

NOT PART OF BY-LAW NO. 1589, 1996

Willow River-Upper Fraser Valley Official Community Plan

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1.0 **GENERAL PROVISIONS**

1.1 **PURPOSE OF PLAN**

1.1.1 The purpose of this Official Community Plan is to state the broad land use objectives and policies of the **Regional Board** for the Willow River-Upper Fraser Valley area within the **Regional District** of Fraser-Fort George, as set out in Section 876 and 877 of the *Municipal Act*.

- i) A statement of the **Regional Board's** objectives, development policies and an implementation program are contained in Schedule 'A'.
- ii) Maps of existing and future land uses for the Willow River-Upper Fraser Valley Area are set out in Schedule 'B'

1.1.2 Further, the purposes of the Board in adopting this Plan are as follows:

- i) to reflect the wishes of residents of the Willow River-Upper Fraser Valley 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 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 speedy as possible for land use proposals which are consistent with the policies of this Plan;
- iv) to ensure that the land use policies of other levels of government are recognized and complemented by Regional Board policies and decisions;
- v) to provide a basis for more detailed land use regulations; and
- vi) 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.

1.1.3 This Plan is intended to be a relevant guide to 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 the next 5-10 years.

1.2 **JURISDICTION**

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

1.2.2 All or parts of the Willow River-Upper Fraser Valley Plan Area are within the jurisdiction of superseding legislation, including but not limited to the *Forest Act, Petroleum and Natural Gas Act, Health Act, Land Act, Mines Act, Mineral Tenure Act, Water Act, Health Act, Waste Management Act, and the Agricultural Land Reserve Act*. No policy or land use designation removes the need to obtain

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approval required by any other jurisdiction. In particular, a number of objectives, policies and land use designations of this Plan apply to land which is located in the Agricultural Land Reserve (A.L.R.). Where the provisions of this Plan provide for the **development** of land located in the A.L.R. which is not consistent with the *Agricultural Land Reserve Act*, regulations made thereunder or Orders of the Commission, the approval of the B.C. Land Reserve Commission is required.

1.3 **INTERPRETATION AND DEFINITIONS**

1.3.1 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.

1.3.2 In this Plan the following terms are clarified as follows:

“**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 five 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 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;

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

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“**intensive agriculture**” means those forms of agriculture that include:

- 1) 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:
 - a) 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
 - b) creating a situation where “normal farm practices: pursuant to the *Farm Practices Protection Act*, or the Environmental Guidelines of the Ministry of Agriculture, Fisheries and Food, 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 Board** for the protection of the region’s **lakes** from over **development** of their lakeshores;

“**manufactured home**” means any structure less than 5m in width 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 the storage of unoccupied **manufactured homes** on a parcel;

“**other resource extraction uses**” means extraction and 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, not occupied by buildings or storage of materials 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;

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“**Regional District**” means the Corporation of the **Regional District** 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 acre);

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 Willow River-Upper Fraser Valley Plan Area are set out in this section. These objectives are to be achieved through the implementation of the policies contained in Section 3.0.

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

2.1 **INTER PLAN CONSISTENCY OBJECTIVES**

2.1.1 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**.

2.1.2 Overall Objectives

The Board's main objective is 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) minimizes conflict between adjacent land uses;
- iii) accounts for expressions of Provincial (and other governmental) policies; and
- iv) allows for the cost-efficient provision of public services.

2.1.3 Resource Management Objective

To recognize the importance of the region's forest, agricultural and mineral resource base and to support an integrated approach to their management, such as is progressing under Local Resource Management Plan, Protected Area Strategy and similar resource planning exercises, including non-extraction uses such as wildlife management, watershed and scenic protection, lakeshore conservation and other special environmental considerations for the maximum long term benefit of the region's residents.

2.1.4 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.

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2.1.5 Agricultural Objective

To support the general objectives of the BC Land Reserve Commission, namely to preserve agricultural land and 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.

2.1.6 Commercial Objectives

To provide for the continuance and **development** of commercial land uses to meet the convenience and recreational needs of local residents and the travelling public.

2.1.7 Industrial Objectives

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.

2.1.8 To encourage the continuation of the City of Prince George's role as the primary service, commercial and industrial centre for the region.

2.1.9 To promote an orderly sequence of future industrial and commercial **development** compatible with neighbouring land uses and transportation facilities.

2.1.10 To provide for small scale industrial uses and home based business to encourage local employment opportunities, without contradicting objective 2.1.8.

2.1.11 To recognize that resource extractive industry are often best located in rural areas close to the resource.

2.1.12 Crown Land Objective

To recognize and complement the efforts of the Province in the fulfillment of the Prince George Area Crown Land Plan, to the extent that specific **developments** are consistent with this plan.

2.1.13 Protect Water Resources

Recognizing the importance of water resources it is a broad objective of the Board to support the Department of Fisheries and the Ministry of Environment in protecting the water resources in the OCP area.

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- Objective 1: To maintain high water quality in surface water, groundwater and aquifers.
- Objective 2: To moderate stormwater runoff from developed areas to approximately restore pre-development rates of runoff.
- Objective 3: To manage the siting and environmental design of development near floodplains, the lakeshores, and along streams.

