

**REGIONAL DISTRICT OF FRASER-FORT GEORGE
BYLAW NO. 1948**

A BYLAW TO ESTABLISH AN OFFICIAL COMMUNITY PLAN FOR THE ROBSON
VALLEY-CANOE DOWNSTREAM AREA WITHIN ELECTORAL AREA H OF THE
REGIONAL DISTRICT OF FRASER-FORT GEORGE

WHEREAS the Regional Board has, by Bylaw No. 842, adopted an Official Community Plan for the Robson Valley-Canoe area, and desires to replace it with new Official Community Plans adopted by Bylaw pursuant to the *Local Government Act*, as amended;

AND WHEREAS the Board has consulted with the member municipalities and Electoral Area Representatives of the Regional District and the Minister of Municipal Affairs;

AND WHEREAS the Board has examined the Plan set out herein in conjunction with its most recent capital expenditures program, waste management plan and economic strategy plan applicable to the Regional District;

AND WHEREAS the Board has given the public opportunity to examine and comment on the proposed Robson Valley-Canoe Downstream Official Community Plan;

AND WHEREAS the Plan has been referred to the Village of McBride, Land Reserve Commission, School District No. 57, Peace River Regional District, Thompson-Nicola Regional District, and Cariboo Regional District for comment;

AND WHEREAS it is the intent of the Board to amalgamate this Plan with a Plan for the rest of the Electoral Area, when that area has been reviewed;

NOW THEREFORE the Regional Board of the Regional District of Fraser-Fort George, in open meeting assembled, hereby enacts as follows:

1. This Bylaw shall apply to the land described on Area Map and Index in Schedule 'B', attached hereto and forming part of this Bylaw.
2. Schedules 'A' and 'B' attached hereto and forming part of this Bylaw, are hereby adopted as the Official Community Plan for the area to which this Bylaw applies.
3. If any section, subsection, sentence, clause, phrase or map of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. "Robson Valley-Canoe Official Community Plan Bylaw No. 842, 1986" as amended, is hereby repealed, insofar as it affects lands covered by this Plan.
5. This Bylaw may be cited for all purposes as "Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001."

READ A FIRST TIME ON THE 18TH DAY OF OCTOBER, 2001.

A PUBLIC CONSULTATION MEETING IN RESPECT OF THIS BYLAW WAS HELD ON THE 7TH DAY OF NOVEMBER, 2001.

READ A SECOND TIME ON THE 15TH DAY OF NOVEMBER, 2001.

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE 5TH DAY OF DECEMBER, 2001.

READ A THIRD TIME ON THE 17TH DAY OF JANUARY, 2002.

APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL, AND WOMEN'S SERVICES ON THE 7TH DAY OF MARCH, 2002.

ADOPTED ON THE 18TH DAY OF APRIL, 2002.

CHAIRPERSON

DEPUTY SECRETARY

I hereby certify that this is a true and correct copy of Bylaw No. 1948.

MARTIN TAYLOR, DEPUTY SECRETARY

Robson Valley-Canoe Downstream Official Community Plan

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ROBSON VALLEY-CANOE DOWNSTREAM OFFICIAL COMMUNITY PLAN

1.0 GENERAL PROVISIONS

1.1 Purpose of Plan

- a) The purpose of this Official Community Plan is to state the broad land use objectives and policies of the **Regional Board** for the Robson Valley-Canoe Downstream 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 Robson Valley-Canoe Downstream Area as set out in Schedule 'B'.
- b) The purposes of the Board in adopting this Plan are as follows:
 - (i) to reflect the wishes of residents of the Robson Valley-Canoe 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) 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;
 - (vi) to provide a basis for more detailed land use management mechanisms.
- c) 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 that time period.

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1.2 Jurisdiction

- a) The objectives and policies contained in this Plan are those of the Board of the **Regional District** of Fraser-Fort George.
- b) All or parts of the Robson Valley-Canoe Downstream 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 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 *Land Reserve Commission Act*, regulations made thereunder or Orders of the Commission, the approval of the Land Reserve Commission is required.

1.3 Interpretation and Definitions

- a) 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.
- b) 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;

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"**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;

"**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 harvesting, extraction, and preliminary sorting and grading prior to removal off-site processing of

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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;

"**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 acres);

2.0 GENERAL OBJECTIVES

- a) 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 Robson Valley-Canoe 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.
- b) The following are the objectives of the **Regional Board** with regard to the general form and character of land use in the Robson Valley-Canoe Downstream Plan Area:

2.1 Inter-Plan Consistency Objectives

- a) 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**.
- b) Overall Objective:

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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 efficient and effective provision and use of public services.

c) 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 Plans, 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.

d) 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.

e) Agricultural Objective:

To support the general objectives of the Provincial Land Reserve Commission, namely to preserve agricultural land. It is the general objective of the 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.

f) Commercial and Industrial Objectives:

- (i) 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.
- (ii) To promote a strong and stable regional economy by providing for industrial land requirements to accommodate the needs of new or

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expanding industrial activities that augment existing **development** and plans of neighboring communities.

