



REGIONAL DISTRICT
of Fraser-Fort George



Salmon River-Lakes **DRAFT** Official Community Plan

Electoral Area A, Regional District of
Fraser-Fort George

Electoral Area A is located on the unceded and traditional lands, gathering places, and travelling routes of the Lheidli T'enneh First Nation (LTFN), Saik'uz First Nation, and Nak'azdli Whut'en First Nation.

DRAFT

Table of Contents

1. Introduction	5
1.1. What is an Official Community Plan (OCP)?	5
1.2. How to Use this OCP	6
1.3. Local Government Act (LGA) Regulations	7
2. Electoral Area A Context	9
2.1. Regional Context and History	9
2.2. Indigenous History and Ongoing Relationship	10
2.3. Relationship with Other Planning Areas	11
2.4. Engagement Process	11
3. OCP Vision and Principles	13
4. General Objectives and Policies	15
4.1. Agriculture and Farming	15
4.2. Economic, Industrial, and Commercial	16
4.3. Environmental Protection, Climate Resilience, and Hazards	18
4.4. Indigenous Commitments	19
4.5. Culture and Heritage	20
4.6. Housing and Housing Needs	20
4.7. Parks and Recreation	23
4.8. Transportation, Infrastructure, and Utilities	24
5. Land Use Designations, Objectives, and Policies	26
5.1. Agriculture (AG)	27
5.2. Residential Designations	29
5.2.1 Lakeshore Settlement (LS)	29
5.2.2 Rural Residential (RR)	30
5.2.3 Residential Subdivision (RS)	31
5.2.4 Multi-Unit Residential (MU)	33
5.3. Commercial (C)	35
5.4. Light Industrial (LI)	37
5.5. Heavy Industrial (HI)	39
5.6. Civic Institutional (CI)	40
5.7. Parks and Recreation (PR)	42
5.8. Natural Resources (NR)	43

6. Development Permit Areas	46
6.1. Watercourse Protection DPA	46
7. Implementation Tools and Development Considerations.....	47
7.1. Plan Amendment and Development Approval Application Considerations	47
7.2. Temporary Use Permit (TUP).....	48
7.3. Relevant Documents	49
Schedules	51
Schedule A: Land Use Maps	51
Schedule B: Environmentally Sensitive Area Maps.....	51
Schedule C: Salmon River Floodplain Maps.....	51
Schedule D: Development Permit Area Guidelines.....	51
Schedule E: Glossary of Terms and Definitions	51

1. Introduction

1.1. What is an Official Community Plan (OCP)?

An Official Community Plan (OCP) reflects the long-term community vision, objectives, and policies used to guide decisions on how land is used and developed. The OCP is a bylaw created with community input that provides a 20-year vision for the growth and **development** of the community and should be reviewed and updated every five (5) years. The OCP needs community input both at the beginning of the planning process and when making updates to the Plan.

This OCP has several functions:

- Provides a Vision, Principles, Objectives, and Policies to assist the **Regional District** of Fraser-Fort George (the **Regional District**) in guiding future growth and **development** opportunities that best fit the Plan area.
- Provides guidance and direction for decision-making on matters related to land use, planning, and **development**, but does not prevent amendments to the Plan based on changing circumstances.
- Provides a policy framework for residential, infrastructure, economic, environmental, cultural, and recreational needs.
- Includes maps of existing and future land use designations within the Plan area.

The purpose of the OCP is to provide high-level policy direction for how Electoral Area A (Salmon River-Lakes) should evolve. This plan does not commit the Regional District Board of Directors (**Regional Board**) to proceed with any project specified in the Plan, but it can be used to inform capital and operating budgets, and grant applications. The implementation of policies within this OCP will be guided by the **Regional Board**, based on priorities, funding, and feasibility.