2.1.14 Provide Life Support for Fish and Wildlife

Recognizing the importance of water resources it is a broad objective of the Board to support the Department of Fisheries and Oceans and the Ministry of Environment in protecting the fish and wildlife in the OCP area.

- Objective 1: To protect existing fish habitat including riparian corridors.
- Objective 2: To recognise sensitive or rare upland ecosystems for conservation.
- Objective 3: To maintain watershed ecological functions to support viable fish and wildlife populations by limiting the amount of impervious surface in each watershed basin.
- Objective 4: To link protected fish & wildlife areas together into a system of ecosystem networks.
- Objective 5: To encourage restoration of damaged or degraded critical habitats.

2.1.15 Environmental Objectives

To participate in the identification and protection of environmentally sensitive areas from **development** pressures that would lead to the deterioration of the identified resource.

2.1.16 To identify areas known to have potential hazardous conditions.

2.1.17 To 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.

2.1.18 Recreation and Heritage

To encourage and facilitate the development of recreational opportunities, as well as the identification and conservation of significant archaeological resources within the Plan area.

2.1.19 Services and Infrastructure

To support the planning and implementation of rural services and infrastructure according to need, feasibility and public support in a manner that addresses those needs and provides for an enhancement of neighbouring services.

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2.1.20 To ensure that **development** proposals are self supporting in terms of service and infrastructure requirements and add to the service level of the area.

2.1.21 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 CO₂e (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:

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- 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.
- 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 restricts 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

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- 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.

2.2 **RELATIONSHIP TO OTHER PLANNING AREAS**

As this plan includes part of the greater Prince George Area the objectives for land use relationships between this Plan, the City and other adjacent planning areas are as follows.

2.2.1 To not promote **development** proposals that would negatively impact adjacent planning areas.

2.2.2 To advise neighbouring jurisdictions of **development** proposals that are in close proximity for their information and comment.

2.2.3 To 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.

2.2.4 The eastern end of the area included within the Plan adjoins the Robson-Canoe Plan area, and south of Willow River this Plan area has a common boundary with the Tabor Lake-Stone Creek Plan area. To the west the Plan touches with the Salmon River Lakes OCP and the Crooked River Parsnip OCP to the north. Elsewhere, the boundary of the Plan area either follows the height of land of the Rocky Mountains along the Peace River Regional District boundary, or abuts the Cariboo Regional District to the south.

2.2.5 With the community of Willow River and the east CNR rail line being about 30 km from Prince George, that part of the Plan area has a general land use relationship with the Prince George area. However, this is not very significant as compared with the Plan area which is immediately adjacent to the City of Prince George boundary. This Plan accounts for this relationship based on the following general policies:

- (i) The Regional Board's policy is to recognize and support a role for the City of Prince George as being the focus of the region's economic development, accommodating the majority of future population growth for the region, and being the location of major public and commercial facilities.
- (ii) For residential development, the policy of the Regional Board is that the amount of residential development in the Willow River area will be based mainly on local need, rather than being a major rural residential community in the greater Prince George area.
- (iii) For commercial development, the policy of the Regional Board is to provide for uses which serve the rural area population but generally not allow uses which would serve the municipal population in a regional role, and to avoid duplication of commercial uses located within the Municipality.

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- (iv) For industrial development, the policy of the Regional Board is generally to recognize that certain types of resource industry are best located in rural areas and provide for such uses accordingly, but also generally to prefer that light and major industrial development be located within the Municipality so that a higher level of services are available and that the industry is more convenient to the workforce.
- (v) In summary, it is the Regional Board's objective to have land use plans and policies for the greater Prince George area which complement the land use plans and policies of the City of Prince George.

2.2.6 First Nations

To attempt to consult with First Nation community representatives with respect to proposals that are in close proximity to established Indian Reserves and known traditional lands recognized through Treaty Negotiation processes.

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3.0 **LAND USE DESIGNATIONS AND MAPS**

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 designation and policies have been grouped into the following categories:

- 3.0 Land Use Designations
- 3.1 General Policies
- 3.2 Agriculture/Resource (Ag/Res)
- 3.3 Rural Holding (RH) and Rural Residential (RR)
- 3.4 Settlement Centre (SC)
- 3.5 Lakeshore Recreation (LR) and Lakeshore Protection
- 3.6 Local, Recreational and Highway Commercial (LC, RC,HC)
- 3.7 Industrial Designation/Uses (H/Ind, L/Ind)
- 3.8 Public Development/Institutional (PD/I)
- 3.9 Parks, Recreation and Heritage
- 3.10 Transportation

- 4.0 Special Management Areas
- 4.1 Flooding Hazards
- 4.2 Rural Wildfire
- 4.3 Prince George Fringe Area

- 5.0 Special Management Areas
- 5.1 Temporary Permits
- 5.2 Implementation
- 5.3 Subdivision and Rezoning Evaluation

Maps

It is the policy of the Board that the land use designations shall apply to lands as shown on Maps contained in Schedule 'B', including:

Map No. 1	General Index Map
Map No. 2	Shelley/Gleneagles
Map No. 3	East Perry
Map No. 4	Willow River
Map No. 5	Giscome/Eaglet Lake
Map No. 6	Newlands/Eaglet Lake
Map No. 7	Upper Fraser/Aleza Lake
Map No. 8	Sinclair Mills/MacGregor
Map No. 9	Longworth
Map No. 10	Penny
Map No. 11	Purden Lake

