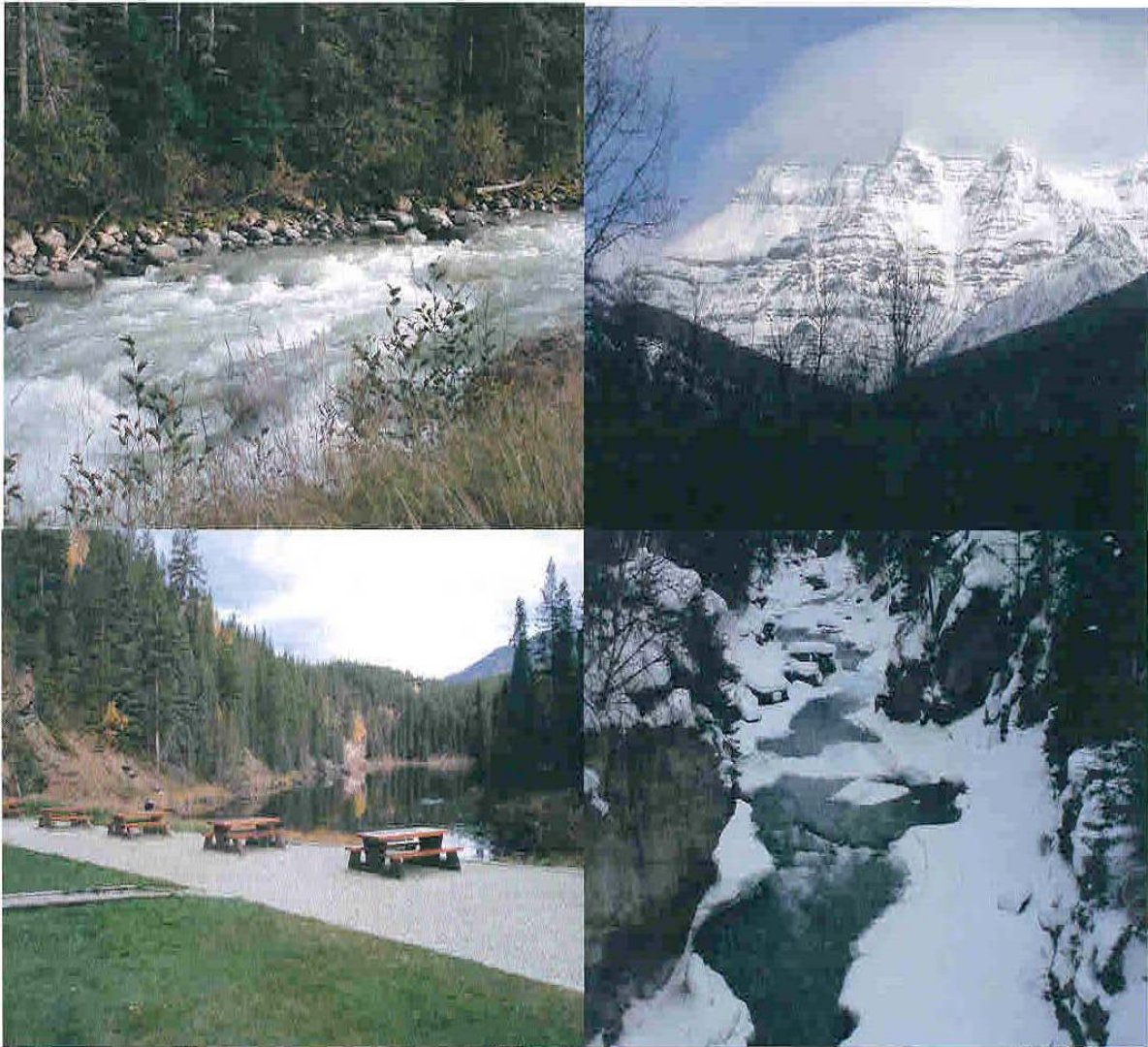


# ROBSON VALLEY-CANOE UPSTREAM

## OFFICIAL COMMUNITY PLAN



**REGIONAL DISTRICT**  
of Fraser-Fort George

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[NOTE: Map Nos. 1 to 15 are contained within Robson Valley-Canoe Downstream Area Official Community Plan Bylaw No. 1948.]

## 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** to guide decisions on planning and land use management for the Robson Valley-Canoe Upstream 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 Upstream 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 Upstream 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 efficient as possible for land use proposals which are consistent with the policies of this Plan;
  - iv) that the policies and decisions of the **Regional Board** strive to complement the land use policies of other levels of government;
  - v) to respect private property within a land use management framework while striving to improve the quality of life within rural communities in a method that respects environmental sustainability; and
  - vi) to provide a basis for more detailed land use management mechanisms.
- 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.
- d) The Board intends to amalgamate this Plan with the Robson Valley-Canoe Downstream Plan to ultimately provide one consistent Plan for the Robson Valley-Canoe Electoral Area.
- e) This Plan is intended to be visionary in nature, and contains broad policies to guide general land use trends. Interpretation of this plan should be in that context.

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

## 1.3 Interpretation and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

- i) the nutrient loading of the land exceeding the capability of the vegetation on the same property to utilize the nutrients and sediments prior to runoff from the property thereby creating pollution off site; and/or
- ii) creating a situation where “normal farm practices” pursuant to the *Farm Practices Protection Act*, or the Environmental Guidelines of the Ministry of Agriculture and Lands, 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;

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

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

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

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

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

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

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

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

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

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

## 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 Robson Valley-Canoe Upstream 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 Robson Valley-Canoe Upstream 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

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

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

c) Forest Resource Management Objective

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

d) Mineral and Geothermal Resource Management Objective

To support opportunity for mineral resource industry in a manner reflecting the importance of environmental protection, complementary to other industry in the valley. As there is short and long-term geothermal potential within the Plan area, to support exploration and **development** of the geothermal resource keeping in mind the need for all agencies including First Nations to be part of the analysis.