An OCP has four (4) main themes that guide the long-term planning vision for the community:

-  **Vision:** High-level statement that describes the long-term goals and values of the community to guide future planning decisions and **development**.
-  **Principles:** Clear statements that reflect the community's core values and priorities. Guiding principles help shape objectives and policies that support the vision statement over time.
-  **Objectives:** Provide high-level direction by outlining goals and outcomes that guide policies toward achieving the community's long-term vision and principles.
-  **Policies:** Detailed directions or actions that address the objectives and guide implementation through planning, **development**, and decision-making processes.

Bolded terms within this document are defined in the glossary in *Schedule E: Glossary of Terms and Definitions*.

1.2. How to Use this OCP

The OCP applies to Electoral Area A within the Regional District of Fraser-Fort George, as depicted below in *Figure 1*. This OCP is a bylaw adopted by the **Regional Board** that guides land use and **development** planning decisions for Electoral Area A for the next 20 years. It aims to support sustainable and responsible **development**, while prioritizing the overall wellbeing of the community. When interpreting the policy statements within the OCP, the document should be read in its entirety to provide context.

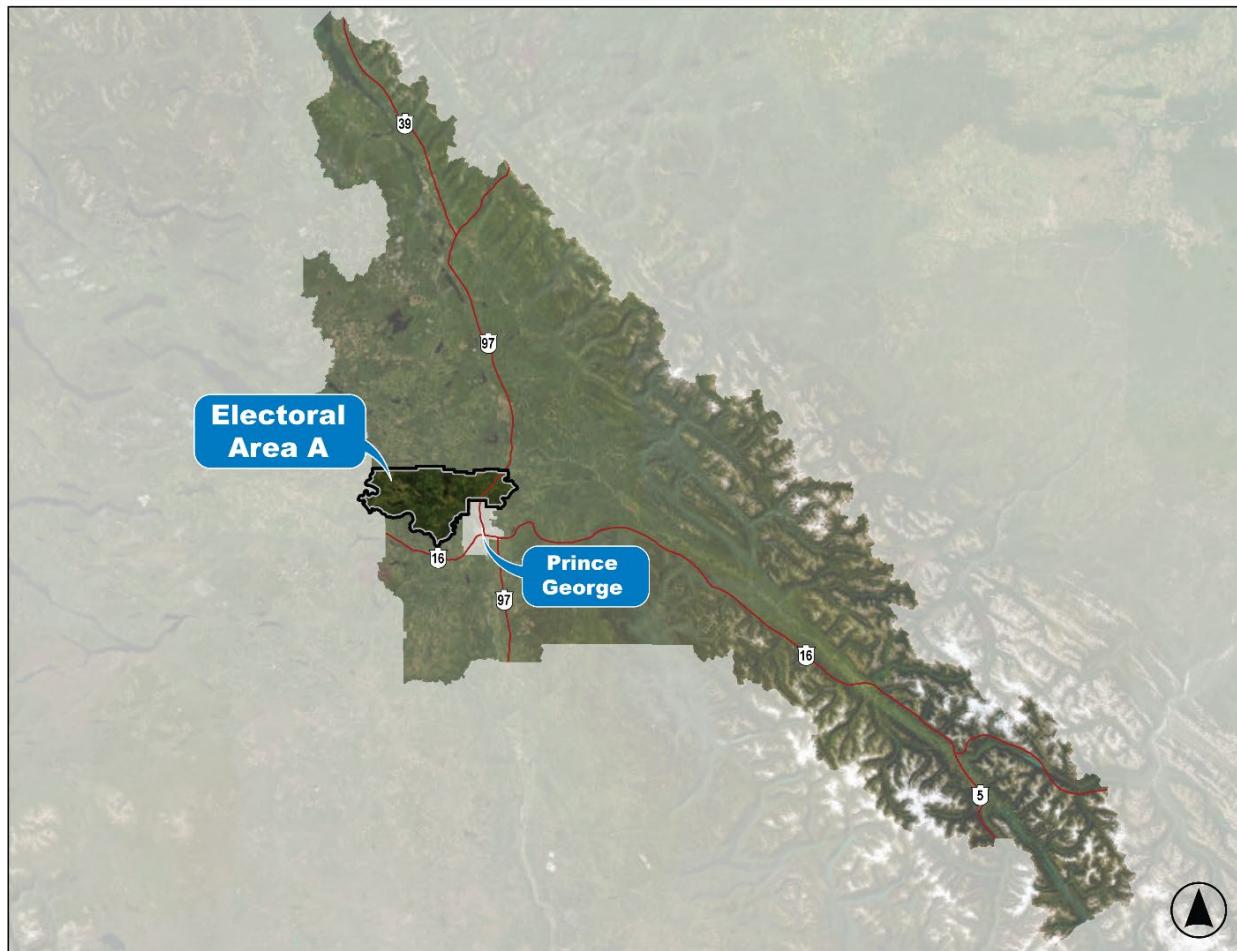


Figure 1. Electoral Area A location within the Regional District.

When reviewing a **development** proposal, the **Regional District** administration and the **Regional Board** will use the OCP to verify that the **development** proposal aligns with the vision, principles, objectives, policies, and land use designations contained in this plan. The OCP identifies how lands can be used through the land use designations that are described in *Section 5* of this document. Each Land Use Designation and description of its purpose is outlined in *Table 3* and on the Land Use map contained in *Schedule A: Land Use Maps*.

Sites may also be subject to a **Development** Permit Area (DPA) in addition to the land use designations of this plan. **Development** of sites that are subject to a DPA requires the applicant

to apply for a **development** permit that is subject to approval by the **Regional District**. Information about DPAs can be found in *Section 6* and on corresponding maps found in *Schedule A: Land Use Maps*.

Recognizing that areas evolve and change over time, amendments to the OCP should be viewed as an exception rather than a regular occurrence. Should a proposed **development** application represent a land use that is not supported under the applicable land use designation, or be in conflict with policies of this plan, an amendment may be required following the criteria listed under *Section 7*. Plan amendments can only be made with **Regional Board** approval of an OCP amendment bylaw.

1.3. Local Government Act (LGA) Regulations