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- 3.0.1 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; or
 - (iii) when combined with a dashed boundary around the designated lands it indicates that the development time frame is beyond a projected five year time period.
- 3.1 General Policies
- 3.1.1 The policies of the **Regional Board** pertaining to general overall land use issues affecting the Willow River-Upper Fraser Valley Plan Area are as follows:
- 3.1.2 It is not the purpose of this 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 Board that the uses, densities and servicing requirements described in this Plan are subject to further definition and adjustment in the zoning and other bylaws provided that those bylaws are consistent with the content of this Plan.
- 3.1.3 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 Settlement Centres, Rural Residential and Rural Holdings;
 - (iv) provide for a range of parcel sizes consistent with physical land features, existing settlement densities and servicing requirements; and
 - (v) encourage a proven potable domestic water supply for new parcels less than 6 ha (15 acres) in size, other than for a public **development** or utility use.
- 3.1.4 Subdivision of a parcel isolated from the remainder of the original parcel along a physical constraint such as a road or railway right-of-way or **topographical constraint** is permitted, subject to approval by other agencies, throughout the Plan area.

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3.1.5 Small areas of existing subdivision may not be specifically recognized by Plan designations but may be recognized through implementing bylaws.

3.1.6 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 residential unit per parcel unless otherwise stated below or in the designations section.
- (ii) Notwithstanding the policy to limit residential use to one residence per parcel, one 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 BC Land Reserve Commission for sites in the A.L.R.
- (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 B.C. Building Code requirements and be zoned appropriately. Lakeshore properties require evaluation based on potential **lake** impact.
- (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 Section 3.1.6.
- (vi) Notwithstanding Section 3.1.6 (ii) 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 and evaluation through a rezoning process and, if required, approval of the BC Land Reserve Commission for sites in the ALR.

3.1.7 Environment

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

3.1.8 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.

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- 3.1.9 The **Regional Board** will promote familiarity with the Codes of Agricultural Practice for Waste Management in terms of the *Health and Waste 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 Act* in cooperation with the Ministry of Agriculture, Fisheries and food.

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

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

3.2.1 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, is hereby designated Ag/Res.

3.2.2 **Land Use**

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

- (i) **agriculture;**
- (ii) **forestry and other resource extraction uses;**
- (iii) **public open space;**
- (iv) residential; and
- (v) **home business.**

3.2.3 In addition to Policy 3.2.2, the following uses may be permitted within the Agriculture/Resource designation, subject to evaluation through a rezoning process where necessary:

- (i) uses that are compatible with or complimentary to agricultural or resource extraction uses including, but not limited to, environmental management or the preliminary processing of resource products;
- (ii) Commercial-Recreation uses as set out in Section 3.6;
- (iii) Commercial-Local uses as set out in Section 3.6;
- (iv) Public Development/Institutional uses as set out in Section 3.8;

3.2.4 **Mineral and Aggregate Resources**

The approximate location of known sand and gravel deposits that may be suitable for future extraction 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 *Soil Conservation Act*, and if it is on Provincial Crown Land, use of the land comes under the *Land Act*. The **Regional District** will continue to comment on referrals from the Ministry of Mines Energy & Petroleum Resources for mineral proposals as these proposals may impact the policies of this Plan.

3.2.5 Agricultural Land

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

- (i) support the *Agricultural Land Reserve 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 parcels size regulations;
- (iii) direct non-farming 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 or that it will not be detrimental to the long term agricultural potential of the land;
- (v) support the buffering of agricultural land in the ALR from the impact of new non-agricultural subdivision that may include the provision of leave strips.

3.2.6 Residential Use

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

3.2.7 Minimum Parcel Size

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 BC Land Reserve Commission for lands within the A.L.R.:

- (i) 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 *Municipal Act*;
- (ii) Topographical severances pursuant to Policy 3.1.4;
- (iii) For Ag/Res land within the Prince George Fringe Area (Section 4.3):
 - (a) where it has been established to the satisfaction of the Board, in consultation with the BC Land Reserve Commission, that the land is not reasonable for agricultural use, the minimum parcel size may be reduced to 15 ha (37 acres) to provide individual larger rural residential parcels subject to a rezoning process, provided there is not a significant impact upon adjacent agricultural uses;

3.3 **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:

3.3.1 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.

3.3.2 The RH or RR designations may include crown land identified as "Settlement Reserve Area" in the Prince George Crown Land Plan. Where such lands are not required to meet the five year residential land supply they are shown within a conceptual circle designation with a dashed designation boundary.

3.3.3 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 Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, or neighbour conflicts or lakeshore impacts noted in Section 3.5).

3.3.4 In addition to Policy 3.3.3, the following uses may be permitted within the Rural Holdings and Rural Residential designation, subject to evaluation through rezoning procedures:

- (i) Commercial-Recreation uses as set out in Section 3.6;
- (ii) Commercial-Local uses as set out in Section 3.6;
- (iii) Public Development/Institutional uses as set out in Section 3.8.

