

REGIONAL DISTRICT OF FRASER-FORT GEORGE

BY-LAW NO. 1587, 1996

A BY-LAW TO ESTABLISH AN OFFICIAL COMMUNITY PLAN FOR THE SALMON RIVER-LAKES AREA WITHIN ELECTORAL AREAS A AND A PORTION OF G OF THE REGIONAL DISTRICT OF FRASER-FORT GEORGE

WHEREAS the Regional Board has, by Bylaw No. 843, adopted an Official Community Plan for the Salmon River-Lakes area, and desires to replace it with a new Official Community Plan adopted by Bylaw pursuant to the *Local Government Act* RSBC 1979, as amended;

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

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

AND WHEREAS the Board has given the public opportunity to examine and comment on the proposed Salmon River-Lakes Official Community Plan;

AND WHEREAS the Plan has been referred to the City of Prince George , Bulkley Nechako Regional District, *Land Reserve Commission* and School District No. 57 for comment;

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

1. This By-law shall apply to the land described on Map No. 1 in Schedule 'B', attached hereto and forming part of this By-law.
2. Schedules 'A' and 'B' attached hereto and forming part of this By-law, are hereby adopted as the Official Community Plan for the area to which this By-law applies.
3. If any section, subsection, sentence, clause, phrase or map of this by-law is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. "Salmon River-Lakes Official Community Plan Bylaw No. 843, 1986" as amended, is hereby repealed.
5. This By-law may be cited for all purposes as "Salmon River-Lakes Official Community Plan By-law No. 1587, 1996."

READ A FIRST TIME ON THE 16TH DAY OF JANUARY, 1997.

A PUBLIC HEARING IN RESPECT OF THIS BY-LAW WAS HELD ON THE 3RD, 4TH, 5TH, 6TH AND 18TH DAY OF MAY, 1997.

READ A SECOND TIME ON THE 15TH DAY OF MAY, 1997.

READ A THIRD TIME ON THE 19TH DAY OF JUNE, 1997.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS ON THE 10TH DAY OF SEPTEMBER, 1997.

ADOPTED ON THE 16TH DAY OF OCTOBER, 1997.

CHAIRPERSON

DEPUTY SECRETARY

I hereby certify that this a true and correct copy of By-law No. 1587 as adopted on the 16th day of October, 1997.

A. BERNARDO, DEPUTY SECRETARY

Not Part of Bylaw No. 1587, 1996

Salmon River-Lakes Official Community Plan

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SALMON RIVER-LAKES OFFICIAL COMMUNITY PLAN

1.0 GENERAL PROVISIONS

1.1 PURPOSE OF PLAN

1.1.1 The purpose of this Official Community Plan is to state the broad land use objectives and policies of the **Regional Board** for the Salmon River-Lakes area within the **Regional District** of Fraser-Fort George, as set out in Part 29 of the *Local Government Act*, and 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 Salmon River-Lakes Area as set out in Schedule 'B'.

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

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

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

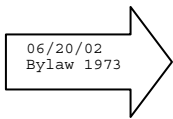
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1.2 JURISDICTION

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

1.2.2 All or parts of the Salmon River-Lakes Plan Area are within the jurisdiction of superseding legislation, including but not limited to the *Forest Act*, *Petroleum and Natural Gas Act*, *Health Act*, *Land Act*, *Mines Act*, *Mineral Tenure Act*, *Water Act*, *Health Act*, *Waste Management Act*, and the *Agricultural Land Reserve Act*. No policy or land use designation removes the need to obtain approval required by any other jurisdiction. In particular, a number of objectives, policies and land use designations of this Plan apply to land which is located in the Agricultural Land Reserve (ALR).



Any proposal that is in the ALR and does not conform to this Plan requires either approval by the Provincial Land Reserve Commission, or be preceded by an amendment to this Plan that is approved by the Provincial Land Reserve Commission.

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1.3 INTERPRETATION AND DEFINITIONS

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

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

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

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

"community water distribution" means a system that distributes potable water to five or more parcels;

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

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

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

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

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

"intensive agriculture" means those forms of agriculture that include:

(1) the confinement of poultry, livestock or fur bearing animals (not including kennels), or mushroom growing, for commercial or domestic raising, breeding or food production and specifically relates to:

(a) the nutrient loading of the land exceeding the capability of the vegetation on the same property to utilize the nutrients and

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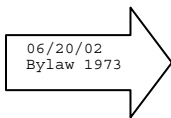
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sediments prior to runoff from the property thereby creating pollution off site; and/or

- (b) creating a situation where "normal farm practices" pursuant to the Farm Practices Protection Act, or the Environmental Guidelines of the Ministry of Agriculture, Fisheries and Food, or the Code of Agricultural Practice for Waste Management, B.C. Regulation 131/92, are not being adhered to.

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

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



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

"**Land Farm Treatment facility**" means a facility on a site greater than or equal to 4 hectares, at which petroleum products and hydrocarbons that contaminate soil, are either stored on site or decomposed of by being spread onto the ground. This area must be enclosed by a berm and it may include buildings and structures that are wholly incidental and subordinate to such an activity.