The Local Government Act (LGA) governs the process whereby a local government can prepare and adopt an OCP. The LGA outlines policy statements and requirements that the OCP documents and maps must include, as well as policies that the **Regional District** may choose to include in the OCP.

Table 1 identifies the content included in this plan. Once an OCP has been adopted, all decisions related to planning and **development**, and land use matters must conform to the OCP. In accordance with the LGA, the OCP should be reviewed and updated every five (5) years and incorporate public engagement, as legislated, to ensure that the Plan continues to represent community objectives and trends as they change over time.

Table 1. Local Government Act (LGA) Requirements for an Official Community Plan (OCP)

OCP Document and Maps <u>Must</u> Contain	OCP Document <u>May</u> Contain
<ul style="list-style-type: none"> ❖ Policy Statements and Maps of: <ul style="list-style-type: none"> • the approximate location, amount, type, and density of residential development required to meet anticipated housing needs over a period of at least 20 years • the approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses • the approximate location and area of sand and gravel deposits suitable for future sand and gravel extraction • restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development • the approximate location and phasing of any major road, sewer, and water systems • the approximate location and types of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites. • Other matters that may, in respect of any plan, be required or authorized by the minister ❖ Housing policies of the local government respecting affordable housing, rental housing, and special needs housing ❖ Targets for the reduction of greenhouse gas (GHG) emissions in the area covered by the Plan, and policies and actions of the local government proposed with respect to achieving those targets ❖ In developing or amending an OCP, the local government must consider applicable LGA guidelines ❖ When developing or amending an OCP, the local government must consider the most recent Housing Needs Report and include housing policies respecting each class of housing needs 	<ul style="list-style-type: none"> ❖ Policy relating to social needs, social well-being, and social development ❖ Policy respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use ❖ Policy relating to the preservation, protection, restoration, and enhancement of the natural environment, its ecosystems and biological diversity ❖ In cases where a matter or regulation is not within the jurisdiction of the local government, the Plan may state only the broad objective of the local government with respect to that matter unless the Minister has required or authorized the local government to state a policy with respect to that matter



2. Electoral Area A Context

2.1. Regional Context and History

Electoral Area A has a population of 3,500 people and occupies 1,400 km² of land within the Regional District of Fraser-Fort George.