3.3.5 **Parcel Sizes**

Within the Rural Holdings designation the density for creation of new parcels is based on a minimum parcel size of 15ha (37 acres), with the following exceptions that may require evaluation through a rezoning process:

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- (i) the minimum parcel size may be reduced to 6ha (15 acres) where such density is consistent with neighbouring parcel sizes and will not have a noticeable detrimental impact upon neighbouring agricultural uses; and
- (ii) the minimum parcel size may be reduced to 1.6ha (4 acres) where the purpose is to permit **infill** subdivision consistent with neighbouring parcel size, and where the property is not in the Agricultural Land Reserve.

3.3.6 Within the Rural Residential 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:

- (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 sewer 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).

3.3.7 Rural Communities

The various Rural Residential, Rural Holdings and Settlement Centre designations have the following community **development** guidelines:

- 3.3.8
- (i) WILLOW RIVER – The community of Willow River is located approximately 30 km northeast of Prince George on the Upper Fraser Valley Road. Once a busy railway town, logging and farming now comprise the main employment opportunities. The old townsite, surveyed into 25' X 120' lots, is located north of the CNR right-of-way with larger lots south of Willow River. There are approximately 250 people living in and around the townsite which has a church, store and senior's community hall but no school. Board's policy for Willow River is to recognize its role as a focal point for residential lots in the area but recognize that future lot development is subject to water availability and soil conditions for sewage disposal.
 - (ii) The Board's density policy for the Settlement Centre designation, based on a 1.6 ha (4 ac) minimum parcel size does not apply to Willow River.
 - (iii) The general Commercial-Local designation at the junction of Railway and Willow Avenues indicates the existing store. It is the policy of the Board that other commercial facilities to serve the residents of Willow River may be located in the vicinity.

ALEZA LAKE – This community is located approximately 10 km west of Upper Fraser. This is a historical town site on the east line of the CNR. There is an existing Catholic Church in Aleza Lake which is not currently used by the Parish. The Regional Board's policy is to recognize Aleza

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Lake's future role as a node for both residential and commercial development and as such it is designated SC (Settlement Center).

- 3.3.9 (i) UPPER FRASER – The community of Upper Fraser is located approximately 40 km further east of Willow River on the Upper Fraser Valley Road. Major employment is centered at the Upper Fraser sawmill or in logging in the area. The community originated as a company town and as such the majority of land is owned by the forest industry, although there are a number of smaller lots owned by individuals. Currently the community has a store, church, school and community hall. It is the policy of the Board to recognize the existing small lot development as a Settlement Centre and to allow a small amount of subdivision to occur subject to provision of adequate water and sewer.
- (ii) The Board's density policy for the Settlement Centre designation based on a 1.6ha (4 ac) minimum parcel size will generally apply, except that lots 0.8 ha (2 ac) may be permitted where soil conditions for sewage disposal are adequate.
- (iii) The general Commercial-Local designation indicates the existing store. It is the policy of the Board that other commercial facilities to serve local residents may be located in the vicinity.
- (iv) The two general Public Development/Institutional designations indicate the approximate locations of the church and community hall.
- 3.3.10 (i) SINCLAIR MILLS – Sinclair Mills is located approximately 20 km east of Upper Fraser. The community originated as a sawmill settlement but now is a residential area with logging and farming providing the major employment base. The community has a store, community hall and post office to serve local residents. The area population is approximately 60. Settlement Centre includes the area of small lots on the north side of the CNR and the old townsite where several houses are located on a large property.
- (ii) The Board's density policy for the Settlement Centre designation based on a 0.80 ha (2 ac) minimum parcel size will generally apply to Sinclair Mills except that a smaller parcel size may be allowed to create lots around existing dwellings where land area is limited. In any case, the minimum lot size will be dependent on the ability to service the property with water and sanitary sewer.
- (iii) The general Local/Recreation-Commercial designation indicates the approximate location of existing commercial facilities and it is the policy of the Board that other associated uses may be located in the vicinity.

LONGWORTH - A large area in the community of Longworth located approximately 20 km from Sinclair Mills on the CNR is designated as "Rural Holding". The designation recognizes the spread out nature of the community which is comprised of properties 8 ha or larger. The intent of

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the Rural Holding designation is to allow for limited subdivision, including potential for some rural residential lots close to the school and community hall. The scattered development of property in Longworth indicates that it is more appropriately designated as "Rural Holding" than as a "Settlement Centre". It is the policy of the Board to allow subdivision based on the following:

- (i) because of proximity to the school and community hall a 1.6 ha (4 ac) minimum parcel size shall apply in DL 10255.
- (ii) Subdivision shall be based on a density in the range of 4-15 ha (10-37 ac) subject to evaluation through rezoning.

- 3.3.11 (i) PENNY – Penny is located approximately 150 km east of Prince George on the north side of the Fraser River. The community is remote with no regularly maintained road access. Other access is currently by water or by CNR into the Settlement. The majority of employment in the area is seasonal in the areas of logging, reforestation, farming and road construction. In recent years population has fluctuated between 25-40 people. It is Board's policy to recognize the community as a Settlement Centre based on the nucleus of small lots that are existing along the rail line and provide for some growth should conditions lead to additional demand for rural residential lots.
- (ii) The Board's density policy for the Settlement Centre designation based on a 1.6 ha (4 ac) minimum parcel size will generally apply except that lots 0.08 ha (2 acres) may be permitted where soil conditions for sewage disposal are adequate.
- (iii) A general Commercial-Local designation indicates the Board's policy that such uses to serve local residents may be considered through rezoning procedures anywhere within the Settlement Centre.