- (iii) To encourage the Village of McBride as the industrial and commercial center for the region.
- (iv) To promote an orderly sequence of future industrial and commercial **development** compatible with neighboring land uses and transportation facilities.
- (v) To provide for small scale industrial uses and home based business to encourage local employment opportunities, without contradicting objective 2.1.f (iii).
- (vi) To recognize that resource extraction industries are often best located in rural areas close to the resource.

g) Crown Land Objective:

To recognize and compliment the efforts of the Province in the fulfilment of the Robson Valley Crown Land Plan, to the extent that specific **developments** are consistent with this plan.

To recognize and support the concepts and processes identified in the Commercial Backcountry Recreation Policy of the Ministry of Environment, Lands and Parks to the extent that specific developments shall be consistent with this plan.

To recognize and reflect the designations and intent of the Robson Valley Land and Resource Management Plan.

h) 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.

To identify areas known to have potential hazardous conditions.

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.

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i) 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.

j) 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 neighboring services.

k) 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

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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:

- 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 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.

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

2.2 Relationship to other Planning Areas

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

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

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

To coordinate land use **development** that is adjacent to neighboring jurisdictions such that it complements current and future land uses on either side of the jurisdictional boundary.

a) First Nations:

To attempt to consult with First Nation community representatives with respect to proposals that are in close proximity to known traditional lands.

b) Peace River, Cariboo, and Thompson-Nicola Regional Districts:

To stay in contact with the neighboring **Regional Districts** with respect to **development** proposals in the Plan area that are in close proximity to their boundary.

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3.0 LAND USE POLICIES

3.1 General Policies

The policies of the **Regional Board** pertaining to general overall land use issues affecting the Robson Valley-Canoe Downstream Plan Area are as set out in this section.

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 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 Policy 5.2.

3.2 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 Center 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 Center areas;
- (iii) utilize existing communities as the main determinant in designating Settlement Centers, 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 4 ha (10 acres) in size, other than for a public **development** or utility use.

Subdivision of a parcel isolated from the remainder of the original parcel because of a **topographical**

Constraint which restricts movement of farm equipment between the two parcels is permitted, subject to approval by other agencies, and possibly rezoning,

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throughout the Plan area. Within ALR lands this policy will only be supported if there is consolidation of subdivided parcels leading to larger contiguous parcels on one side or both sides of the constraint.

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

3.3 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 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, on lands not within the ALR, one additional residence may be permitted on parcels 2 ha (5 acres) or larger subject to evaluation through a rezoning process where necessary and if required. On lands within the ALR, one additional residence may be permitted on parcels 4 ha (10 acres) or larger subject to approval by the Land Reserve Commission, and evaluation through a rezoning process where necessary and required.
- (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.
- (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 3.3 (i), for parcels not within the ALR, 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.

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3.4 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 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.

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

3.5 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.

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

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 *Local Government Act* shall be observed to provide for future land needs of the School District.

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3.7 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.

3.8 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*.

3.9 Transportation

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

a) Highways/Roads:

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

Generally, the Board supports upgrading of the local road network, and more specifically the following improvements:

- Tete Jaune - Croydon Road

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

The Board will discourage subdivision and **development** that would significantly add to traffic on, or accesses from, **forestry** roads, unless there are no other alternatives.

b) Railway:

The 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

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subdivision within close proximity of a railway must address environmental concerns of noise and vibration.

3.10 Parks, Recreation and Heritage

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

(a) Parks

The **Regional Board** will endeavor to remain involved in the provision of regional public 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.

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

(b) Subdivision

The **Regional Board** may require the designation of 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.

(c) Heritage:

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 B.C. Archaeological Branch or Community Heritage Commission.

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 Ministry responsible.

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

3.12 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 affects on fish stocks.