Several residential communities are located throughout Electoral Area A which serve as local hubs. These communities offer a mix of housing, services and amenities serving as important gathering spaces and access points to basic needs for residents located throughout the Plan area. These communities include:

- Chief Lake
- Hobby Ranches (North Kelly)
- Ness Lake
- Nukko Lake
- Pilot Mountain
- Reid Lake
- Salmon Valley

Figure 2 shows the approximate location of Electoral Area A communities.

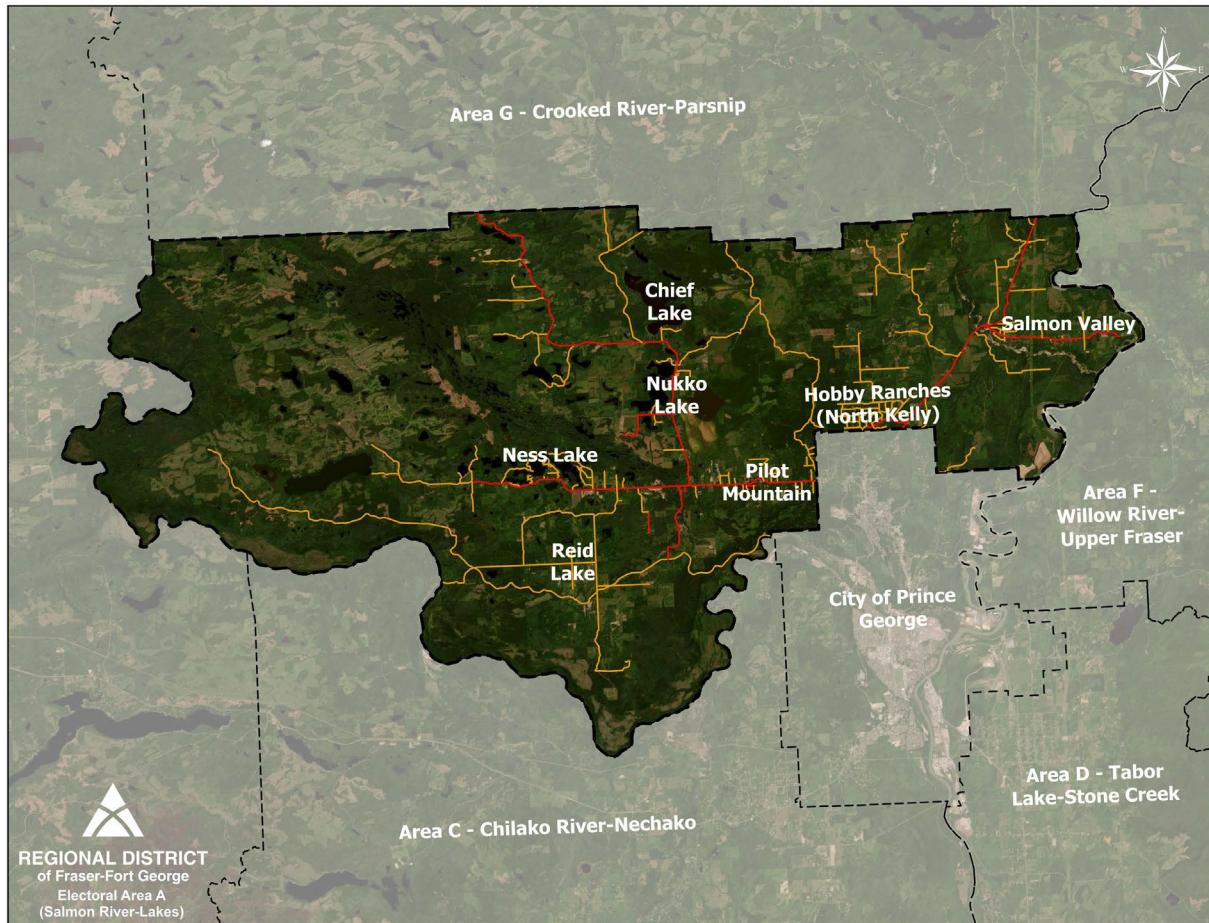


Figure 2. Electoral Area A communities.