Schedule 'A' to Bylaw No. 2290  
Robson Valley-Canoe Upstream OCP

e) 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.

f) Agricultural Objective

The **Regional Board** supports the general objectives of the **Agricultural Land Commission** to preserve agricultural land. Subject to the needs of the Valemount Canoe area, 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.

g) Commercial and Industrial Objectives

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

ii) to promote a strong and stable regional economy by providing for industrial land requirements to accommodate the needs of new or expanding industrial activities that augment existing **development** and plans of neighbouring communities;

iii) to support the Village of Valemount as the commercial center for the region;

iv) to promote an orderly sequence of future industrial and commercial **development** compatible with neighbouring land uses and transportation facilities;

v) to provide for small-scale industrial uses and **home business** to encourage local employment opportunities, without contradicting the objective to support the Village of Valemount as the industrial and commercial center for the region;

vi) to recognize that resource extraction and industries are often best located in rural areas close to the resource;

vii) to recognize tourism as a viable industry in the area, and to provide tourism opportunities while retaining the importance of the Village of Valemount as the commercial center, and the forest industry as an equal and complementary industry.

h) Crown Land Objective

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

ii) To recognize and support the concepts and processes identified in the Commercial Backcountry Recreation Policy of the Province of B.C. to the extent that specific **developments** shall be consistent with this plan;

- iii) To recognize and reflect the designations and intent of the Robson Valley Land and Resource Management Plan.
- i) Environmental Objectives
  - i) To participate in the identification and protection of environmentally sensitive areas from **development** pressures that would lead to deterioration of the identified resource;
  - ii) To recognize that there are areas known to have potential hazardous conditions; and
  - iii) 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.
- j) Tourism Objectives
  - i) To recognize the importance of recreation, environment, and the economic and social vitality of the area as a strong component of the tourism industry;
  - ii) To provide for small scale tourism initiatives accessory to residential use throughout the plan area;
  - iii) To identify areas within the Plan which would be suitable for large scale resort development in conjunction with the Robson Valley Crown Land Plan and the Valemount 2020 Implementation Strategy.
- k) Recreation and Heritage Objectives

To encourage and facilitate the **development** of recreational opportunities, as well as the identification and conservation of significant archaeological and heritage resources within the Plan area.
- l) Services and Infrastructure Objectives:
  - i) To recognize the importance of utility corridors throughout the Plan area and to work with utility companies to ensure uses and subdivision within the vicinity of utility corridors are designed in such a manner as to reflect the regulatory requirements governing the utility company and the corridor. High density uses will generally be directed away from utility corridors;
  - ii) To support planning and implementation of rural services where a need is identified and public support and benefit is apparent;
  - iii) To ensure that **development** proposals are self supporting in terms of service and infrastructure requirements and add to the service level of the area.
- m) Greenhouse Gas Reduction Objective

There is increasing scientific evidence that links the emission of **greenhouse gases** to climate change. The provincial government, in partnership with local

governments is dedicated to reducing **greenhouse gas** emissions in British Columbia to help combat climate change.

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

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

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

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

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

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

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

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

- a) To not promote **development** proposals that would negatively impact adjacent planning areas;
- b) To advise neighbouring jurisdictions of **development** proposals that are in close proximity for their information and comment;

Schedule 'A' to Bylaw No. 2290  
Robson Valley-Canoe Upstream OCP

- c) 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.
  - i) First Nations:  
  
To consult with First Nation community representatives with respect to proposals that are in close proximity to known traditional lands.
  - ii) Thompson-Nicola Regional District:  
  
To stay in contact with the Thompson-Nicola Regional District with respect to **development** proposals in the Plan area that are in close proximity to their boundary.

### 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 Upstream Plan Area are as set out in this section.

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

Proposals that require consideration through a rezoning process are subject to evaluation as provided in Section 16.9 under Subdivision and Rezoning Evaluation.

#### 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 and Rural Residential designations and through **infill** outside of those designations. Generally, the plan will:

- a) provide for a range of residential and rural residential lifestyle choices;
- b) direct subdivision to designated Rural Holdings and Rural Residential areas;
- c) utilize existing communities as the main determinant in designating Rural Residential and Rural Holdings;
- d) provide for a range of parcel sizes consistent with physical land features, existing settlement densities and servicing requirements.

Subdivision of a parcel isolated from the remainder of the original parcel because of a **topographical constraint** or Highway No. 5 which restricts movement of farm equipment between the two parcels is supported, subject to approval by other agencies, and possibly rezoning, throughout the Plan area. Within Agricultural Land Reserve lands, consolidation of subdivided parcels leading to larger contiguous parcels on one side or both sides of the constraint is encouraged.

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:

- a) Generally, residential use shall be limited to one residential unit per parcel unless otherwise stated below or in the designations section.
- b) Notwithstanding the policy to limit residential use to one residence per parcel, on lands not within the Agricultural Land Reserve, 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 the Agricultural Land Reserve, Subdivision and Use Regulations, and evaluation through a rezoning process where necessary and required.

- c) A portion of a residence may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor space of the principal residence, the parcel can accommodate approved sewage disposal, meet applicable BC Building Code requirements and be zoned appropriately.
- d) 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.
- e) Generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified in this section.
- f) Notwithstanding, (i) above, 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.

### 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 Environmental Management Acts*. The **Regional Board** will strive to achieve the goals of avoiding conflicts between **agriculture** and other uses as promoted under the *Farm Practices Protection Act* in cooperation with the Ministry of Agriculture and Lands.

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 **Agriculture**

The Board recognizes that the agricultural industry is an integral part of the valley economic base, and is cognizant of the importance of retaining agricultural land for future food production.

With increasing pressure from tourism and residential interests, it is the policy of the Board to protect for **agriculture** those areas that have easy access to water for irrigation. The soils through the majority of the valley are very sandy and appear to provide the best returns with constant irrigation.

The area between DL's 7357 in the north and DL 7370 in the south along the eastern slopes of the valley has the largest amount of Class 3 soils and easy access to water for irrigation. Fragmentation of lands in this area will generally not be supported.

The bottom lands along the Canoe River have easy access to water for irrigation. Fragmentation of lands along the Canoe will generally not be supported.

The mid part of the valley from DL 5701 in the north to DL 5689 has access to the McLennan River on the west side and a number of mountain streams on the east side for irrigation purposes. Fragmentation of lands in this area will generally not be supported.

The plateau formed by a bend in the McLennan River where the Valemount Airport is located, has the river along the eastern boundary of the plateau for irrigation water, but little in the way of mountain streams on the west side. Fragmentation of this area will generally not be supported in the short term. Possible future airport expansion may lead to a need for non-farm use and subdivision in this area.

The area immediately west of the Village of Valemount south of the McLennan River and north of the Cedarside/Highway No. 5 intersection is not supported for **agriculture**. Water supply for irrigation purposes is not easy to obtain and this area is a logical rural residential area in close proximity to the Village of Valemount. While there is some current agricultural use in the area, it is the policy of the Board that rural residential use should be dominant.

### 3.6 **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.

### 3.7 **School District No. 57**

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

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

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

### 3.8 **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 evaluating **development** proposals.

### 3.9 **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 *Local Government Act*.



### 3.10 **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 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 for traffic impact analysis when considering major **development** proposals.

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

It is recognized that in the very long term, there may be a need for a highway bypass around the Village of Valemount, and the Board will work with agencies and the public to identify an appropriate route.

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

### 3.11 **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 endeavour 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 Forests, as well as community and private facilities.