"**manufactured home**" means any structure less than 5m in width containing a residential dwelling unit whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Manufactured Home Act;

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

"**other resource extraction uses**" means extraction and processing of natural materials, mineral exploration, uses related to the operation of pipelines or railways, and similar uses;

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

"**public open space**" means public or private land and water, not occupied by buildings or storage of materials that has value for park and recreation purposes, natural resource preservation or historic or scenic purposes;

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

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

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

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

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GENERAL OBJECTIVES

- 2.0 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 Salmon River-Lakes 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 Salmon River-Lakes Plan Area:

INTER-PLAN CONSISTENCY OBJECTIVES

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

Overall Objective

- 2.1.2 To have, or work towards, a pattern of land use which:
- (i) reflects the wishes of residents for living and working opportunities, including making provision for growth and **development**;
 - (ii) minimizes conflict between adjacent land uses;
 - (iii) accounts for expressions of Provincial (and other governmental) policies; and
 - (iv) allows for the efficient and effective provision and use of public services.

Resource Management Objective

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

Transportation Objective

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

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Agricultural Objective

- 2.1.5 To support the general objectives of the Land Reserve Commission, namely to preserve agricultural land and encourage the establishment and maintenance of farms and the use of land within the Agricultural Land Reserve compatible with agricultural purposes and to guide other forms of development so as to minimize negative impacts on agricultural uses.

Commercial Objective

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

Industrial Objectives

- 2.1.7 To promote a strong and stable regional economy by providing for industrial land requirements to accommodate the needs of new or expanding industrial activities that augment existing **development** and plans of neighbouring communities.
- 2.1.8 To encourage the continuation of the City of Prince George's role as the primary service, commercial and industrial centre for the region.
- 2.1.9 To promote an orderly sequence of future industrial and commercial **development** compatible with neighbouring land uses and transportation facilities.
- 2.1.10 To provide for small scale industrial uses and home based business to encourage local employment opportunities, without contradicting objective 2.1.8.
- 2.1.11 To recognize that resource extractive industry are often best located in rural areas close to the resource.

Crown Land Objective

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

Environmental Objectives

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

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- 2.1.14 To identify areas known to have potential hazardous conditions.
- 2.1.15 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.

Recreation and Heritage

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

Services and Infrastructure

- 2.1.17 To support the planning and implementation of rural services and infrastructure according to need, feasibility and public support in a manner that addresses those needs and provides for an enhancement of neighbouring services.
- 2.1.18 To ensure that **development** proposals are self supporting in terms of service and infrastructure requirements and add to the service level of the area.

- 2.1.19 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

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Official Community Plans targets, policies and actions that the local government will undertake to reduce the emission of **greenhouse gas** within their jurisdiction.

Greenhouse gas emissions are monitored, calculated and provided to the Regional District by the provincial government. The Community Energy Emissions Inventory (CEEI) was completed by the provincial government in 2007 and provides a baseline for energy consumption and **greenhouse gas** emissions for the province and the Regional District. The CEEI for the Regional District in 2007 was 1,192,452 CO₂e (t). The Regional District is committed to a 15% reduction of 2007's greenhouse gas emission levels by 2015 and a 33% reduction by 2020.

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

- 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.

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- b. Subdivision of large parcels is limited by promoting subdivision in established small parcel designations identified in the Plan.
 - c. Promote farming within the Regional District by allowing agricultural opportunities through designation as identified by the Plan.
- v) Create opportunities within the Regional District to establish secondary residences.
- a. The General Housing policy of this Plan outlines provisions that promote increasing the density of residences where appropriate.
- vi) Promote community outreach and public awareness campaigns.
- a. Continue a partnership with the Recycling and Environmental Action Planning Society (REAPS) to deliver programs in schools and the general population regarding recycling, composting, community garden workshops and other educational initiatives.
 - b. Continue a partnership with the Prince George Air Improvement Roundtable (PGAIR) that has a goal to continue to improve air quality in the Prince George area by providing scientific information and awareness campaigns to the public.
 - c. Continue to promote the Anti-Idling campaign at Regional District facilities.
- vii) Increase the percentage of buildings built above Building Code standards, with regard to energy efficiency, in the Regional District by 20%.
- a. Determine the feasibility of developing and implementing an incentive program to build greater energy efficient residences by 2015.
 - b. Determine the feasibility of prohibiting the installation of new fireplace inserts or woodstoves that do not meet either the Canadian Standards Association (CSA) B415 Standards or Environmental Protection Agency (EPA) certification.
 - c. Provide information to developers that encourage the building of greater energy efficient buildings.
- viii) The Regional District will explore new policies, strategies and initiatives that reduce the emission of **greenhouse gases** as they develop.

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RELATIONSHIP TO OTHER PLANNING AREAS

- 2.2.0 As this plan includes part of the greater Prince George Area the objectives for land use relationships between this Plan, the City and other adjacent planning areas are as follows.
- 2.2.1 To not promote **development** proposals that would negatively impact adjacent planning areas.
- 2.2.2 To advise neighbouring jurisdictions of **development** proposals that are in close proximity for their information and comment.
- 2.2.3 To coordinate land use **development** that is adjacent to neighbouring jurisdictions such that it complements current and future land uses on either side of the jurisdictional boundary.

First Nations

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

Bulkley Nechako Regional District

- 2.2.5 To stay in contact with the neighbouring **Regional District** with respect to **development** proposals in the Plan area that are in close proximity to its boundary.