Services provided by the **Regional District** in Electoral Area A include fire protection services, 911 emergency services, community halls, street lighting, parks, solid waste management, building inspection services, and land use approvals and **development** permitting. Volunteer fire departments are established in the Ness Lake, Pilot Mountain, and Salmon Valley communities. Regional parks include Ness Lake Regional Park and Kristian Winther Regional Park.

2.2. Indigenous History and Ongoing Relationship

Electoral Area A is located on the unceded and traditional lands, gathering places, and travelling routes of the Lheidli T'enneh First Nation (LTFN), Nak'azdli Whut'en First Nation and Saik'uz First Nation.

Lheidli T'enneh First Nation

LTFN has a vast traditional territory stretching over 4.3 million hectares (ha) from the Rocky Mountains to the interior plateau. The LTFN community has a presence on four Reserves totaling approximately 677 ha in and around the **Regional District**, including Fort George 2 and Clesbaoneecheck 3 First Nation Reserves, jurisdictional neighbours of Electoral Area A's OCP

boundary. The word *Lheidli* means “People from the Confluence of the River” and *T’enneh* means “The People” in the Dakelh (Carrier) language. The name refers to where the Nechako River enters the Fraser River and the Lheidli *T’enneh*’s traditional territory.¹

Nak’azdli Whut’en First Nation

Nak’azdli Whut’en is a non-treaty First Nation with traditional territory within the Plan area. The community has a strong presence on IR #1 near Fort St. James. The population of Nak’azdli is around 2,000 members with approximately 700 living on-reserve. Traditional territory of the Nak’azdli people was recognized through treaty negotiations and interviews which identified locations where people hunted, fished, trapped, and gathered.²

Saik’uz First Nation

Saik’uz First Nation has traditional territory within the Plan area. The community has a strong presence near Nulki Lake, south of Vanderhoof, with around 400 members living on reserve and an additional 600 members living off reserve. The Saik’uz name derives from the Dakelh word meaning “on the sand,” which refers to the sandy soil where the community is located.³

2.3. Relationship with Other Planning Areas

The **Regional District** will communicate with the neighbouring Regional District of Bulkley Nechako, the City of Prince George, the Lheidli *T’enneh* First Nation, and any other adjacent planning areas regarding **development** proposals within the Plan area that are near shared boundaries.

2.4. Engagement Process

This OCP document is an update to the previous plan which was adopted in 1997. Some of the foundational guidelines and policies from the 1997 OCP are still relevant and have been incorporated into the updated version. Other policies and principles have been added, removed, or reworded to respond to the evolving values and needs of the community. Community input was a central component of all phases of the OCP update process. Community feedback was gathered through a variety of in-person and online engagement activities. In addition, the **Regional District** in collaboration with University of Northern British Columbia (UNBC) facilitated a course focused on the OCP review project. The deliverables of the student’s work included policy analysis, public engagement and policy recommendations for this plan.

¹ Mussi Cho, "Our Story," *Lheidli T’enneh First Nation*, [Lheidli T’enneh First Nation - Home](#).

² "About Us," *Nak’azdli Whut’en*, [About Us | Nak’azdli Whut’en](#).

³ "About Saik’uz," *Saik’uz First Nation*, [Home :: Saik’uz First Nation](#).



Key takeaways from the engagement feedback included the following:



Protect lakes and watercourses, and public use of lakes



Diversify the agricultural industry to support farming, agritourism, while protecting the Agricultural Land Reserve (ALR)



Provide opportunities for community-serving commercial and home-based businesses



Focus future subdivision to specific areas in Electoral Area A

3. OCP Vision and Principles

Vision

Electoral Area A (Salmon River-Lakes) is a community that fosters diversified agricultural, residential and economic opportunities and celebrates the surrounding natural beauty and outdoor recreation that connect us across all stages of life. We are committed to preserving our natural ecosystems, supporting our agricultural foundation, and protecting our vast lakes, watercourses, and natural assets for future generations.