**Public parks** are included in the Public Development/Institutional (PD/I) designation, Section 9, and are permitted throughout the Plan area.

b) Recreation in subdivisions:

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 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.

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 containing physical evidence of human habitation or use before 1846. Protected sites may not be destroyed, excavated or altered without permission of the Ministry responsible.

3.12 **Rural Wildfire**

The **Regional District** will work with the Ministry of Forests and the Village of Valemount 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 fireguards, in order to protect denser population areas from wildfire.

3.13 **Fish Protection**

The **Regional Board** recognizes the importance of the Fraser River and its tributaries as home to migratory salmon stocks. The Regional Board will consider development within the riparian areas of the Fraser River and its tributaries with respect to effects on fish stocks, and as such has instituted Development Permit requirements on riparian areas of certain watercourses in the Plan area (Section 12).

3.14 **Environmentally Sensitive Areas**

The **Regional Board** supports the protection of environmentally sensitive areas and wildlife corridors as designated by the Ministry of Sustainable Resource Management in the Crown Land Plan. The **Regional Board** discourages **development** in these important areas. The environmentally sensitive and wildlife corridor protection areas are shown on the Plan maps for information only.

#### 4.0 **LAND USE DESIGNATIONS AND MAPS**

##### 4.1 **General**

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

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

##### 4.2 **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:

Area Map and Index  
Map No. 16 – Mount Robson  
Map No. 17 – Swiftcurrent Creek  
Map No. 18 – Tete Jaune Cache  
Map No. 19 – Jackman  
Map No. 20 – Blackman Road  
Map No. 21 – Valemount  
Map No. 22 – Cedarside  
Map No. 23 – Canoe Mountain  
Map No. 24 – Kinbasket  
Map No. 25 – Albreda  
Map No. 26 – Valemount Glacier

##### 4.3 **Conceptual Designations**

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

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

## 5.0 AGRICULTURE/RESOURCE (AG/RES)

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

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

### 5.1 Land Use

- a) Within the Agriculture/Resource designation the primary uses of land will generally be limited to:
  - i) **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 neighbourhood conflicts);
  - ii) **forestry** and **other resource extraction uses**;
  - iii) **public open space**;
  - iv) residential;
  - v) **home business**;
  - vi) uses recognized by the Province as Backcountry Resorts and Recreation Activities.
- b) In addition to the land uses listed above, the following uses may be permitted within the Agriculture/Resource designation, subject to evaluation through a rezoning process where necessary; provided there is minimal impact on adjacent agricultural activities:
  - i) 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 7.4. Within the Ag/Res designation, a campground/lodge use shall be limited to a maximum of 10 units of accommodation either in a lodge or cabins, and a maximum of 25 campsites;
  - iii) Local Commercial uses as set out in Section 7.2;
  - iv) Public Development/Institutional uses as set out in Section 9.1, provided that where located within the ALR, they are needed to serve the community within which they are located.

### 5.2 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 Ag/Res designation. The extraction and removal of sand and gravel deposits is subject to the

*Mines Act*. If the land is within the ALR, it is subject to the *Agricultural Land Commission Act*, and if it is on Provincial Crown Land, use of the land may be regulated under the *Land Act*.

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

### 5.3 **Agricultural Land**

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

- a) support the *Agricultural Land Commission Act* with its general objective of protecting agricultural land for future food production;
- b) discourage and restrict the fragmentation of agricultural land by subdivision by means of generally large minimum parcel size regulation;
- c) direct non-farming residential uses to existing residential settlements and away from existing or potential future agricultural areas;
- d) 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;
- e) 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.

### 5.4 **Residential Use**

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

### 5.5 **Minimum Parcel Size**

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

- a) smaller parcels may be permitted under the homesite severance policy of the **Agricultural Land Commission**, or a subdivision for a relative, as detailed in the *Local Government Act*, or
- b) **topographical constraints** as provided in Section 3.2.

## 6.0 RURAL HOLDINGS (RH) AND RURAL RESIDENTIAL (RR)

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

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

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 forecasted to be needed to meet the five-year residential land supply, they are shown within a conceptual circle designation with a dashed designation boundary.

### 6.1 Land Use

- a) Within the Rural Holdings and Rural Residential designations the primary uses of land will generally be limited to:
  - i) residential;
  - ii) **home business**;
  - iii) **forestry** and **other resource extraction uses**; and
  - iv) **agriculture** (intensive **agriculture** may be restricted on parcels not sufficient in size to achieve compliance with *Farm Practices Protection (Right to Farm) Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, or neighbourhood conflicts).
- b) In addition, 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 7.4(i)(a). 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;
  - ii) Local Commercial uses as set out in Section 7.2;
  - iii) Public Development/Institutional uses as set out in Section 5.5, provided that where located within the ALR, they are needed to serve the community within which they are located.
  - iv) Rural and Service Industrial uses as set out in Section 8.2 within the Rural Holdings (RH) designation only.

### 6.2 Parcel Size

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

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

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

- a) 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
- b) where a **community sewage system** with adequate capacity exists, or if constructed, would solve servicing problems associated with on-site sewage disposal, the parcel size may be reduced to 0.4 ha (1 acre).

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

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

### 7.1 **General**

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

- a) Local Commercial uses at locations best suited to serve rural populations;
- b) Recreation Commercial uses on a broad basis throughout the Plan area; and
- c) Resort Commercial uses at locations specified in the Plan and supported where needed by the Crown Land planning process.

### 7.2 **Local Commercial (LC)**

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

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

Within the Local Commercial (LC) designation, the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres). However, a smaller parcel size may be permitted for parcels that are serviced by **community sewage system** and **community water distribution** or are capable of accommodating approved on-site sewage disposal.

### 7.3 **Highway Commercial (HC)**

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

- a) all those uses permitted in a Local Commercial designation;
- b) other commercial uses catering to the travelling public including, but not limited to, restaurant and overnight tourist accommodation of a hotel/motel type use not necessarily associated with outdoor recreational opportunities.

Within the Highway Commercial designation, the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres). However, a smaller parcel size may be permitted for parcels that are serviced by **community sewage system** and **community water distribution** or are capable of accommodating approved on-site sewage disposal.

### 7.4 **Recreation Commercial (RC)**

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

- a) 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;



- b) recreational airport, race track, drive-in theatre, and similar commercial recreational facilities; and
- c) residential in conjunction with the commercial use.

Within the Recreation Commercial (RC) designation, the density for creation of new parcels will vary within the designated area. Generally, there will be no minimum parcel area recommended.

#### 7.5 Resort Commercial (RESORT-COM)

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

This designation is not intended to support an independent and self-sufficient fully serviced town with expected commercial, public and industrial services for its residents. This designation provides for a use which will complement and enhance the Village of Valemount as the commercial and service center for the Canoe Valley.