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LAND USE DESIGNATIONS AND MAPS

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

3.0 Land Use Designations

3.1 General Policies

3.2 Agriculture/Resource (Ag/Res)

3.3 Rural Holdings (RH) and Rural Residential (RR)

3.4 Settlement Centre (SC)

3.5 Lakeshore Settlement (LS) and Lake Protection

3.6 Local, Recreational and Highway Commercial (CL, CR, CH)

3.7 Industrial Designation/Uses

3.8 Public Development/Institutional (PD/I)

3.9 Parks, Recreation and Heritage

3.10 Transportation

4.0 Special Management Areas

4.1 Flooding Hazards

4.2 Rural Wildfire

4.3 Prince George Fringe Area

5.0 Implementation

5.1 Land Use Regulation

5.2 Subdivision and Rezoning Evaluation

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Land Use Designations and Maps (cont'd)

MAPS

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

Map No. 1	General Index Map
Map No. 2	Chief/Ness Lake Road
Map No. 3	Vivian/Saxton Lakes
Map No. 3A	Ness Lake
Map No. 4	Murch/Hoodoo Lakes
Map No. 5	Nukko/Chief Lakes
Map No. 6	North Kelly/Pilot Mountain
Map No. 7	Salmon Valley
Map No. 8	Summit Lake

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

- (i) a general location for land uses consistent with the designation and may include existing uses consistent with the designation; or
- (ii) an existing use, consistent with the designation; that does not have clearly defined boundaries; or
- (iii) when combined with a dashed boundary around the designated lands it indicates that the development time frame is beyond a projected five year time period.

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GENERAL POLICIES

- 3.1 The policies of the **Regional Board** pertaining to general overall land use issues affecting the Salmon River-Lakes Plan Area are as follows:
- 3.1.1 It is not the purpose of this Plan to set out detailed land use and subdivision regulations, which are established in zoning and other by-laws, and it is the policy of the Board that the uses, densities and servicing requirements described in this Plan are subject to further definition and adjustment in land-use management by-laws and permits that are consistent with this Plan.
- 3.1.2 Proposals that require consideration through a rezoning process are subject to evaluation as provided in Policy 5.2.1.

Residential Subdivision

- 3.1.3 The Plan provides for additions to the amount of land available for housing through subdivision for residential purposes mainly in the Rural Holdings, Rural Residential and Settlement Centre designations and through **infill** outside of those designations. Generally, the plan will:
- (i) provide for a range of residential and rural residential lifestyle choices;
 - (ii) direct subdivision to designated Rural Holdings, Rural Residential and Settlement Centre areas;
 - (iii) utilize existing communities as the main determinant in designating Settlement Centres, Rural Residential and Rural Holdings;
 - (iv) provide for a range of parcel sizes consistent with physical land features, existing settlement densities and servicing requirements; and
 - (v) require a proven potable domestic water supply for new parcels less than 4 ha (10 acres) in size, other than for a public **development** or utility use.
- 3.1.4 Subdivision of a parcel isolated from the remainder of the original parcel along a physical constraint such as a road or railway right-of-way or topographical constraint is permitted, subject to approval by other agencies, throughout the Plan area.
- 3.1.5 Small areas of existing subdivision may not be specifically recognized by Plan designations but may be recognized through implementing bylaws.

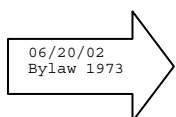
Housing

- 3.1.6 Provisions for housing, including affordable housing and rental housing, are addressed through the following provisions:
- (i) Generally, residential use shall be limited to one residential unit per parcel unless otherwise stated below or in the designations section.

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- (ii) Notwithstanding the policy to limit residential use to one residence per parcel, one additional residence may be permitted on parcels 4 ha (10 acres) or larger subject to evaluation through a rezoning process where necessary and if required, approval of the Land Reserve Commission for sites in the A.L.R.



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

- (iii) A portion of a residence may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor space of the principal residence, the parcel can accommodate approved sewage disposal, meet applicable B.C. Building Code requirements and be zoned appropriately. Lakeshore properties require evaluation based on potential lake impact.
- (iv) Generally, both conventional houses and **manufactured homes** are permitted in most areas of the Plan, however there may be some restrictions, applied through zoning, based upon the needs of local communities.
- (v) Generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified in Section 3.1.6.

Environment

- 3.1.7 The **Regional Board** supports the objectives and goals of the *Fraser Basin Management Program* in improving the Fraser River's environmental quality.
- 3.1.8 The **Regional Board** supports the elimination of health hazards and minimization of air and water pollution by working with the Provincial Ministries responsible, as they relate to land use.
- 3.1.9 The **Regional Board** will promote familiarity with the Codes of Agricultural Practice for Waste Management in terms of the *Health and Waste Management Acts*. The Regional Board will strive to achieve the goals of avoiding conflicts between agriculture and other uses as promoted under the *Farm Practices Protection Act* in cooperation with the Ministry of Agriculture, Fisheries and Food.

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AGRICULTURE/RESOURCE (AG/RES)

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

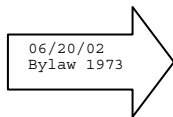
3.2.1 The Agriculture/Resource designation applies to the majority of lands within the Plan Area including both privately owned and Crown lands utilized for primary resource extraction, **agriculture**, **non-development** or are relatively remote as shown on the Plan's maps. Any land within the Plan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

Land Use

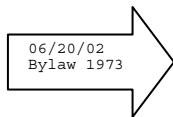
3.2.2 Within the Agriculture/Resource designation the primary uses of land will generally be limited to:

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

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



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



All non-farm uses proposed within the ALR that require an application under the *Agricultural Land Reserve Act* will be assessed for their potential impact on adjacent agricultural operations and the long term agricultural potential of the area.

Mineral and Aggregate Resources

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

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

3.2.5 Agricultural Land

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

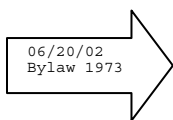
- (i) support the *Agricultural Land Reserve Act* with its general objective of protecting agricultural land for future food production;
- (ii) discourage and restrict the fragmentation of agricultural land by subdivision by means of generally large minimum parcels size regulations;
- (iii) direct non-farming residential uses to existing residential settlements and away from existing or potential future agricultural areas;
- (iv) not promote **development** of agricultural land for non-agricultural uses unless it is shown that there is no practical alternative location or that it will not be detrimental to the long term agricultural potential of the land as determined by the Land Reserve Commission for lands within the ALR;
- (v) support the buffering of agricultural land in the ALR from the impact of new non-agricultural subdivision that may include the provision of fencing or leave strips.