3.3.12 Residential Areas Outside of Settlement Centres

3.3.13 There are several areas located outside of the Settlement Centres which are designated "Rural Holding" and this Section contains policies relating to the most significant of these areas.

3.3.14 An area south of the Willow River Townsite is designated "Rural Holding" to recognize the existing smaller lots in the area. It is the policy of the Board that subdivision in this area will generally not be permitted due to potential floodplain hazards.

3.3.15 Miscellaneous Designation Outside of Settlement Centres

3.3.16 The Land Use Designation Maps show general designations located outside the Settlement Centres which are explained in this Section, with accompanying policies where required.

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- 3.3.17 The general Public Development/Institution designations outside Settlement Centres are:
- (i) the developed property acquired by the Regional District for community purposes south of the old Willow River townsite;
 - (ii) the old Roman Catholic Church at Aleza Lake;
 - (iii) the school and community hall sites at Longworth.
- 3.3.18 The general Industrial-Heavy designation at Giscome indicates the existing CNR ballast pit on both sides of the Upper Fraser Road.
- 3.3.19 The general Commercial-Recreation designation at Purden Mountain indicates the existing ski hill and lodge and seasonal cottage lots. It is the policy of the Regional Board to support further development of the area subject to evaluation through rezoning.
- 3.3.20 The general Lakeshore-Recreation designation indicates a location for possible recreation lot development. It is the policy of the Regional Board to support development of seasonal lots subject to evaluation of any proposal through rezoning and with reference to the **Lakeshore Guidelines**.

3.4 **SETTLEMENT CENTRE (SC)**

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

3.4.1 The Settlement Centre designation generally identifies geographically well defined established communities. The designation provides for existing and future residential uses and may also provide for a range of community facilities and services. The Settlement Centres will generally be the main recipients of future non-residential development. The Settlement Centre designations are depicted on the Plan Maps in Schedule 'B'.

3.4.2 Land Use

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

- (i) residential;
- (ii) **home business**; and
- (iii) **agriculture (intensive agriculture)** use may be restricted on parcels not sufficient in size to achieve compliance with *Farm Practices Protection Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, or neighbour conflicts or lakeshore impacts noted in Section 3.5).

3.4.3 In addition to Policy 3.4.2, 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) Commercial uses as set out in Section 3.6;
- (iii) Rural/Service industrial uses as set out in Section 3.7;
- (iv) Public Development/Institutional uses as set out in Section 3.8;
- (v) Park and Recreational uses as set out in Section 3.9.

3.4.4 Parcel Size

Within the Settlement Centre designation the density for creation of new parcels is based on minimum parcel size of 1.6 ha (4 acres), with the following exceptions that may require evaluation through a rezoning process:

- (i) where the provision of a community sewer system and a community water system are available to solve servicing problems associated with existing small parcels, the minimum parcel size or overall density may be changed to 0.2 ha (0.5 acre) for **infill** and extensions to the service systems;
- (ii) if parcel sizes of less than 1.6 ha (4 acres) cannot support suitable on-site sewage disposal then residential densities equivalent to, or larger than, 0.4

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ha (1.0 acre) may be considered subject to the provision of a community sewer system, community water system, other necessary infrastructure service and Public Development/Institutional needs;

- (iii) 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);

3.4.5 Lakeshore Parcels

Parcels within the Settlement Centre designation that are located close to a lakeshore may also be affected by the Lakeshore Settlement designation in Section 3.5. Where there is a conflict between the Settlement Centre policies and the Lakeshore Settlement policies, Lakeshore Settlement policies prevail.

3.5 **LAKESHORE SETTLEMENT (LS) and LAKE PROTECTION**

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:

3.5.1 The Lakeshore Settlement 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.

3.5.2 Lakeshore Settlement (LS)

The Lakeshore Settlement (LS) designation is applicable to lands next to **lake** shores as shown on the Plan's maps.

3.5.3 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;**

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

3.5.4 In addition to Policy 3.5.3, the following uses may be permitted within the LS designation, subject to evaluation through a rezoning process:

- (i) Commercial-Recreation uses as set out in Section 3.6;
- (ii) Commercial-Local uses as set out in Section 3.6; and
- (iii) Public Development/Institutional uses as set out in Section 3.8

3.5.5 Lakeshore Development Guidelines

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

3.5.6 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**. Exceptions to the 0.8 ha (2 acre) parcel size density that may require evaluation through a rezoning process are as follows:

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- (i) the maximum density allowable may be changed to a minimum parcel size of 1.6 ha (4 acres) or larger if required to accommodate on-site sewage disposal;
- (ii) 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 consistent with the requirements of the "**Lakeshore Guidelines**";
- (iii) where the provision of an approved community sewer 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.

3.5.7 Lands not already subdivided may be placed within a large parcel zone so that rezoning will be required for evaluation prior to subdivision **development**.