##### a) Permitted Uses:

Within the Resort Commercial (RESORT-COM) designation, the primary permitted use of land will generally be limited to:

- i) a resource based recreational attraction which may include, but is not limited to, mountain resort, ski-hill, gondola, golf course, guest ranch, and hot spring spa.

##### b) Secondary Uses

The following uses may be permitted within the Resort Commercial (RESORT-COM) designation, secondary to a primary use:

- i) residential;
  - ii) tourist accommodation and related commercial services;
  - iii) Local Commercial (LC) uses as set out in Section 7.2 a);
  - iv) Recreation Commercial (RC) uses as set out in Section 7.4 a); and
  - v) Public Development/Institutional (PD/I) uses as set out in Section 9.0.
- c) The specific locations of secondary land uses are not depicted on Plan maps and must be sited in accordance with the resort Master Plan.

#### 7.6 Resort Commercial (RESORT-COM) Policies

The following are policies of the Regional Board pertaining to the Resort Commercial (RESORT-COM) designation and will be considered during a zoning amendment process:

##### a) Residential:

- i) Residential uses including Single-Family Residential, Two-Family Residential, Multi-Family Residential and secondary suites are supported;
- ii) Home business uses within residential or accessory buildings is not supported;
- iii) Bed and Breakfast use within a residential use is supported;
- iv) Tourist accommodation use within a residential use is supported;

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- v) The siting, size and layout of residential uses is to comply with zoning bylaw regulations and applicable Development Permit guidelines;
  - vi) All residential uses are to be served by an approved community water distribution system unless the property is proven capable of providing individual onsite water supply;
  - vii) All residential uses are to be served by an approved community sewage system unless the property is proven capable of individual onsite sewage disposal; and
  - viii) The development of a residential use is to incorporate sustainable design methods, principles and technologies.
- b) Commercial:
- i) Commercial development must include sufficient availability or development of affordable employee housing; an employee housing needs assessment may be required in conjunction with a zoning amendment;
  - ii) Commercial development must include sufficient parking;
  - iii) The siting, size and layout of commercial development is to comply with zoning bylaw regulations;
  - iv) All commercial uses are to be served by an approved community water distribution system;
  - v) All commercial uses are to be served by an approved community sewage system; and
  - vi) The development of a commercial use is to incorporate sustainable design methods, principles and technologies.
- c) Utility and Public Development/Institutional (PD/I):
- i) Utility uses that do not support the development or operation of a primary permitted use are prohibited and should be directed to the Village of Valemount or outside the resort area;
  - ii) Facilities typical of permanent self-sufficient residential communities, including but not limited to, schools, hospitals and libraries should be directed to the Village of Valemount or outside the resort area;
  - iii) Public Development/Institutional uses accessory to a primary permitted use, such as fire hall, emergency medical clinic, and public open space, are supported;
  - iv) Utility and Public Development/Institutional uses should integrate landscaping and screening to minimize impacts to human-use corridors and neighbouring properties; and
  - v) The development of Utility and Public Development/Institutional uses is to incorporate sustainable design methods, principles and technologies.
- d) Subdivision:
- i) There is no minimum lot size for the purpose of subdivision: generally, parcel size should be appropriate to the use proposed;
  - ii) All lots to be created are to be served by an approved community water distribution system unless the property is proven capable of providing individual onsite water supply;
  - iii) All lots to be created are to be served by an approved community sewage system unless the property is proven capable of individual onsite sewage disposal; and
  - iv) The location and layout of a proposed subdivision will be evaluated through the applicable zoning amendment, the Development Permit process, and the subdivision approval authority.

- e) Solid Waste Management:
  - i) Solid waste management facilities are to include waste minimization and recycling programs to reduce the volume of waste transported to a Regional District landfill;
  - ii) The transportation and disposal of solid waste and recycling is the responsibility of the resort's utility operator and strata corporations and fee simple property owners;
  - iii) The resort developer/utility operator is to work closely with the Regional District to ensure the waste management strategy is in conformance with the Regional Solid Waste Management Plan;
  - iv) Solid waste management is to be addressed during development and will be evaluated as part of a zoning amendment process; and
  - v) The development of solid waste management facilities should incorporate sustainable design methods, principles and technologies.
  
- f) Snow Management:
  - i) Snow management is to be addressed during the design of subdivisions, roads and parking lots;
  - ii) Adequate building setbacks and land area for snow management and snow storage is to be addressed during development and will be evaluated as part of a zoning amendment process; and
  - iii) The development of snow management should include sustainable design methods, principles and technologies.
  
- g) Transportation:
  - i) The establishment of transit systems connecting the Resort Commercial use to major airports and population centres such as Valemount, Prince George and Kamloops is supported;
  - ii) The establishment, maintenance and expansion of pedestrian and cycle trail systems throughout the Resort Commercial community is required;
  - iii) Providing efficient access routes and parking facilities for large vehicles such as buses, fire-trucks and delivery vehicles while maintaining a pedestrian and cycle trail system is encouraged;
  - iv) The development of a road network and circulation plan that minimizes conflicts with recreational facilities and pedestrian/ trail systems is encouraged; and
  - v) The development of secondary access/egress routes for emergencies, such as fires, is encouraged.
  
- h) Fire Suppression:
  - i) Community water distribution systems must be able to supply fire flow levels of water;
  - ii) Fire separations between structures, surrounding trees and undergrowth and wildfire management is to be addressed during development and evaluated as part of the Development Permit process; and
  - iii) Building and subdivision design is to follow to Fire Smart (British Columbia edition) principles.

- i) Development Permit Areas:
- i) The Canoe Mountain Development Permit Area is designated to protect the natural environment, enable safe development in areas which may be subject to wildfire hazards, and establish form and character of commercial and multi-family development. Development is subject to evaluation through the Development Permit process as detailed in Section 12.4.
  - ii) The Valemout Glacier Development Permit Area is designated to protect the natural environment and enable safe development in areas which may be subject to natural hazards. Development is subject to evaluation through the Development Permit process as detailed in Section 12.5.
- j) Form and Character:
- i) The form and character of development, which are in addition to the requirements of the BC Building Code, are to be managed and directed by the developer/resort land owners.
- k) Sustainable Design:
- i) Sustainable design methods, principles and technologies should be considered for all aspects of resort development in order to reduce the impact on the natural environment. For example:
    - Development should respect the natural resources of the site, enhance appreciation of the natural environment and strive to minimize impacts.
    - Development methods should minimize consumption and the production of material waste.
    - Development should adopt water conservation best practices and technologies.
    - Energy efficient design should be promoted in all buildings.
    - Night lighting should be adequate for safe movement, and where possible, shielded and directional so as not to impact on adjacent properties and the night sky.
    - Developed areas should be separated from environmentally sensitive areas with natural buffers.
    - The use of locally sourced building materials should be encouraged.
    - Architectural design should minimize building footprint to reduce the amount of land required for construction and minimize creation of water-impermeable surfaces.
    - Consideration should be given to sun exposure to take advantage of natural lighting for buildings and public spaces.