Residential Use

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

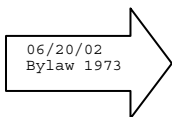
Minimum Parcel Size

3.2.7



Within the Agriculture/Resource designation the density for creation of new parcels is a minimum of 60 ha (150 ac), with the following exceptions that may require evaluation through a rezoning process and an application under the *Agricultural Land Reserve Act* for land within the ALR:

- (i) The minimum parcel size may be reduced to recognize the creation of a parcel under the homesite severance policy of the Land Reserve Commission or a subdivision for a relative, as detailed in the *Local Government Act*;
- (ii) Topographical severances pursuant to Policy 3.1.4. For lands located within the ALR, in consultation with the Land Reserve Commission, proposed subdivisions along topographical severances will be assessed for



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their potential impact on adjacent agricultural operations and the long term agricultural potential of the property and of the area.

- (iii) For Ag/Res land within the Prince George Fringe Area (Section 4.4):
 - (a) where it has been established to the satisfaction of the Board, in consultation with the Land Reserve Commission, that the land is not suitable for agriculture, the minimum parcel size may be reduced to 4 to 15 ha (10 to 37 acres) to provide individual larger rural residential parcels subject to a rezoning process, provided there is not a significant impact upon adjacent agricultural uses;
 - (b) the minimum parcel size may be reduced to 1.6 ha (4 acres) where the purpose is to permit infill subdivision consistent with surrounding parcel sizes, provided that for land within the ALR support of the Land Reserve Commission is required.

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RURAL HOLDINGS (RH) AND RURAL RESIDENTIAL (RR)

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

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

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

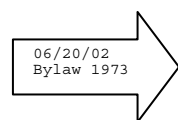
Land Use

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

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

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

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



All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

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Parcel Sizes

- 3.3.5 Within the Rural Holdings designation the density for creation of new parcels is based on a minimum parcel size of 15 ha (37 acres), with the following exceptions that may require evaluation through a rezoning process:
- (i) the minimum parcel size may be reduced to 6 ha (15 acres) where such density is consistent with neighbouring parcel sizes and will not have a noticeable detrimental impact upon neighbouring agricultural uses; and
 - (ii) the minimum parcel size may be reduced to 1.6 ha (4 acres) where the purpose is to permit **infill** subdivision consistent with neighbouring parcel sizes.
- 3.3.6 Within the Rural Residential designation the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres), with the following exceptions that may be considered through the evaluation of a rezoning process:
- (i) where land is suitable for on-site sewage disposal on parcels smaller than 1.6 ha (4 acres), the minimum parcel size may be reduced to 0.8 ha (2 acres); or
 - (ii) where the provision of a community sewer system and a community water system with adequate capacity exists, or if constructed would solve servicing problems associated with the inability of a property to be able to accommodate on-site sewage disposal on parcels of 0.8 ha (2 acres) or larger, the parcel size may be reduced to 0.4 ha (1 acre).

Rural Communities

- 3.3.7 The various Rural Residential, Rural Holdings and Settlement Centre designations have the following community **development** guidelines:
- (i) Nukko Lake - Chief Lake are established communities located northwest of Prince George including an elementary school, community hall and commercial development serving a larger settled area. The SC designation is centred on the school, hall and general store area where further community service activities should be directed.
 - (ii) While the Nukko Lake shoreline subdivision level is at its maximum level, as determined by the Lakeshore Guidelines, the Chief Lake shoreline still retains some potential for additional subdivision.
 - (iii) Additional residential growth opportunities are possible within the RR, RH and SC designations to the standards as established within those respective policy sections, typically considered through a rezoning process.

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- (iv) The general PD/I designation in the vicinity of D.L.'s 2498, 2501 and 2502 indicates the requirement for park land dedication, pursuant to the *Local Government Act*, at the point of subdivision. Parkland dedication from different subdivisions should be located contiguously wherever possible.

3.3.8

Ness Lake

- (i) Ness Lake area has developed as a desirable rural residential and recreational area and the lake receives considerable use. According to the Regional Board's Lakeshore Guidelines, no more subdivision is to be permitted on Ness Lake, recognizing the level of development currently on the lake and the potential capacity to handle development related impacts.
- (ii) Much of the subdivision on Ness Lake was created for recreational cottage usage. Many of the parcels are being used on an increasingly permanent basis. Building and sewage disposal requirements are the same for both recreational cabins or permanent residences, and the Lakeshore Guidelines have sewage setback requirements from the lake that will protect the future lake water quality. Therefore, settlement next to the lake may include either seasonal or permanent residential use without harming the integrity of the lake water quality.
- (iii) The Settlement Centre designations are centered on:
 - (i) the existing combined firehall/community meeting facility, Regional Park, postal boxes and other community facilities; and
 - (ii) the intersection of Ness Lake Road and Austgarden Road north of the commercial silviculture nursery.
- (iv) Public development/Institutional designations on or close to the lake include Regional Park properties, Provincial Parks and institutional camping facilities.

3.3.9

Salmon Valley

- (i) Salmon Valley is located north of Prince George on Highway 97, and is an established rural residential area and the focus for a rural and agricultural community. The Board's general policy for Salmon Valley is to recognize it as a Rural Residential community, but not to identify the area for major additional subdivision because of the generally high agricultural capability of adjacent land, some problems with the suitability of the soils and water table for on-site servicing, and floodplain limitations.