Principles

Agricultural

- Protect and preserve agricultural land and agricultural uses, and promote diversified economic opportunities related to agriculture.

Community Services and Infrastructure

- Maintain existing community services and utilities, including parks, fire halls, community centres, and expand this infrastructure based on demonstrated need and public support.

Economic

- Promote economic diversification and commercial **development** to support the needs of local residents.
- Support local employment opportunities within **home-based business** and small-scale commercial and industrial uses, while ensuring the City of Prince George remains the primary service, commercial, and industrial centre for the region.

Environmental

- Recognize the importance of watercourses and **environmentally sensitive areas (ESAs)** in the area and consider potential impacts to these areas through **development** approval processes.
- Encourage practices and innovations that reduce **greenhouse gas** emissions, enhance energy efficiency, promote Fire Smart principles, and support renewable energy and sustainable land use.

Housing and Development

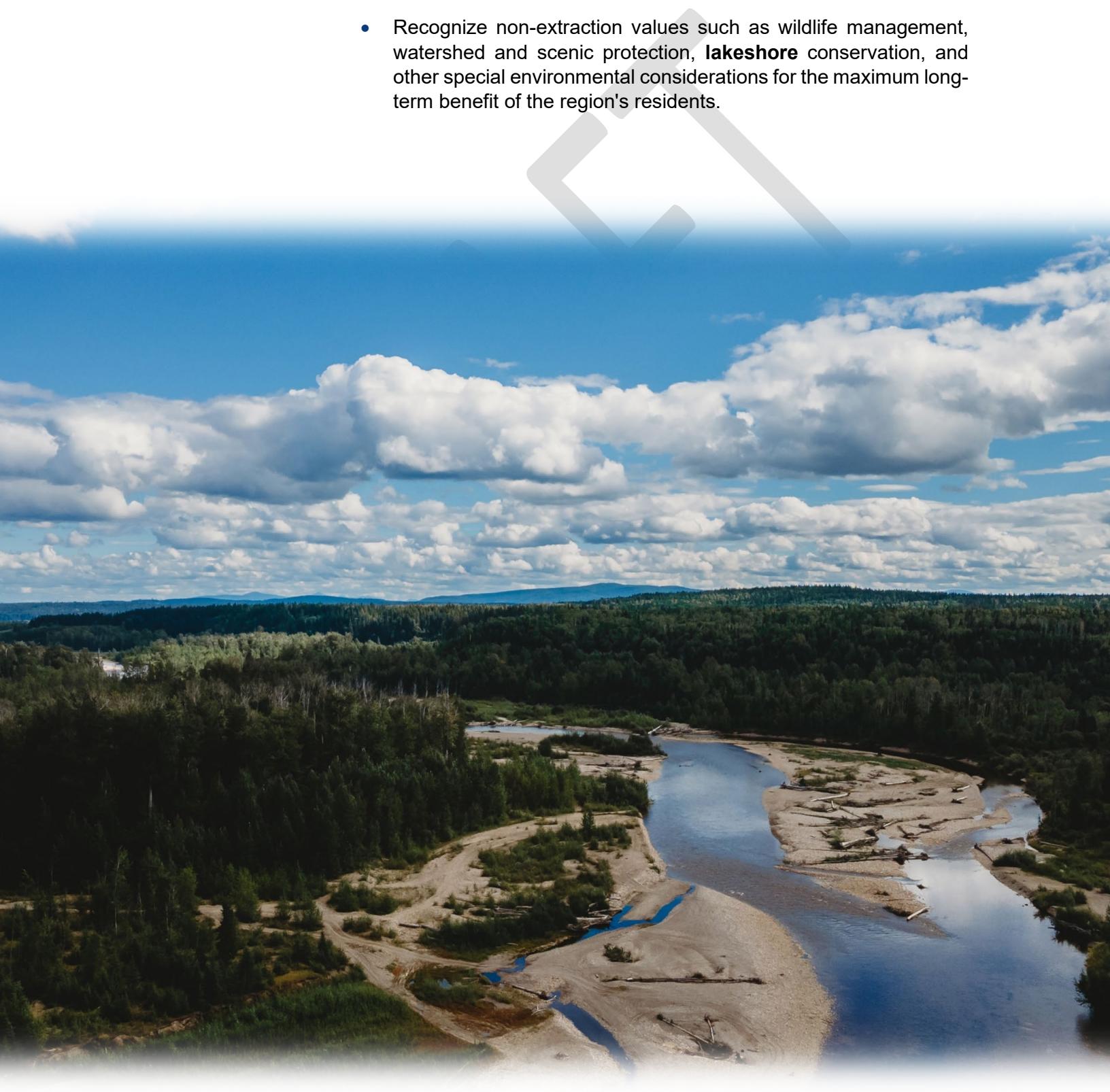
- Provide housing and **development** options that support residents with a diversity of abilities, incomes, household sizes, and needs.
- Embrace and celebrate the diverse heritage that shapes our community and recognizes and honours the area's Indigenous history.