## 7.7 Resort Commercial (RESORT-COM) Communities

Within the Plan area, there are two predominate areas designated Resort Commercial (RESORT-COM).

### a) Valemout Glacier Destination:

An 8966 ha site located in the Premier Range west of the Village of Valemout is designated RESORT-COM to support the development of a four-season resort. The Valemout Glacier Destination project is subject to a Master Plan and Master Development Agreement with the Province of British Columbia. The Regional District recognizes and supports continued opportunities for First Nations participation in the resort development process.

The vision of the Valemout Glacier Destination development is to provide a tourism destination with lift access to high-alpine glaciers and mountains for year-round skiing, snowboarding and

sightseeing. Secondary recreational activities such as hiking and mountain-cycling in summer, and tobogganing, ice skating and snowshoeing in winter are also planned. The village is planned as an integrated and pedestrian oriented base area containing hotels, townhomes, strata residential and rental units, single family chalets, commercial facilities (restaurants, retail outlets and tourist facilities), an interpretive centre and a guest relations centre.

b) Canoe Mountain:

A 360 ha site at the base of Canoe Mountain south of the Village of Valemount is designated RESORT-COM to support the development of a four-season resort.

The vision of the Canoe Mountain development is to recognize the potential of an established heli-skiing destination and to develop a four-season resort. The Master Plan approved by the Province of British Columbia includes a main resort village with sightseeing gondola, tourist accommodation, golf course, campground, public open space, residential, and other related uses.

## 8.0 INDUSTRIAL (L/IND, H/IND)

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

### 8.1 General

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 Rural Holdings or Agriculture/Resource designations through a rezoning process.

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

- a) New Heavy Industrial proposals for the Plan area will only be considered through an amendment to the Plan; if proposed elsewhere than where currently designated;
- b) Light Industrial uses in rural areas may be considered on a limited basis for local employment opportunities subject to a Plan amendment;
- c) Rural and Service Industrial uses will be generally directed to Rural Holding and Agriculture/Resource areas, subject to a rezoning process;
- d) Provisions will be made for the accommodation of **home businesses** throughout the Plan area; and
- e) Industrial uses are to be generally located so as to avoid conflicts with residential and other established land uses.

### 8.2 Rural and Service Industrial

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

Rural and Service Industrial uses shall include but are generally not limited to: logging/trucking contractors, automobile/equipment repair, household goods repair, greenhouse, nursery, agricultural products processing (not including an abattoir), and limited resource processing.

- b) A floor space maximum of 500 sq. m (5380 sq. ft.), for buildings utilized in the rural or service industrial use; and
- c) residential in conjunction with the industrial use.

### 8.3 Light Industrial

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

- a) Rural and Service Industrial uses listed in Section 8.2; and
- b) manufacturing and warehousing/storage uses which are not associated with significant noise levels or emissions to the air, land or water; and

- c) a floor space maximum of 1000 sq. m (10,760 sq. ft.) for buildings utilized in the light industry.

#### 8.4 **Heavy Industrial**

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

- a) Light Industrial uses listed in Section 8.3 with no maximum floor space;
- b) sawmill, planer mill, pulp mill and other timber or wood product processing and manufacturing uses;
- c) mining, minerals processing and related industry;
- d) other heavy industrial uses including abattoirs, petroleum storage and processing or utility complexes, vehicle and equipment salvage;
- e) additional residential accommodation for staff if the use location is relatively remote from a residential settlement.

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.

#### 8.5 **Parcel Size**

Within the Light Industrial designation, the minimum parcel size for the creation of new parcels is generally 2 ha (5 acres).

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.

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

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

## 9.0 PUBLIC DEVELOPMENT/INSTITUTIONAL (PD/I)

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

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

### 9.1 Land Uses

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

- a) community recreation area/facility, firehall, school, domestic waste disposal/treatment site, park, **public open space**, government office and other similar public uses;
- b) utilities;
- c) church, school and other similar quasi-public uses;
- d) **agriculture**;
- e) residential;
- f) airport.

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

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

### 9.2 Parcel Size/Services

Generally, there is no minimum parcel size or servicing requirements for uses listed in the Public Development/Institutional (PD/I) designation.



## 10.0 **FUTURE (F)**

Policies of the Regional Board that pertain to areas designated as Future (F) are as follows:

Properties in the Future designation are not pre-destined for any particular use, due to uncertainty in predicting future land use needs. In the public interest, future land use options are being retained. Any proposal for use of these lands will require evaluation through a Plan amendment and rezoning.

Land uses in the Future designation will generally include agriculture and residential uses until such time as future land uses are determined and appropriate Plan and Zoning amendments are complete. Subdivision within the Future designation is not supported without a Plan amendment.

This designation is intended to be complimentary to the Crown Land Plan in the Robson Valley-Canoe Upstream area.

## 11.0 RURAL COMMUNITIES

### 11.1 General

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

### 11.2 Tete Jaune Cache

Tete Jaune Cache is a historical community on the Upper Fraser River at the junction of Highways No. 5 and No. 16. The community focuses on a mixture of residential lots, with some commercial uses on the north side of the river. The confluence of the McLennan River is the site of a large salmon spawning area.

The general policy of the **Regional Board** is to provide some area for expansion of rural residential lots in the Tete Jaune area. The area south of the Old Tete Jaune Road, west of Blackman Road is designated Rural Residential to provide an area for **development** in the medium term.

### 11.3 Mount Robson and Approach Corridor

Mount Robson, the highest peak in the Canadian Rockies, is a designated World Heritage Site. The highway corridor from Tete Jaune Cache to Mount Robson Park is an integral part of the approach and experience of the park.

The general policy of the **Regional Board** is to preserve the scenic nature of the approach and the area around Park Headquarters by not supporting any further subdivision or **development** east of the Terry Fox Rest Area on Highway No. 16. Consolidation of existing parcels and re-subdivision at the Kinney Lake Road/Hwy 16 intersection may be supported to provide better lands for uses supported by current zoning.

It is the objective of the **Regional Board** to support the current level of services at the Kinney Road intersection. There is currently provision for Highway Commercial, Recreation Commercial, Public Development and Residential uses. There is not seen to be a need for further designations at the present time. Any new proposals would be evaluated through an amendment to this Plan.