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Existing subdivision nodes are recognized through Rural Residential or Rural Holdings designations.

- (ii) The Commercial-Highway designation on the south side of the Salmon River Bridge recognizes a former commercial site that could be re-established, with approval from the Ministry of Transportation and Highways as the first highway commercial use north of Prince George on Highway 97.
- (iii) DL 7700 on the north side of the Salmon River is hereby designated PD/I as it identifies a potential future community recreation area on Crown Land.

Chief and Ness Lake Roads

- 3.3.10 (i) In the Ness Lake Road area, between Ness Lake and Chief Lake Road, there has been a significant amount of subdivision of parcels in the 4 ha - 15 ha [10 - 40 acres] parcel size range, and it is Board's policy for these areas that there should be no further subdivision except as provided for in the Rural Holdings and Rural Residential designations.
- (ii) The Recreation Commercial (RC) designation south of Ness Lake Road depicts an existing recreational airport use.

Goose Country Road

- 3.3.11 The Board policy for Goose Country Road area, which is recognized by Rural Residential and Rural Holdings designations is to remain a low density rural residential area.

North Kelly

- 3.3.12 North Kelly has developed as a substantial rural residential settlement area and is designated RR in the Plan. This area will be able to accommodate much of the demand for new residential construction as many of the existing parcels are undeveloped. There should not be a need to expand on rural residential subdivision within the time frame of this Plan, however, if demand warrants expansion into the undeveloped designated RR areas to the north-west could be considered.

Summit Lake

- 3.3.13 Summit Lake is a residential and recreational community located on Highway 97 at the north end of the Plan area. The Board's general policy for Summit Lake is to recognize the existing areas of subdivision, and to allow for some potential

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additional development which may be tied to the resolution of servicing problems, but not to establish Summit Lake as a major growth area.

- (i) Resolution of sewage disposal problems on existing substandard size parcels through the implementation of a community sewage system remains subject to financial feasibility and community initiative.
- (ii) The conceptual PD/I designation at the north end of Summit Lake identifies Crown Land that is a potential community recreation area.
- (iii) The conceptual Settlement Centre designation indicates that community service uses may be considered through rezoning procedures, with the preferred location of local commercial use being the Summit Lake Road/Adams Road junction, but other locations within the Settlement Centre or at the Summit Lake Road/Highway 97 junction may also be considered.

Reid Lake

- 3.3.14 Reid Lake is an established agricultural community with the majority of lands located within the A.L.R. The Community Plan does not promote subdivision in this area in support of its agricultural nature.

Lakeshore Parcels

- 3.3.15 Parcels that are close to a lakeshore may also be affected by the Lakeshore Settlement designation. Where there is a conflict between the Rural Holdings or Rural Residential designations and the Lakeshore Settlement policies, the Lakeshore Settlement policies prevail.

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SETTLEMENT CENTRE (SC)

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

3.4.1 The Settlement Centre designation generally identifies geographically well defined established communities including existing and future residential uses and may also have a range of community facilities and services. The Settlement Centres will generally be the main recipients of future non-residential **development** in the Plan area to service the needs of adjacent residential development. The Ness Lake, Nukko Lake, and Summit Lake Settlement Centre designations are depicted on the Plan Maps in Schedule 'B'.

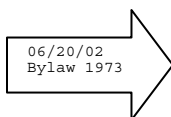
Land Use

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

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

3.4.3 In addition to Policy 3.4.2, the following uses may be permitted within the Settlement Centre designation, subject to evaluation through a rezoning process where required:

- (i) **manufactured home** park;
- (ii) Commercial uses as set out in Section 3.6;
- (iii) Rural/Service industrial uses as set out in Section 3.7;
- (iv) Public Development/Institutional uses as set out in Section 3.8;
- (v) Park and Recreational uses as set out in Section 3.9.



All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

Parcel Size

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

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- (i) where the provision of a community sewer system and a community water system are available to solve servicing problems associated with existing small parcels, the minimum parcel size or overall density may be changed to 0.2 ha (0.5 acre) for **infill** and extensions to the service systems;
- (ii) if parcel sizes of less than 1.6 ha (4 acres) cannot support suitable on-site sewage disposal then residential densities equivalent to, or larger than, 0.4 ha (1.0 acre) may be considered subject to the provision of a community sewer system, community water system, other necessary infrastructure service and Public Development/Institutional needs;
- (iii) where land is suitable for on-site sewage disposal on parcels smaller than 1.6 ha (4 acres), the minimum parcel size may be reduced to 0.8 ha (2 acres);

Lakeshore Parcels

3.4.5

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

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LAKESHORE SETTLEMENT (LS) and LAKE PROTECTION

3.5 Policies of the **Regional Board** that pertain to areas designated Lakeshore Settlement (LS) and the protection of the Region's **lake** resources are as follows:

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

LAKESHORE SETTLEMENT (LS)

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

Land Use

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

- (i) residential (either seasonal or permanent);
- (ii) **home business**;
- (iii) all uses are subject to retention of a vegetated lakeshore buffer area
- (iv) for lands within the ALR, agriculture is a permitted use.