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4.0 LAND USE DESIGNATIONS AND MAPS

4.0.1 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:

Agriculture/Resource (Ag/Res)
Agriculture/Resource 2 (Ag/Res2)
Rural Holdings (RH) and Rural Residential (RR)
Settlement Center (SC)
Local, Recreational and Highway Commercial (LC, RC, and HC)
Industrial Designation/Uses (IND/L, IND/L)
Public Development/Institutional (PD/I)

4.0.2 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:

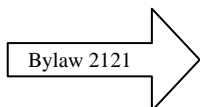
General Index Map
Map No. 1 - Dome Creek
Map No. 2 - Kidd to Ptarmigan Creek
Map No. 3 - Ptarmigan Creek to Catfish Creek
Map No. 4 - Crescent Spur
Map No. 5 - LaSalle Lakes to Goat River
Map No. 6 - West Twin Creek
Map No. 7 - Legrand
Map No. 8 - Lamming Mills
Map No. 9 - Dore River, McBride, Mountainview Road
Map No. 10 - Jeck Road, Hinkelman Road
Map No. 11 - Hinkelman Road, Hidden Lake Road
Map No. 12 - Baker Creek, Dunster
Map No. 13 - Croydon
Map No. 14 - Tindall Creek, Kiwa Creek
Map No. 15 - Spittal Creek, Tete Jaune Cache

4.2.1 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

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4.3 AGRICULTURE/RESOURCE (AG/RES) and



AGRICULTURE/ RESOURCE 2 (AG/RES 2)

4.3.1 Policies of the **Regional Board** that pertain to areas designated as Agriculture/Resource (Ag/Res) and Agriculture/Resource 2 (Ag/Res 2) are as follows:

4.3.2 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).

4.3.3 Land Use

Within the Agriculture/Resource and Agriculture/Resource 2 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.**

4.3.4 In addition to Policy 4.3.3, the following uses may be permitted within the Agriculture/Resource and Agriculture/Resource 2 designation, subject to evaluation through a rezoning process where necessary; provided there is minimal impact on adjacent agricultural activities:

- (i) 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;
- (ii) Recreation Commercial uses as set out in Section 4.6.5 (i). But 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 camp sites;

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- (iii) Local Commercial uses as set out in Section 4.6.3;
- (iv) Public Development/Institutional uses as set out in Section 4.8 provided that where located within the ALR, they are needed to serve the community within which they are located.

4.3.5 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 and Agriculture/Resource 2 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 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 proposals as they may impact the policies of this Plan.

4.3.6 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 regulation;
- (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 and 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 fencing or leave strips.

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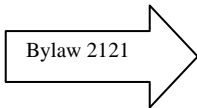
4.3.7 Residential Use

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.

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

- (i) Within the ALR, smaller parcels may be permitted under the homesite severance policy of the Land Reserve Commission.
- (ii) For lands not in the ALR, smaller parcels may be permitted for subdivision for a relative, as detailed in the *Local Government Act*.
- (iii) Topographical severances as provided in Section 3.2;
- (iv) Lands within the Dunster Community Area; as provided in Section 6.2;
- (v) In addition to (i) - (iv) above, within the Agriculture/Resource 2 (Ag/Res 2) designation, the density for the creation of new parcels is a minimum of 6 ha (15 acres);



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4.4 RURAL HOLDINGS (RH) AND RURAL RESIDENTIAL (RR)

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

4.4.2 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 favorable 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.

4.4.3 The RH or RR designations may include crown land identified as "Settlement Reserve Area" in the Robson Valley 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.

4.4.4 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 Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, or neighborhood conflicts).

4.4.5 In addition to Policy 4.4.4, the following uses may be permitted within the Rural Holdings and Rural Residential designations, subject to evaluation through rezoning procedures:

- (i) Recreation Commercial uses as set out in Section 4.6.5 (i), but 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.

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- (ii) Public Development/Institutional uses as set out in Section 4.8, provided that where located within the ALR, they are needed to serve the community within which they are located.

4.4.6 Parcel Sizes

Within the Rural Holdings 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:

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

4.4.7 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).

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4.5 SETTLEMENT CENTER (SC)

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

4.5.2 The Settlement Center 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 Centers will generally be the main recipients of future non-residential **development** in the Plan area to service the needs of adjacent residential development. The Settlement Center designations are depicted on the Plan Maps in Schedule 'B'.

4.5.3 Land Use

Within the Settlement Center 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 neighbor conflicts).

4.5.4 In addition to Policy 4.5.3, the following uses may be permitted within the Settlement Center designation, subject to evaluation through a rezoning process where required:

- (i) **manufactured home park**;
- (ii) Commercial uses as set out in Section 4.6
- (iii) Rural/Service industrial uses as set out in Section 4.7.4
- (iii) Public Development/Institutional uses as set out in Section 4.8
- (v) Park and Recreational uses as set out in Section 3.10

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4.5.5 Parcel Size

Within the Settlement Center 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 ha (1.0 acres) 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);

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4.6 **LOCAL, RECREATIONAL, HIGHWAY COMMERCIAL (LC,RC,HC,)**

4.6.1 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:

4.6.2 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 are to be located within Settlement Centers and on controlled access Highways at sites that best service the travelling public.