Within the area between Tete Jaune Cache and Mount Robson, there is the recognition of some historical sites that should be protected. Any **development** should take into account the fact that this corridor has historically been a transportation route.

### 11.4 McLennan – Highway No. 5 - North of Valemount

This community, located north of Valemount, near the old airport, is based on a concentration of existing **development** on both sides of the highway. **Development** potential is limited by topographical features, the railway, highway and utility corridors. The policy of the **Regional Board** is to recognize the existing **development** providing a range of community and highway oriented services.

The old Valemount Airport provides room for a helicopter base, a site for the Forest Service Fire Base and provides emergency landing for light aircraft.

The general Light Industrial designation west of the highway recognizes the existence of a heavy equipment repair shop. There is a residential area immediately behind the industrial use. Further expansion of this industrial area is not supported at the present time.

#### 11.5 **Cedarside**

Cedarside is the industrial area south of Valemount. Having an area to direct heavy industrial interests is an economic benefit to the Village of Valemount. The **Regional Board** supports this area for further industrial **development** keeping in mind the threat of wildfire and air shed protection.

The Rural Residential designation in Cedarside supports Board's policy for some residential use in the area. The density policy within the Rural Residential area will generally be based on a 1.6 ha (4 acre) minimum parcel size, but may be reduced to 0.8 ha (2 acres) contingent on sewage disposal capabilities.

The Board supports the **development** of a maintained fire break on the north side of the Cedarside industrial area. Construction and maintenance of a fire break will be included as assessment criteria for any new **development**.

#### 11.6 **Albreda**

Albreda is a rural community on Yellowhead Highway No. 5 South at the south end of the **Regional District**. The general area is in the narrow Camp Creek valley. There is little **development** potential in Albreda due to the narrow valley, the highway, the railway, the gas-line and utility corridor, and the potential for natural hazards from the mountains or from Camp Creek. Where **development** is proposed, a geotechnical engineer's assessment may be required prior to any approval being granted.

## 12.0 DEVELOPMENT PERMIT AREAS

### 12.1 General

The **Regional Board** considers that the protection of the environment, protection of riparian areas and views, and the threat of wildfire are significant issues in the Plan area. Development Permit areas have been designated in the Plan pursuant to the terms of the *Local Government Act*.

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 Water, Land & Air Protection and the various Guidelines, Codes and regulations of the Ministries of Water, Land & Air Protection and Agriculture and Lands.

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

### 12.2 Tete Jaune to Albreda Watercourse Development Permit Area

- a) Those areas as shown on the Plan Maps, along the Fraser, McLennan, Tete, Swift, Canoe, and Camp watercourses, are hereby designated as the Tete Jaune to Albreda Watercourse Development Permit Area.
- b) The Tete Jaune to Albreda Watercourse Development Permit Area is designated as a Development Permit Area pursuant to the *Local Government Act* for protection of the natural environment, its ecosystems, and biological diversity.
- c) The objective of designating the Tete Jaune to Albreda Watercourse Development Permit Area is to:
  - i) ensure the protection of the water quality of the watercourses, which have high fisheries values including important spawning and rearing habitat, so that **developments** within the specified Development Permit Area significantly reduce any detrimental effect on water quality;
  - ii) protect riparian flora and fauna and their associated habitats from potential impacts of a **development** through the retention of vegetation along the watercourses.

It is these special conditions and objectives that justify the designation.

- A. The Development Permit area boundaries, shown on the Plan maps, are as follows:

- 1. Fraser River – 100 m from the **natural boundary**
- 2. McLennan River – 60 m from the **natural boundary**
- 3. Tete Creek – 60 m from the **natural boundary**
- 4. Canoe River – 50 m from the **natural boundary**
- 5. Camp Creek – 50 m from the **natural boundary**
- 6. Swift Creek – 50 m from the **natural boundary**

- B. The main guidelines for the issuance of Development Permits, pursuant to the *Local Government Act* that will assist in achieving the objectives

as set out in Section 12.2 (a) above, is that where issuance of a Development Permit is being considered for **development** of a proposed use that is consistent with the Plan, then:

- d) The location of sewage disposal systems will be evaluated with respect to the distance from the watercourse to minimize or eliminate nutrients and harmful organisms entering the watercourse with the general guideline that:
  - i) Sewage disposal systems should be located as far as possible from the watercourse. The defining soil and site conditions will determine whether and where a sewage disposal system may be constructed.
  - ii) Natural vegetation shall be retained or planted between the sewage disposal system and the watercourse.
- e) **Development** will be evaluated with respect to the distance of buildings and structures from the **natural boundary** of the watercourse, and impact to the riparian vegetation, with the general guidelines that:
  - i) buildings or structures along the Fraser River be located not less than 60 m from the **natural boundary** of the river;
  - ii) buildings or structures along the McLennan River, Canoe River, Tete Creek, Swift Creek, and Camp Creek be located not less than 30 m from the **natural boundary** of these watercourses;
  - iii) an area not greater than the Development Permit area identified in this Plan, may be defined as an area to remain free of **development**;
  - iv) the erosion of sediments or surface runoff will be considered as part of the Development Permit evaluation, with the intent to protect the watercourses from impact as a result of the **development**.
- f) **Development** of land for agricultural purposes is to be done in a manner that minimizes the potential impact on water quality with the general guidelines that clearing of land for agricultural purposes or the agricultural use of the land is to meet or exceed the requirements of Provincial and/or Federal Legislation and Guidelines for agricultural uses next to waterbodies.

### 12.3 Mount Robson Corridor Development Permit Area

- a) That area shown on the Plan Maps, between Tete Jaune Cache and Mount Robson, is hereby designated as the Mount Robson Corridor Development Permit Area.
- b) The Mount Robson Corridor is designated as a Development Permit Area pursuant to the *Local Government Act* for:
  - i) protection of **development** from hazardous conditions;
  - ii) protection of the natural environment; and
  - iii) establishment of objectives for the form and character of commercial **development**.

- c) The objective of designating the Mount Robson Corridor Development Permit Area is to:
- i) protect areas which may be subject to natural hazards including avalanche, rockfall, debris flows and torrents, flooding, unstable slopes, and high rates of erosion;
  - ii) protect the natural environment, its ecosystems, and biological diversity; and
  - iii) ensure future commercial **development** is of high visual quality as the area has high scenic values.

It is these conditions and objectives that justify the designation.