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

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

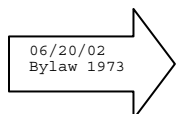
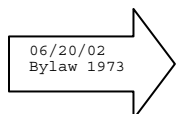
All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

Lakeshore Development Guidelines

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

Subdivision Density

3.5.6 Within the LS designation the maximum density for creation of new parcels is based on a minimum parcel size of 0.8 ha (2 acres), subject to the "Lakeshore



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Guidelines", of the **Regional Board**. Exceptions to the 0.8 ha (2 acre) parcel size density that may require evaluation through a rezoning process are as follows:

- (i) the maximum density allowable may be changed to a minimum parcel size of 1.6 ha (4 acres) or larger if required to accommodate on-site sewage disposal;
- (ii) the maximum density allowable may be changed to a 0.4 ha (1 acre) minimum parcel for **infill** if the proposed parcels are capable of accommodating on-site sewage disposal consistent with the requirements of the "Lakeshore Guidelines";
- (iii) where the provision of an approved community sewer system is available the minimum parcel size may be reduced to 0.2 ha (0.5 acres) for **infill** of parcels on the system or extensions to the system provided the density of lakeshore subdivision, based on the lake's capacity as provided for in the "Lakeshore Guidelines", is not exceeded.

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

LAKE PROTECTION

3.5.8 (A) To protect the natural environment and aesthetic quality of **lake** resources, all **lakes** and islands within the Plan area are designated, pursuant to Section 945(4)(a) of the *Local Government Act*, for mandatory Development Permits for **development** within 300 m (1000 ft) from the lakeshore, or as shown on the Plan's maps.

(B) The special conditions and objective for designating the **lakes** in policy 3.5.8 for protection through the use of Development Permits are as follows:

- (i) to ensure the protection of the water quality of the **lake**, since the trophic status of each **lake** is, or could become, such that surrounding development could over future years have a significant detrimental effect on water quality;
- (ii) to protect the aesthetic scenic qualities of the lakeshore, since the **lakes** have a significant amount of public use and the future **development** of the lakeshore is important in maintaining the qualities which make it attractive for that use;

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

(C) The main guidelines for the issuance of **Development** Permits, pursuant to Section 976 of the *Local Government Act*, which will assist in achieving the

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objectives set out in Policy 3.5.8(B) are:

- (i) the location of sewage disposal systems will be evaluated with respect to distance from the lake, soil and other conditions to minimize or eliminate nutrients entering the lake, with the general guideline that such systems should be located as far as possible from the lakeshore, by defining conditions that will determine whether a sewage disposal system may be constructed from 30 m (100 ft) to 150 m (500 ft) of the lakeshore;
- (ii) **development** will be evaluated with respect to the distance and visibility of buildings from the lakeshore to minimize any detrimental visual impact and to maintain the integrity of riparian vegetation with the general guidelines that:
 - (a) **development** of buildings and structures be at least 15 m (50 ft) from the lakeshore; and
 - (b) **development** includes the alteration of the land surface or the **clearing of vegetation**; and
 - (c) outbuildings less than 50 sq. m. in size that are accessory to the principal residential use of a property, are exempted from the requirement of obtaining a development permit if they are to be located beyond 50 m. (165 ft.) from a lakeshore;
 - (d) an area, not greater than a distance of 100 m (330 ft) from the lakeshore, may be defined as an area to remain free of **development**, and where any **development** is permitted within this area then a condition may be contained in the permit that areas of natural vegetation which are visible from the **lake** must be retained for other than agricultural uses as noted below;
- (iii) **development** of land for agricultural purposes is to be done in a manner that minimizes the potential impact on the nutrient loading of a lake with the general guidelines that:
 - (a) as the clearing of land for the purposes of developing and managing agricultural forage crop production does not typically contribute significantly to the nutrient loading of the area's lakes clearing of the natural vegetation for this purpose does not require a development permit if it is further than 50 m (165 ft) from a lakeshore;
 - (b) clearing of land for agricultural purposes or the agricultural use of the land is to meet or exceed the requirements of Provincial Legislation and Guidelines for agricultural uses next to waterbodies; and
 - (c) agricultural buildings to be utilized for the confinement or feeding of livestock or intensive agriculture operations within 300 m of a lakeshore require a development permit prior to implementation.

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- 3.5.9 The surface of **lakes** in the Plan area are considered **public open space** with public access through government owned lands.
- 3.5.10 The **Regional Board** encourages the Ministry of Forests to manage timber harvesting on Lake shores to protect scenic values and reduce nutrient enrichment impacts from harvest site runoff.

Watercourses

- 3.5.11 The Board supports the protection of watercourses and adjacent habitat through the retention of natural vegetation in riparian areas next to streams and waterbodies. Vegetation retention next to streams and waterbodies is encouraged throughout the Plan area as outlined in *Stream Stewardship Guidelines* provided by the Federal Department of Fisheries & Oceans and the Provincial Ministry of Environment, Lands and Parks and the various Guidelines, Codes and regulations of the Ministries of Environment, Lands and Parks and Agriculture, Fisheries and Food.
- 3.5.12 The Board supports protection of the scenic corridors along the Nechako and Fraser Rivers, in recognition of their high aesthetic and recreational values. The Board supports responsible management of the Nechako and Fraser Rivers through the Plan area with a view to preservation of these rivers in conjunction with the goals of the *Fraser Basin Management Program*.

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

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

3.6.1 Commercial Locations

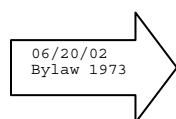
Generally, the **Regional Board** will consider commercial **development** proposals as follows:

- (i) Local Commercial uses at locations best suited to serve rural populations; and
- (ii) Recreational Commercial uses on a broad basis throughout the Plan area; and
- (iii) Highway Commercial uses are to be located within Settlement Centres and on controlled access Highways at sites that best service the travelling public.