3.5.8 Lake Protection

- (A) To protect the natural environment and aesthetic quality of **lake** resources, all lakes and islands within the Plan area are designated, pursuant to the *Municipal Act*, for mandatory Development Permits for **development** within 300 m (1000 ft) from the lakeshore, or as shown on the Plan's maps.
- (B) The special conditions and objectives for designating the **lakes** in policy 3.5.8 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 surrounding **development** could over future years have a significant detrimental effect on water quality;
 - (ii) to protect the aesthetic scenic qualities of the lakeshore, since the **lakes** have a significant amount of public use and the future **development** of the lakeshore is important in maintaining the qualities which make it attractive for that use;

and it is these special conditions and objectives, as detailed in the Regional District "**Lakeshore Guidelines**", that justify the designation of lakeshore property of generally up to 300 m (1000 ft) from the lakeshore.

- (C) The main guidelines for the issuance of Development Permits, pursuant to the *Municipal Act*, which will assist in achieving the objectives set out in Policy 3.5.8(B) are:
 - (i) the location of sewage disposal systems will be evaluated with respect to distance from the **lake**, soil type, vegetation retention and other conditions to minimize or eliminate nutrients entering the **lake**. The general

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guideline will be that such sewage systems should be located as far as possible from the lakeshore, by defining conditions that will determine whether a sewage disposal system may be constructed from 30 m (100 ft) to 150 m (500 ft) of the lakeshore;

- (ii) **development** will be evaluated with respect to the distance and visibility of buildings from the lakeshore to minimize any detrimental visual impact and to maintain the integrity of existing vegetation for runoff interception and riparian areas with the general guidelines that:
 - (a) **development** of buildings and structures be at least 15m (50 ft) from the lakeshore; and
 - (b) **development** includes the alteration of the land surface or the **clearing of vegetation**; and
 - (c) outbuildings less than 50 sq. m. in size that are accessory to the principal residential use of a property, are exempted from the requirement of obtaining a development permit if they are to be located beyond 50 m. (165 ft) from a lakeshore;
 - (d) an area, not greater than a distance of 100 m (330 ft) from the lakeshore, may be defined as an area to remain free of **development**, and where any **development** is permitted within this area then a condition may be contained in the permit that areas of natural vegetation which are visible from the **lake** must be retained;

- (iii) notwithstanding the above, **development** of land for agricultural purposes is to be done in a manner that minimizes the potential impact on the nutrient loading of a **lake** with the general guidelines that:
 - (a) as the clearing of land for the purposes of developing and managing agricultural forage crop production does not typically contribute significantly to the nutrient loading of the area's **lakes**, clearing of the natural vegetation for this purpose does not require a development permit if the clearing is further than 50 m (165 ft) from a lakeshore;
 - (b) clearing of land for agricultural purposes or the agricultural use of the land is to meet or exceed the requirements of Provincial Legislation and Guidelines for agricultural uses next to water bodies; and
 - (c) agricultural buildings or structures to be utilized for the confinement or feeding of livestock or **intensive agriculture** operations within 300 m of a lakeshore require a development permit prior to implementation.

3.5.9 The surface of **lakes** in the Plan area are considered **public open space** with public access through government owned lands.

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3.5.10 The **Regional Board** encourages the Ministry of Forests to manage timber harvesting on Lake shores to protect scenic values and reduce nutrient enrichment impacts from harvest site runoff.

3.5.11 Watercourses

The Board supports the protection of watercourses and adjacent habitat through the retention of natural vegetation in riparian areas next to streams and water bodies. Vegetation retention next to streams and water bodies is encouraged throughout the Plan area as outlined in *Stream Stewardship Guidelines* provided by the Federal Department of Fisheries & Oceans and the Provincial Ministry of Environment, Lands and Parks and the various Guidelines, Codes and regulations of the Ministries of Environment, Lands and Parks and Agriculture, Fisheries and Food.

3.5.12 The Board supports protection of scenic corridors along the Fraser River, in recognition of their high aesthetic and recreational values. The Board supports responsible management of the Fraser River through the Plan area with a view to preservation of these rivers in conjunction with the goals of the ***Fraser Basin Management Program***.

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3.6 **LOCAL, RECREATIONAL AND HIGHWAY COMMERCIAL (LC,RC,HC)**

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

3.6.1 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; and
- (ii) Recreational Commercial uses on a broad basis throughout the Plan area; and
- (iii) Highway Commercial uses at locations within Settlement Centres and on controlled access Highways at sites that best service the travelling public.

3.6.2 Commercial Land Uses

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 and neighbourhood pub; and
- (ii) residential.

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

- (i) all those uses permitted in Section 3.6.2 and 3.6.4;
- (ii) other commercial uses catering to the travelling public including, but not limited to: restaurant and overnight tourist accommodation.

3.6.4 Within the Recreational 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, ski-hill, restaurant and neighbourhood pub;
- (ii) recreational airport, race track, drive-in theatre, roller rink and similar commercial recreational facilities; and
- (iii) residential in conjunction with the commercial use.

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3.6.5 Parcel Size

Within the Local Commercial and Highway Commercial 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 sewer and water systems or are capable of accommodating approved onsite sewage disposal.

3.6.6 Services

New parcels created within the Commercial designations require the following servicing:

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

3.6.7 Additional residences for staff accommodations may be permitted for Commercial uses where the location is relatively remote, in excess of 50 km (30 miles) from a Settlement Centre, Rural Residential settlement or municipality.