4.6.3 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, restaurant, and neighborhood pub; and
- (ii) residential.

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

- (i) all those uses permitted in Section 4.6.3;
- (ii) other commercial uses catering to the travelling public including, but not limited to, restaurant and overnight tourist accommodation of a hotel/motel type use which to not necessarily associate with outdoor recreational opportunities.

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4.6.5 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 and ski-hill;
- (ii) recreational airport, race track, drive-in theatre, roller rink and similar commercial recreational facilities; and
- (iii) residential.

Bylaw 2168

4.6.6

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 on-site sewage disposal.

4.6.7

Services

Parcels created within the Commercial designations require the following servicing:

- (i) parcels smaller than 4 ha (10 acres) may 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.

4.6.8

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 Center, Rural Residential settlement or municipality or, in Recreation Commercial locations.

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4.7 **INDUSTRIAL (IND/H, IND/L)**

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

4.7.2 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 Center or Agriculture/Resource designations through a rezoning process.

4.7.3 Industrial Locations

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

- (i) Other than Policy 3.7.5, new Heavy Industrial uses for the Plan area will only be considered through an amendment to the Plan;
- (ii) Light Industrial uses in rural areas 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 Centers 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
- (iv) Industrial uses are to be generally located so as to avoid conflicts with residential and other established land uses.

4.7.4 Rural and Service Industrial

- (i) Within a Settlement Center or Agriculture/Resource designation Rural and Service Industrial Uses shall generally be limited to:

logging/trucking contractors,
automobile/equipment repair,
equipment/animal auction yard, public
works yard, household goods repair,
greenhouse, nursery, agricultural
products processing (not including an
abattoir), limited resource processing;

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- (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.

4.7.5 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 4.7.4; 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.

4.7.6 Heavy Industrial

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

- (i) light industrial uses listed in Section 4.7.5 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 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.

4.7.7 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.

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4.7.8 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).

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.

4.7.9 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 on site disposal is not approved.

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4.8 PUBLIC DEVELOPMENT/INSTITUTIONAL (PD/I)

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

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

4.8.3 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, private school and other similar quasi-public uses;
- (iv) **agriculture**;
- (v) residential.

4.8.4 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.

4.8.5 Parcel Size/Servicing

Generally, there is no minimum parcel size or servicing requirements for uses listed in 4.8.3 (i) and (ii).

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5.0 RURAL COMMUNITIES

5.1 The communities in the Robson Valley - Canoe area have in addition to designations shown on the maps, the following community **development** guidelines:

(i) Dome Creek

Dome Creek is a small community on the Fraser River some 90 kms west of McBride and some distance north of Highway No. 16. The community was developed at the time of railway construction. Main industries are farming and logging. The center of the community focuses on a small lot subdivision around the school, post office and community hall. It is the policy of the Regional Board to recognize the rural community nature of Dome Creek by providing for minimal growth. The Regional Board recognizes that there may be interest in some industrial uses in Dome Creek and will consider proposals through an application to amend this plan.

Since the soils are generally good for on-site sewage disposal, the minimum parcel size for subdivision may be reduced to 0.8 ha [2 acres].

It is policy of the Regional Board to support Highway Commercial uses at the Dome Creek Access Road/Highway 16 junction, even though that area is within the Agricultural Land Reserve. Allowing services for the travelling public at this location provides the only midpoint break for drivers on Highway 16 between McBride and Prince George, and is considered an important safety issue.

ii) Crescent Spur

Crescent Spur is also an old railway community along the Fraser River approximately 50 km west of McBride. It is the policy of the Board to recognize the community nature of the Crescent Spur/Loos area by providing for some growth in the area.

Generally, the 1.6 ha [4 acres] minimum parcel size will apply in the Crescent Spur/Loos area, but a smaller parcel size may be allowed around existing dwellings in the old townsite, subject to evaluation through rezoning and subject to sewage disposal approval.

The general Commercial-Local designation indicates a policy that a local commercial use may be considered through a zoning evaluation anywhere in the Crescent Spur/Loos area.

iii) Dore River

The Dore River area is located west of McBride, straddling Highway No. 16 and the Dore River. This is an area of rural residential lots. Most of the area is in the Agricultural Land Reserve. Some of the Dore River residential uses are in an area which may have a potential for flooding.