Commercial Land Uses

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

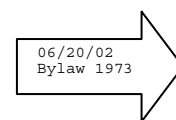
- (i) retail and service outlets catering to the needs of local residents including, but not limited to, a general/convenience store, post office, gasoline sales and service station, arts/crafts sales and neighbourhood pub; and
- (ii) residential.



All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

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

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



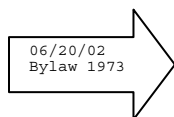
All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

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

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



All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

Parcel Size

- 3.6.5 Within the Local Commercial and Highway Commercial designations the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres), however, a smaller parcel size may be permitted for parcels that are serviced by Community sewer and water systems or are capable of accommodating approved on-site sewage disposal.

Services

- 3.6.6 Parcels created within the Commercial designations require the following servicing:
- (i) parcels smaller than 4 ha (10 acres) may be required to be provided with or have proven access to a potable water supply;
 - (ii) parcels smaller than 1.6 ha (4 acres) shall be required to be provided with a community sewer system connection if on site sewage disposal is not approved.
- 3.6.7 Additional residences for staff accommodations may be permitted for Commercial uses where the location is relatively remote, in excess of 50 km (30 miles) from a Settlement Centre, Rural Residential settlement or municipality.

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INDUSTRIAL DESIGNATION/USES

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

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

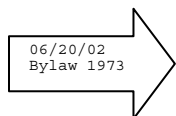
Industrial Locations

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

- (i) Other than Policy 3.7.7, new Heavy Industrial uses for the Plan area will only be considered through an amendment to the Plan;
- (ii) Light Industrial uses in rural areas away from the City of Prince George may be considered on a limited basis for local employment opportunities subject to a Plan amendment;
- (iii) Rural and Service industrial uses will be generally directed to Settlement Centres and Agriculture/Resource Areas, subject to a rezoning process;
- (iv) Provisions will be made for the accommodation of **home businesses** throughout the Plan area; and
- (v) Industrial uses are to be generally located so as to avoid conflicts with residential and other established land uses.
- (vi) Intermediate Industrial refers to lands which should be able to accommodate industrial uses that have minimal air, ground, or water emissions, this level of industrial use will potentially impact areas immediately surrounding the actual site itself but should not detrimentally impact beyond the immediate surrounding area.

Rural and Service Industrial

- 3.7.3
- (i) Within a Settlement Centre or Agriculture/Resource designation Rural and Service Industrial Uses shall generally be limited to: logging/trucking contractors, automobile/equipment repair, equipment/animal auction yard, public works yard, household goods repair, greenhouse, nursery, agricultural products processing - not including an abattoir, limited resource processing;
 - (ii) A floor space maximum of 500 square meters (5380 sq. ft.), for buildings utilized in the rural or service industrial use; and
 - (iii) residential in conjunction with the industrial use.



All proposed non-farm uses in the ALR subject to application and evaluation as

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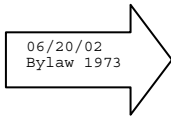
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set out in Section 3.2.3.

Light Industrial

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

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

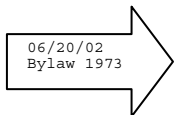


All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

Heavy Industrial

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

- (i) light industrial uses listed in Section 3.7.4 with no maximum floor space;
- (ii) sawmill, planer mill, pulp mill and other timber processing and manufacturing uses;
- (iii) mining, minerals processing and related industry;
- (iv) other heavy industrial uses including abattoirs, petroleum storage and processing or utility complexes, vehicle and equipment salvage;
- (v) additional residential accommodation for staff if the use location is relatively remote from a residential settlement.



All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

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

3.7.7 The conceptual Heavy Industrial map designation between Salmon Valley and Summit Lake is an indication of a potential industrial site based on Crown Land designated as "Settlement Reserve", and it is Board's policy that this area could be considered through rezoning procedures for industrial use, subject to a full evaluation that the site is most suitable for such use.

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Parcel Size

- 3.7.8 Within the Light Industrial designation the minimum parcel size for the creation of new parcels is generally 2 ha (5 acres), except as noted in Section 3.7.9 (ii).
- 3.7.9 Within the Heavy Industrial designation the density for creation of new parcels is based on a minimum parcel size of generally 4 ha (10 acres) or larger.
- 3.7.10 There is generally no requirements for parcels created within the Industrial designations to have services other than as follows:
- (i) parcels smaller than 4 ha (10 acres) may be required to be provided with or have proven access to a sufficient water supply;
 - (ii) parcels smaller than 1.6 ha (4 acres) shall be required to be provided with an off site sewer system if on site disposal is not approved.

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PUBLIC DEVELOPMENT/INSTITUTIONAL (PD/I)

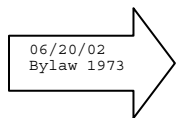
3.8 The policies of the **Regional Board** pertaining to areas designated as Public Development/Institutional (PD/I) are as follows:

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

Land Uses

3.8.2 Within the Public Development/Institutional (PD/I) designation the use of land shall be generally limited to the following, that may be subject to evaluation through rezoning:

- (i) community recreation area/facility, firehall, school, domestic waste disposal/treatment site, park, **public open space**, government office and other similar public uses;
- (ii) utilities;
- (iii) church, camp, private school and other similar quasi-public uses;
- (iv) agriculture;
- (v) residential;
- (vi) group home, corrections or rehabilitation oriented facility and other similar institutional uses; and
- (vii) public airport.



All proposed non-farm uses in the ALR subject to application and evaluation as set out in Section 3.2.3.