3.7 **INDUSTRIAL DESIGNATION/USES (H/Ind L/Ind)**

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

3.7.1 The Heavy Industrial (H/Ind) and Light Industrial (L/Ind) designations identify existing industrial sites and potential future industrial sites. Rural and Service Industrial uses are not map designations and may be considered within Settlement Centre or Agriculture/Resource designation through a rezoning process.

3.7.2 **Industrial Locations**

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

- (i) Heavy Industrial uses are to be considered in areas that are in close proximity to existing industry, essential transportation and services and in areas which are environmentally sound, especially with respect to the Prince George airshed.
- (ii) Light Industrial uses in rural areas away from the City of Prince George may be considered on a limited basis for local employment opportunities subject to a Plan amendment;
- (iii) Rural and Service industrial uses will be generally directed to Settlement Centres and Agriculture/Resource Areas, subject to a rezoning process;
- (iv) Provisions will be made for the accommodation of **home businesses** throughout the Plan area; and
- (v) Industrial uses are to be generally located so as to avoid conflicts with residential and other established land uses.

3.7.3 **Rural and Service Industrial**

- (i) Within a Settlement Centre or Agriculture/Resource designation, Rural and Service Industrial Uses shall generally be limited to: logging/trucking/trades contractors, automobile/equipment repair, R.V. storage and mini warehousing, equipment/animal auction yard, public works yard, household goods repair, greenhouse, nursery, agricultural products processing – not including an abattoir, limited resource processing; with
- (ii) A floor space maximum of 500 square metres (5380 sq. ft.), for buildings utilized in the rural or service industrial use; and
- (iii) Residential in conjunction with the industrial use.

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3.7.4 Light Industrial

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

- (i) Rural and Service Industrial uses listed in Section 3.7.3; and
- (ii) Manufacturing and warehousing/storage uses which are not associated with significant noise levels or emissions to the air, land or water; and
- (iii) A floor space maximum of 1000 square metres (10,760 sq. ft.) for buildings utilized in the light industry.

3.7.5 Heavy Industrial

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

- (i) light industrial uses listed in Section 3.7.4 with no maximum floor space;
- (ii) sawmill, planer mill, pulp mill and other timber processing and manufacturing uses;
- (iii) mining, minerals processing and related industry;
- (iv) other heavy industrial uses including 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.

3.7.6 Special industrial uses that may have significant associated potential for environmental degradation, such as disposal sites for special industrial wastes are not included in the Industrial designations and require an amendment to the Official Community Plan prior to evaluation and consideration through a rezoning process.

3.7.7 Parcel Size

Within the Light Industrial designation the minimum parcel size for the creation of new parcels is generally 2 ha (5 acres), except as noted in Section 3.7.9 (ii).

3.7.8 Within the Heavy Industrial designation the density for creation of new parcels is based on a minimum parcel size of generally 4 ha (10 acres) or larger.

3.7.9 Parcels created within the Industrial designation require the following services:

- (i) parcels shall 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 on site disposal is not approved.

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

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

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

3.8.2 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 public uses;
- (ii) utilities;
- (iii) church, camp, private school and other similar quasi-public uses;
- (iv) **agriculture**;
- (v) residential;

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

- (i) group home, corrections or rehabilitation oriented facility and other similar institutional uses; and
- (ii) public airport.

3.8.4 Parcel Size/Servicing

Generally, there is no minimum parcel size or servicing requirements for uses listed in 3.8.2 (i) and (ii).

3.8.5 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.

3.8.6 Schools

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. The

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location of existing schools are included in the PD/I designation on the Plan Maps.

- 3.8.7 To assist School District 57 in assessing the future needs for new 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 *Municipal Act* shall be observed to provide for future land needs for the School District.

3.8.8 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 evaluation **development** proposals.

3.8.9 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 *Municipal Act*.

3.9 **PARKS, RECREATION AND HERITAGE**

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

3.9.1 **Parks**

The **Regional Board** will endeavour 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 Highways, and Forests, as well as community and private facilities.

3.9.2 **Public parks** are included in the Public Development/Institutional (PD/I) uses, policy 3.8.2, and are permitted throughout the Plan area.

3.9.3 **Subdivision**

The **Regional Board** may require the designation of land for **public park** within new subdivisions, as provided for in the *Municipal Act*, where deemed appropriate, and these **public parks** shall be held or developed for public and local community use.

3.9.4 **Heritage**

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

3.9.5 Developers are encouraged to consider archaeological resources during their project planning, design and construction. Archaeological sites are protected through the *Heritage Conservation Act* as Provincial heritage sites or by virtue of being of particular historic or archaeological value or contain physical evidence of human habitation or use before 1846. Protected sites may not be destroyed, excavated or altered without permission of the Provincial Minister responsible.

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3.10 **TRANSPORTATION/SPECIAL ENVIRONMENTAL CONSIDERATIONS**

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

3.10.1 Highways/Roads

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

3.10.2 All major **development** proposals will be required to provide traffic impact analysis.

3.10.3 The Board will discourage subdivision and **development** that would significantly add to traffic on, or accesses from, **forestry** roads.

3.10.4 Railway

The Board does not support **subdivision** in the vicinity of the CN 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.