Land Use

- Promote land use patterns that create balanced and sustainable rural **development** and ensure accessibility, safety, and connectivity for all residents.

Resource Management

- Recognize the importance of the region's forest, and mineral resource base, and support an integrated approach to their management.
- Recognize non-extraction values 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.



4. General Objectives and Policies

4.1. Agriculture and Farming

Objectives

- A. Support the appropriate use of land for agricultural purposes including land within the Agricultural Land Reserve (ALR), land designated for agriculture use, soil with agricultural capability, and land suitable for non-soil-based agriculture and value-added processes.
- B. Support the purpose of the Provincial Agricultural Land Commission (ALC) to preserve lands within the ALR for agricultural uses.
- C. Minimize conflicts between farm and non-farm uses through land use planning and buffering.
- D. Implement the recommendations of the Regional Agricultural Strategy relating to land use bylaws.
- E. Support and promote the economic viability of the agriculture sector.

Policies

1. The Agriculture Land Reserve (ALR) is a provincial land use designation that supersedes land use designations outlined in this plan. Notwithstanding any other provisions of this bylaw, all lands within the ALR are subject to the Agricultural Land Commission Act (ALCA), its regulations, and any resolutions of the ALC. The ALCA and its regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted by the ALC.
2. Assess proposals requiring an application to the ALC for their potential impact on the agricultural capability of the subject land, adjacent agricultural operations, and the long-term agricultural potential of the area.
3. New roads, utility and communication corridors required in the Plan area should minimize the negative impact on existing and potential agricultural operations.
4. Direct non-agricultural uses, including commercial and industrial **development**, to land outside of the ALR.
5. Direct non-farming residential uses to existing residential settlements and away from existing or potential future agricultural areas.
6. Provide opportunities for value-added and mixed farming activities outside of and within the ALR, such as on-farm processing, direct-to-consumer sales, rural business and agri-tourism accommodation.

7. Continue to work with agriculture entities to improve meat slaughter and processing capacity in the region.
8. Increase opportunities for agri-tourism activities, such as farm tours, educational activities, livestock petting zoos, tractor and sleigh rides, harvest festivals, and other similar events that are secondary, incidental and compatible with established agricultural production.
9. Support research, education and **development** of innovative farming practices that increase the climate resiliency of the agricultural sector including the **development** of an experimental farm, cold storage facilities, and large-scale greenhouses.
10. Oppose non-agricultural reforestation of existing or potential agriculture areas.