3.8.3 Notwithstanding the PD/I map designations, uses of land identified in Policy 3.8.2 may be permitted throughout the Plan area subject to evaluation through rezoning procedures where required, without amendment to the Plan.

3.8.4 Parcel Size/Servicing

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

Solid Waste

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

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Schools

3.8.6 With respect to the provision of educational facilities in the Plan area, the **Regional Board** will cooperate with School District No. 57 in assessing the demand for new facilities and in selecting appropriate sites for schools. The location of existing schools are included in the PD/I designation on the Plan Maps.

3.8.7 To assist School District 57 in assessing the future needs for new facilities, by being aware of **development** trends, the **Regional District** will strive to consult with the School District on residential **development** activity and proposals that could impact the need for educational services.

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

Fire Protection

3.8.8 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.

Other Public Services

3.8.9 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*.

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PARKS, RECREATION AND HERITAGE

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

Parks

- 3.9.1 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 Highways, and Forests, as well as community and private facilities.
- 3.9.2 **Public parks** are included in the Public Development/Institutional (PD/I) designation, policy 3.8.2, and are permitted throughout the Plan area.

Subdivision

- 3.9.3 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.

Heritage

- 3.9.4 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.

Significant known Heritage features in the Plan area include the Giscome Portage Heritage Trail, historic Huble Homestead, the old Hudson Bay warehouse at Summit Lake, the Salmon Valley Catholic Church and Campbell homestead, and the former Isle Pierre and Miworth Ferry sites.

- 3.9.5 The Giscome Portage Heritage Trail is designated PD/I, as a linear public park.
- 3.9.6 Developers are encouraged to consider archaeological resources during their project planning, design and construction. Archaeological sites are protected through the *Heritage Conservation Act* as Provincial heritage sites or by virtue of being of particular historic or archaeological value or contain physical evidence of human habitation or use before 1846. Protected sites may not be destroyed, excavated or altered without permission of the Provincial Minister responsible.

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TRANSPORTATION:

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

Highways/Roads

- 3.10.1 As a general policy the Board supports the Hart Highway 97 N Corridor Plan currently under preparation and the road network plan, as shown on the Plan maps.
- 3.10.2 Generally, the Board supports upgrading of the local road network, and more specifically the following improvements:
- Chief Lake Road-Ness Lake Road
 - Hoodoo Lake portion of Chief Lake Road
 - Pilot Mountain Road to North Kelly
 - Salmon Valley Road and BCR crossing improvements including road/trackage intersection angle and sightlines
 - Evaluation for off-street parking in the vicinity of the Salmon River/Highway No. 97 crossing for recreational users
 - Maintenance of public road rights-of-way providing access to popular recreational Lakes.
- 3.10.3 All major **development** proposals will be required to provide traffic impact analysis.
- 3.10.4 The Board will discourage subdivision and **development** that would significantly add to traffic on, or accesses from, **forestry** roads.

Railway

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

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SPECIAL MANAGEMENT AREAS

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

FLOODING HAZARDS

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

Lands next to streams or water bodies that are known to have a potential for flooding are either identified on the Plan's maps or are in close proximity to the following water courses:

- (i) Fraser River
- (ii) Nechako River
- (iii) Salmon River

The Salmon River 200 year floodplain, as identified by the Ministry of Environment, in the vicinity of the Salmon Valley community, is shown on the Plan Maps.

RURAL WILDFIRE

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

PRINCE GEORGE FRINGE AREA

- 4.3 The Fringe Area around the City of Prince George, generally within 5 km of the City boundary shown on Map 6, requires specific **development** and servicing policies to help coordinate **development** in relation to existing and future **development** within the municipality, and therefore the **Regional Board** will endeavour to:
- (i) Provide for **development** that will compliment the Community Plan and policies of the City of Prince George, especially with respect to land uses that are in close proximity to the City boundaries;

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

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IMPLEMENTATION

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

LAND USE REGULATION

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

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

Zoning and Subdivision

5.1.3 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.

Temporary Use Permits

5.1.4 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*.

5.1.5 Policy 5.1.4 will provide the **Regional Board** with the ability to consider issuance of temporary use permits for commercial or industrial uses including, but not limited to:

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

5.1.6 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.

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- 5.1.7 A temporary permit for a use located adjacent to a Controlled Access Highway or other major road may not be approved where the Ministry of Transportation and Highways indicates that it has objections to the proposed use with reference to traffic safety, and the jurisdictions of other Agencies will be accounted for.

Other Regulations

- 5.1.8 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.

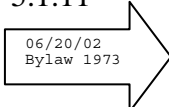
- 5.1.9 The **Regional Board** may accommodate legal land uses that existed prior to the adoption of this Plan, that may not be consistent with the objective and policies of this Plan, through appropriate zoning or non-conforming status.

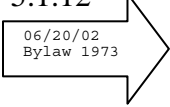
Development Proposals Contrary to the Plan

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

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

Agricultural Land Reserve

- 5.1.11  Proposals for the non-farm use or subdivision of lands within the Agricultural Land Reserve (ALR) that are not permitted by the *Agricultural Land Reserve Act*, regulations thereto or policies and Orders of the Land Reserve Commission, require an application under the *Act*.

- 5.1.12  ALR applications that do not conform to this Plan require either approval by the Provincial Land Reserve Commission, or be preceded by an amendment to this Plan that is approved by the Provincial Land Reserve Commission.

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

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regulations of the **Regional District**.

Building Inspection

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

On-Site Sewage

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

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SUBDIVISION AND REZONING EVALUATION

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

Certified a true and correct copy of
Schedule "A" of Bylaw No. 1587,
1996.

Ardelle Bernardo, Deputy Secretary