission and will be considered for a **Regional Board** recommendation based upon the provisions of this Plan, and their potential impact on the agricultural viability of the subject property and surrounding area.

The **Regional Board** recognizes that the **Agricultural Land Commission's** mandate for the preservation and enhancement of agricultural land requires their analysis of individual applications for subdivision or non-farm use of land within the Agricultural Land Reserve based on the specific merits of each proposal, and the Commission is not obligated to approve applications that comply, or alternatively, refuse applications that do not comply, with this Plan.

However, in consulting with the **Agricultural Land Commission** in the **development** of this Plan, it is understood that the Commission does concur with the content of the Plan thereby setting a level of certainty of the nature of future **development** directions in the Plan area.



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Proposals for non-agricultural use, subdivision or exclusion from the Agricultural Land Reserve that are approved by the **Agricultural Land Commission**, remain subject to the policies and regulations of the **Regional District**.

**8.7 Building Inspection**

Building inspection, through the application of the BC Building Code, is a requirement throughout the Plan area and is an important method to be used in the implementation of the Plan.

**8.8 On-Site Sewage**

The enforcement of *Health Act* provisions for on-site sewage disposal, by the authority having jurisdiction, is important for the maintenance of public health in the rural area. Further, the management of sewage system locations next to watercourses in the region is important for the maintenance of healthy environmental conditions for the region's fresh water resource.

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**9.0 SUBDIVISION AND REZONING EVALUATION**

Where a proposed use or subdivision may be permitted by Plan policy or land use designation, subject to evaluation through a rezoning process, then factors to be considered by the **Regional Board** in the evaluation include, but are not limited to, the following:

- i) consistency with the objectives, policies and land use designations of this Plan;
- ii) consistency with the provisions or policies of the **Agricultural Land Commission** for lands within the Agricultural Land Reserve;
- iii) the extent of agricultural **development** and potential for impact upon neighbouring agricultural use;
- iv) the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
- v) public opinion as received through the public information and hearing requirements of the *Local Government Act*;
- vi) the availability of existing services to the site, including but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;
- vii) impact on the transportation network;
- viii) environmental impact and potential for hazardous conditions;
- ix) any proposed parcels that are to be less than 4 ha (10 acres) in size are encouraged to provide or have proven access to a sufficient domestic water supply;
- x) any other issue that may be relevant to a specific proposal.

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General Manager of Corporate Services