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It is the policy of the Regional Board that no further subdivision will be supported in potentially flood prone areas along the Dore River. The Regional Board will support some further development in the Lamming Pit Road area, subject to Land Commission approval, evaluation through zoning and proven and acceptable sources of domestic water. A 1.6 ha (4 acres) minimum parcel size will generally apply.

iv) Mountainview Road

Mountainview Road runs downstream on the right bank of the Fraser River from Highway No. 16 east of McBride. There are a number of small lots and a manufactured home park in the area nearest to Highway No. 16. A good deal of the Mountainview Road area northwest of McBride is in the Agricultural Land Reserve. There are a number of alluvial fans and other potentially hazardous areas along Mountainview Road.

It is the policy of the Regional Board to direct development to non-ALR lands along Mountainview Road away from potentially hazardous areas.

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6.0 SPECIAL MANAGEMENT AREAS

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

6.2 Dunster Community Area

A Community Area designation is used to identify more spread out rural communities where there is a need to allow for limited additional scattered rural residential development, and where the Settlement Center designation is not appropriate.

The Dunster area, 35 km east of McBride, is identified as such a Community Area. The Community Area is designated as the area between Nevin (King) Creek and Small Creek and covers land either side of the Fraser River within the Valley Corridor.

It is the policy of the Board to recognize Dunster as an agricultural community where significant additional subdivision will not be allowed but limited rural residential subdivision may be permitted considering the following criteria:

- (i) land should be non-ALR or low capability ALR land preferably at the side of the Valley;
- (ii) Consolidating multiple farm holdings into larger parcels as part of the subdivision proposal will be considered, as a net benefit to agriculture;
- (iii) to prevent concentrations of residential development, there should not be more than 3 lots in any one location;
- (iv) new lots should have guaranteed access to residential water supply and flow in creeks will be considered.

It is the policy of the Board to generally allow lots of 1.6 ha (4 acres), although 0.8 ha (2 acres) lots may be allowed where land area is limited in the Community Area subject to evaluation through rezoning procedures, within the Agricultural/Resource designation.

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6.3 Hazard Lands

To protect against loss of life and to minimize property damage associated with flooding and other natural hazards, the Regional Board encourages agriculture, park, and open-space recreational uses in areas of potential hazard.

Where potentially hazardous lands are required for development – subdivision, as well as construction and siting of buildings and manufactured homes – such development shall be to those standards set out in the zoning bylaw, set by the Ministry of Environment, and/or set by a qualified geotechnical engineer.

6.4 Fringe Areas:

The area around the Village of McBride 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 endeavor to:

- (i) Provide for **development** that will compliment the Community Plan and policies of the Village of McBride especially with respect to land uses that are in close proximity to the municipal boundary;
- (ii) Recognize and support the role of the Village of McBride 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) Not encourage new **development** proposals that are **urban** in density and that require an **urban** level of servicing that could be better accommodated as an extension to the infrastructure within the Village of McBride;
- (vi) **Development** proposals within 5 km of the municipal boundary of McBride that require consideration through rezoning will be forwarded to the Village for comment.

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6.6 LAKE PROTECTION

While there are few lakes in the Robson Valley-Canoe Downstream area, policies of the **Regional Board** that pertain to the protection of the Region's **lake** resources are as follows:

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.

6.6.1 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 if rezoning is required.

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

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

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.

6.6.2 Watercourses

The 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 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.

The Board supports responsible management of the Fraser River through the Plan area with a view to preservation of this river in conjunction with the goals of the *Fraser Basin Management Program*.

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7.0 IMPLEMENTATION

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

7.2 Land Use Regulation:

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

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.

7.3 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.

7.4 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;

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- (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 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.

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.

7.5 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 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.

7.6 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 Board** and they are subject to the following:

- (i) Approval by the 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 *Local Government Act*;
- (iv) Approval by the Minister, pursuant to the *Local Government Act*.

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7.7 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.

The **Regional Board** recognizes that the Land Reserve Commission's (LRC) 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 LRC in the **development** of this Plan, it is understood that the Commission does concur with the content thereof towards setting a level of certainty of the nature of future **development** directions in the Plan area.

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

7.8 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.

7.9 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.

7.10 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:

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- (i) consistency with the objectives, policies and land use designations of this Plan;
- (ii) consistency with the provisions or orders of the Land Reserve Commission for lands within the Agricultural Land Reserve;
- (iii) the extent of agricultural **development** and potential for impact upon neighboring 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 other issue that may be relevant to a specific proposal.

Any proposed parcels that are to be less than 4 ha (10 acres) in size may be required to provide or have proven access to a sufficient domestic water supply.

Certified a true and correct copy of Schedule
'A' of Bylaw No. 1948, 2001.

Martin Taylor, Deputy Secretary