- d) The main guidelines for the issuance of Development Permits, pursuant to the *Local Government Act* that will assist in achieving the objective as set out in Section 12.3 c) above is that where issuance of a Development Permit is being considered for **development** of a proposed uses that is consistent with the Plan, then:

- i) The siting of buildings or the location of lots proposed by subdivision will be evaluated and varied, if necessary, to remove **development** from known natural hazards as far as possible.
- ii) Riparian flora and fauna and their associated habitats will be protected from potential impacts of **development** through the retention of vegetation along watercourses.
- iii) Commercial **development** should be screened from Highway No. 16 by retention of natural vegetation, or replanting of vegetation, where possible.
- iv) The character of commercial **development** shall generally be such that it does not detract from the high scenic value by virtue of unsightliness.
- v) The palette of colours used on commercial building exteriors should be subtle and natural or earth toned.

While not part of the Development Permit requirements, it is encouraged that all signage within the Mount Robson Corridor Development Permit area compliments the scenic surroundings.

#### 12.4 **Canoe Mountain Development Permit Area**

- a) The areas shown on the Plan Maps, south of Valemount, are hereby designated as the Canoe Mountain Development Permit Area.
- b) The area shown is designated as a Development Permit area pursuant to the *Local Government Act* for:
  - i) protection of the natural environment;
  - ii) protection from wildfire hazard; and
  - iii) establishment of objectives for the form and character of commercial and multi-family **development**.

- c) The objectives of designating the Canoe Mountain Development Permit Area – east of Yellowhead Highway No. 5, south of the Canoe River, and west of the Canoe West Forest Service Road – as an area where Development Permits are required are:
- i) to protect the natural environment, its ecosystems, and biological diversity;
  - ii) to protect areas and **development** from wildfire hazard; and
  - iii) to ensure that the form and character of commercial and multi-family **development** does not detract from the high scenic values of the area.

It is the policy of the Regional Board that these special conditions and objectives justify the designation.

- d) The main guidelines for the issuance of Development Permits, pursuant to the *Local Government Act*, which will assist in achieving the objectives as set out in *subsection (c)* above is that where issuance of a Development Permit is being considered for **development** of a proposed use that is consistent with the Plan, then:
- i) impact on the environment during the construction stage will be considered, and may require protective measures;
  - ii) the cumulative impact of a **development** on the flora and fauna will be considered, with special attention given to the impact on Provincially identified “endangered”, “threatened”, or “sensitive” species;
  - iii) the siting of buildings and structures will be evaluated with respect to the risk of wildfire. Clearing, spacing, and man-made fire buffers may be considered; and
  - iv) the siting and form of buildings and structures shall be evaluated in terms of the effect on the viewscape from Valemount, and from the top of Canoe Mountain.

## 12.5 Valemount Glacier Development Permit Area

### a) Designation Category

The area shown on the Plan Maps, west of Valemount, is hereby designated as the Valemount Glacier Development Permit Area pursuant to the *Local Government Act* for:

- i) protection of the natural environment, its ecosystems and biological diversity; and
- ii) protection of development from hazardous conditions.

### b) Objectives and Justification

The Valemount Glacier Destination mountain resort is located within a sensitive ecosystem at high elevation where proposed development sites may be subject to natural hazards. Hazardous conditions may include, but are not limited to, lands susceptible to: flooding, wildfire, avalanche, mud flows, debris torrents, bank instability, erosion, groundwater seepage, rock falls, subsidence, or landslide. These areas may also pose a potential threat to adjacent lands, thereby creating areas unsafe for use and or development. Hazardous conditions may in some cases be abated by using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance. A conservative approach should be taken when considering development adjacent to natural hazard areas because of some uncertainties related to forecasting, as well as unforeseen changing conditions caused by future climate change.

A general biodiversity objective for the Valemount Glacier Destination project is to retain all ecological elements and processes, including species richness, distribution and diversity during both the construction phase and the on-going operation of the resort. Protecting the integrity of diverse ecosystems and fostering biodiversity through the utilization of sound environmental practices, while safeguarding people and property from potentially hazardous conditions, are general principles to be followed.

The objectives of designating the Valemount Glacier Development Permit Area are to:

- i) Protect and enhance the natural ecosystem, its aquatic and riparian zones, and biodiversity, for their intrinsic wilderness and tourism values.
- ii) Identify hazardous lands when considering development for human safety and protection of property.
- iii) Identify interface wildfire hazards and implement wildfire mitigation initiatives and requirements.

It is the policy of the Regional Board that these special conditions and objectives justify the designation.

c) Development Permit Guidelines – General

- i) In general, within a Development Permit Area, the owner must obtain a Development Permit prior to:
  - 1) construction of, or addition to, a building or other structure or alteration of land;
  - 2) subdivision.
- ii) An application for a Development Permit must include sufficient information to evaluate the proposal with respect to the objectives of the Development Permit Area. Detailed scale drawings, geotechnical reports, landscape plans, drainage plans, and other reports prepared by qualified professionals may be required.
- iii) An area of land within a Development Permit Area may be required to remain free of development. Building setback requirements specified in a zoning bylaw may be varied or supplemented.
- iv) The Regional District may refuse to issue a Development Permit where an application is submitted for a land use that is inconsistent with the polices and guidelines of this Plan, the Provincial Mountain Resort Master Plan and Master Development Agreement, or not permitted by a zoning bylaw, or any other local bylaw, or a Provincial or local regulation.
- v) Construction of, or addition to a building, or alteration of land, within an area affected natural hazards requires a report from a qualified professional to identify safe building areas, development setback lines, and any necessary mitigation works.
- vi) Undeveloped buffers should be maintained between developed areas and environmentally sensitive areas, which include but are not limited to, watercourses, wetlands, riparian areas, steep slopes, and critical wildlife habitat features. Buffer areas should preserve as much natural vegetation as possible while taking interface wildfire factors into account.



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- vii) The extent of site disruption caused by site re-grading and cuts and fills must be minimized for all structures and roads. Wherever possible, the alignment of buildings and roads should run parallel to the natural contours.
  - viii) Land clearing, land filling, land grading, irrigation works and landscaping may be regulated for protection of riparian areas and watercourse ecology. Areas may be designated within which no drainage or related systems may be constructed, works may be required to preserve or enhance natural water sources, and the planting or retention of trees and vegetation may be required.
  - ix) The impacts of upslope development activities (e.g. land clearing) on downslope areas must be considered.
  - x) Existing vegetation should be retained wherever possible. Where re-planting is required, native plants should be chosen based on their suitability for local conditions and resistance to wildfire. Vegetation should be protected from damage due to snow storage.
  - xi) Environmental Best Management Practices and Guidelines established by the Province of British Columbia should be considered and implemented where possible. (e.g. Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia)
  - xii) The siting, form and exterior design and finish of buildings and other structures should be in accordance with Fire Smart (British Columbia Edition) principles.
  - xiii) The placement and type of landscaping, and the removal of vegetation from natural forested areas in proximity to buildings and structures, should be in accordance with Fire Smart (British Columbia Edition) principles.
- d) Development Permit Guidelines – Subdivision
- i) A report from a qualified geotechnical professional is required to identify potential natural hazards and address the layout and safe building areas of proposed lots and uses with respect to the natural hazards.
  - ii) A report from a qualified professional is required to identify and address the management of environmentally sensitive areas, drainage, erosion and sediment control on a watershed-wide basis.
  - iii) The guidelines in Section 12.5 c) also apply.

a) Development Permit Exemptions

Notwithstanding that a Development Permit is required by Section 12.5 c), Development Permits may not be required under the following conditions:

- i) Construction of accessory buildings that meet Fire Smart principles, require no alteration of land, and have a floor area not greater than 10m<sup>2</sup>.
- ii) Additions to buildings which increase the floor area by up to 15%, provided the addition or alteration is in compliance with any applicable geotechnical reports on file with the Regional District.
- iii) Signage.