3.10.5 Transportation and Utilities

With respect to sand and gravel reserves, it is the general policy of the Board that development will not be supported if it prejudices the potential future extraction of sand and gravel deposits.

3.10.6 There are some general areas within the Plan area which contain sand and gravel deposits which may be suitable for future extraction – generally at the sides of the valley and adjacent to creeks – including areas identified on the Crown Land Plan and pits designated by the Ministry of Highways such as Hungary Creek.

3.10.7 It is a broad objective of the Board to support the upgrading of the local road network by the Ministry of Transportation and Highways including especially the extension of road from Sinclair Mills to Longworth and Penny.

3.10.8 There are no major water or sewer systems serving developments in the Plan area with the exception of a community water users system in Upper Fraser. It is an objective of the Board to support development of a community servicing system in Willow River to alleviate the problems associated with water quality and sewage disposal.

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3.10.9 Special Environmental Considerations

There are no specifically identified areas of land in the Plan area which are subject to hazardous conditions, except for the general areas adjacent to rivers and creeks which may be subject to flooding, and it is the policy of the Board that floodplain elevation and setback regulations will be established and significant new development will not be supported on lands which are subject to hazardous conditions.

3.10.10 Recognizing the importance of environmental protection in the area, it is a broad objective of the Board to support and work with the Ministries of Health and Environment in the elimination of health hazards and minimizing air and water pollution, as related to land use.

4.0 **SPECIAL MANAGEMENT AREAS**

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

4.1 **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 siting of buildings and **manufactured homes** to be used for habitation, business or the storage of goods damageable floodwaters shall be flood proofed to those standards specified by the Ministry of Environment, Lands and Parks .

4.2 **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 evaluation.

4.3 **PRINCE GEORGE FRINGE AREA**

The Fringe Area around the City of Prince George, generally within 5 km of the City boundary as shown on the Plan's Maps, requires specific **development** and servicing policies to help coordinate **development** in relation to existing and future **development** within the municipality, and therefore the **Regional Board** will endeavour to:

- (i) Provide for **development** that will compliment the Community Plan and policies of the City of Prince George, especially with respect to land uses that are in close proximity to the City boundaries;
- (ii) Recognize and support the role of the City of Prince George as being the focus of the region's economic **development**, accommodating the majority of future fully serviced population growth for the region, and being the location for major public and commercial facilities;
- (iii) Manage land uses so as to avoid noxious uses which by reason of noise, emission or odour may conflict with existing or designated future land uses in the vicinity, provided that established agricultural activities conducted in accordance with Codes of Agricultural Practices and in conformity with recognized standards of agricultural practice are protected;
- (iv) Discourage uses that would encourage the industrial use of residential roads in or leading to the Fringe Area;
- (v) Not encourage new **development** proposals that are **urban** in density and that require an **urban** level of servicing that could be better

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- accommodated as an extension to the infrastructure within the City of Prince George;
- (vi) **Development** proposals within the Fringe Area that require consideration through rezoning will be forwarded to the City of Prince George for comment.

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- 5.0 **SPECIAL AREA DESIGNATION**
- 5.1 Temporary Permit Areas
- 5.1.2 The entire area included in this Plan is hereby designated by the Regional Board as an area where temporary commercial and industrial uses may be allowed, pursuant to the *Municipal Act*.
- 5.1.3 Policy 5.1.4 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.
- 5.1.4 The general conditions that will be considered by the 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.
- 5.1.5 A temporary permit for a use located adjacent to a Controlled Access Highway or other major road may not be approved where the Ministry of Transportation and Highways indicates that it has objections to the proposed use with reference to traffic safety, and the jurisdictions of other Agencies will be accounted for.

5.2 **IMPLEMENTATION**

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

5.2.1 Land Use Regulation

Willow River-Upper Fraser Valley Official Community Plan is to be implemented through the use of land use management methods as provided for in the *Municipal Act*, including regulatory bylaws and permits, and through influencing the actions of other agencies.

5.2.2 Generally, the 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.

5.2.3 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.

5.2.4 Other Regulations

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

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

5.2.6 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 District** and they are subject to the following:

- (i) Approval by the BC Land Reserve 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 *Municipal Act*;
- (iv) Approval by the Minister, pursuant to the *Municipal Act*;

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5.2.7 Land Reserve Commission

Proposals for the non-agricultural use or subdivision of lands within the Agricultural Land Reserve (A.L.R.), that are not permitted by the *Agricultural Land Reserve Act*, regulations thereto or Orders of the Land Reserve 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.

5.2.8 The **Regional Board** recognizes that the BC Land Reserve Commission's (BCLRC) 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 BCLRC 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.

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

5.2.10 Building Inspection

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

5.2.11 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 **lakes** in the region is important for the maintenance of healthy environmental conditions for the region's fresh water **lake** resource.

5.3 **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 orders of the BC Land Reserve 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 *Municipal 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 other issue that may be relevant to a specific proposal.

5.3.1 Any proposed parcels that are to be less than 6 ha (15 acres) in size shall be provided with or have proven access to a sufficient domestic water supply as required by Subdivision Servicing Bylaw.

Certified a true and correct copy of
Schedule 'A' of Bylaw No. 1589, 1996.

ARDELLE BERNARDO, DEPUTY SECRETARY