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- iv) Construction of chairlifts or people movers associated with mountain resort/ ski-hill operations.
- v) Temporary buildings and structures where no land alteration is required (e.g. construction sites, special events, etc.).
- vi) Roads and minor utilities.

### 13.0 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 Water, Land and Air protection, and/or set by a qualified geotechnical engineer.

## 14.0 SPECIAL MANAGEMENT AREAS

It is considered that the West Valemount area requires some specific **development** and servicing policies to help coordinate **development** in relation to existing and future plans within the Village of Valemount.

The West Valemount Special Management Area is bounded on the north by Swift Creek and the McLennan River; on the east by a line running south to Starrat Marsh from the west boundary of George Hicks Park; on the south by an extension of the south boundary of DL 7126 running from the marsh to the toe of the slope; and on the west generally along the toe of the slope, as shown on the Plan maps.

The West Valemount Special Management Area is designated for Rural Residential and Rural Holdings **development**. Lot sizes in the 0.8 ha to 1.6 ha (2 to 4 acre) and 1.6 ha to 15 ha (4 to 37 acre) range are supported, with the intent to provide a rural residential lot inventory to balance and complement the **urban** size serviced lots within the Village of Valemount.

Generally, commercial and industrial uses in this area are not supported. **Home businesses** within the home or in an accessory building would be complementary to the residential use, and would provide economic opportunity for residents. Bed and Breakfast use is supported. Small, low impact, neighbourhood oriented commercial endeavours may be supported, subject to evaluation through a rezoning process.

Residential **development** proposals will be assessed through the zoning process and following issues will typically be considered:

- a) retention of rural atmosphere
- b) protection of fish bearing streams
- c) protection of Starrat Marsh
- d) water supply
- e) sewage disposal
- f) wildlife corridors
- g) wildfire protection
- h) airport flight lines
- i) protection of viewscales
- j) preservation of mountain access.

## 15.0 VILLAGE OF VALEMOUNT

The area around the Village of Valemount requires some specific **development** and servicing policies to help coordinate **development** in relation to existing and future plans within the jurisdiction of the municipality.

The Regional Board will:

- a) be supportive of Village boundary expansion, particularly in the following areas:
  - i) in the southeast, including 13<sup>th</sup> Avenue, 17<sup>th</sup> Avenue, Aspen and the area north of the marsh east to the CNR; and
  - ii) in the Canoe Mountain saddle area.
- b) provide for **development** that will complement the Community Plan and policies of the Village of Valemount, especially with respect to land uses that are in close proximity to the municipal boundary.
- c) recognize and support the role of the Village of Valemount to accommodate most of the fully serviced population growth for the region.
- d) recognize that large tourism **developments** in the Community Plan area may result in some fully serviced areas outside the current municipal boundaries and the Regional Board will:
  - i) ensure the Village is an integral part of any planning for these facilities;
  - ii) ensure that any servicing infrastructure or roads associated with these **developments** shall meet or exceed the standards of the Village of Valemount.
- e) recognize that the large tourism projects will bring increased interest in tourism, commercial and service uses. The Regional Board will encourage such service and commercial uses to locate within the municipal boundaries of the Village.
- f) support the **development** of low impact recreation commercial uses intended to provide outdoor recreation opportunities for the travelling public outside the municipal boundaries, in consultation with the Village of Valemount, through the rezoning process.

### 15.1 Valemount Airport

The **Regional Board** supports further **development** of the Valemount Airport to provide airport facilities required for medevac and increased tourism and industrial use.

The lands immediately adjacent to the Valemount airport, particularly within the confines of the airport property, are supported as areas for aviation related uses, and such uses will be directed to this area. Uses may include, but are not limited to, terminal facilities, fueling stations, air-side control facilities, car rental agencies and other uses commonly accepted as airport related.

In the long term, light industrial uses may be supported in the vicinity of the airport. Agricultural uses continue to be dominant in the area in the short to medium term.

## 16.0 IMPLEMENTATION

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

### 16.1 Land Use Regulation

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

Generally, the 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.

### 16.2 Zoning and Subdivision

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

### 16.3 Temporary Use Permits

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

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

- a) provision of temporary tourist accommodation;
- b) seasonal sale of fresh produce;
- c) seasonal sale of food and refreshments;
- d) holding of a consignment farm or equipment auction;
- e) temporary sawmill;
- f) **home business** not accommodated by zoning provisions;
- g) processing of natural materials and preparation of construction and road building materials; and
- h) 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 indicates that it has objections to the proposed use with reference to traffic safety, and the jurisdictions of other agencies will be accounted for.

#### 16.4 Other Regulations

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

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

#### 16.5 Development Proposals Contrary to the Plan

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

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

#### 16.6 Agricultural Land Commission

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

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

However, in consulting with the **Agricultural Land Commission** in the **development** of this Plan, it is understood that the Commission does concur with the content 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 ALR that are approved by the **Agricultural Land Commission**, remain subject to the policies and regulations of the **Regional District**.

#### 16.7 Building Inspection

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

### 16.8 On-Site Sewage

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

### 16.9 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:

- a) consistency with the objectives, policies and land use designations of this Plan;
- b) consistency with the provisions or policies of the **Agricultural Land Commission** for lands within the Agricultural Land Reserve;
- c) the extent of agricultural **development** and potential for impact upon neighbouring agricultural use;
- d) the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
- e) public opinion as received through the public information and hearing requirements of the *Local Government Act*;
- f) 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;
- g) impact on the transportation network;
- h) environmental impact and potential for hazardous conditions;
- i) any other issue that may be relevant to a specific proposal;
- j) any proposed parcels that are to be less than 4 ha (10 acres) in size are encouraged to provide or have proven access to a sufficient domestic water supply.

Certified a true and correct copy of Schedule 'A' of  
Bylaw No. 2290, 2006.

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General Manager of Corporate Services