4.2. Economic, Industrial, and Commercial

Objective

- A. Support the City of Prince George's role as the primary service, commercial and industrial centre for the region.
- B. Encourage local employment through home-based, small-scale, and **community-serving** businesses.
- C. Recognize the economic importance of the region's natural resources and support an integrated approach to their management.
- D. Ensure commercial and industrial uses are compatible with surrounding land uses and supported by appropriate infrastructure.
- E. Recognize the jurisdiction of the provincial government over the permitting, regulation, and authorization of resource extraction activities.

Policies

1. Direct commercial and industrial uses that are intended to serve a regional population, rather than the local community, to locations within the City of Prince George.
2. Direct Heavy Industrial uses to the Hart North lands designated Heavy Industrial or through a plan amendment.
3. Opportunities for residents to operate small-scale businesses are supported in most land use designations through home-based business, rural business, and short-term accommodation uses. These businesses are to be supported by appropriate infrastructure, be compatible with the rural character of the area and are not to generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape. Zoning regulations will establish standards for building area, outdoor storage, setbacks, parking, and other similar requirements.
4. Home-based business uses are intended to include small-scale businesses operated by residents of rural residential or agricultural properties, where the business is clearly

secondary to the primary residential or farming use of land. These businesses are to be supported by appropriate infrastructure, be compatible with the rural character of the area and are not to generate traffic, noise, or have water, air or ground impacts that adversely affect the surrounding environment, neighbouring properties, or the natural landscape. Such businesses may be conducted within the principal dwelling or in an accessory building and to a scale that demonstrates the use is secondary to the primary residential or farming use of land.

5. Rural business uses are small- to medium-scale businesses operated on a rural residential or agricultural properties that exceed the scale of a typical home-based business but remain secondary to the primary residential or farming use of land. These businesses are to be supported by appropriate infrastructure, be compatible with the rural character of the area and are not to generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape. Rural business may employ a limited number of non-resident employees and may occupy larger buildings or outdoor areas but to a scale that demonstrates the use is secondary to the primary residential or farming use of land. Businesses that do not fit these criteria are to be directed to lands designated commercial (C) or industrial (LI, HI), as appropriate.
6. Short-term accommodation uses are intended to include temporary lodging operated by residents of rural residential or agricultural properties, where the accommodation is clearly secondary to the primary residential or farming use of the land. These businesses are to be supported by appropriate infrastructure, be compatible with the rural character of the area and are not to generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape. Accommodations are limited to a maximum of ten (10) **sleeping units** and may be provided in dwellings, purpose-built buildings, campgrounds or other similar forms of guest lodging that are compatible with the rural character of the area. Larger scale commercial accommodations are to be located on lands designated commercial (C).
7. Businesses that are the primary use of land, are large in scale or are not compatible with the rural character of the area, including those that generate traffic, noise, or have water, air or ground impacts that adversely affect the surrounding environment, neighbouring properties, or the natural landscape are to be directed away from **environmentally sensitive areas** and residential properties. These businesses are to be directed to lands designated commercial (C) or industrial (LI, HI), as appropriate.
8. Support commercial and industrial uses, including value-added processing, only where they do not negatively impact the existing or potential rural residential or agricultural use of the area.
9. Promote the responsible use of mineral and aggregate resources while protecting these deposits from **development** that would permanently prevent their future use. The approximate location and area of existing and future sand and gravel deposits are identified in the *Schedule A: Land Use Maps*.

10. Mineral and aggregate extraction and processing are not supported near residential properties. The **Regional District** encourages the Ministry of Mining and Critical Minerals to give due consideration to the impact of extraction and processing activities on surrounding land uses and **developments**.

4.3. Environmental Protection, Climate Resilience, and Hazards

Objectives

- A. Preserve and protect the quality and integrity of natural ecosystems, including watercourses, **shorelines**, vegetation, and wildlife habitats.
- B. Air quality, and surface and ground water resources are protected for the benefit of the environment and human health and safety.
- C. New **development** is directed away from hazardous areas, including steep slopes, flood-prone areas, areas with potential for wildfire interface, and **environmentally sensitive areas**.
- D. Reduce the introduction and spread of invasive vegetative and animal species.
- E. Encourage practices and innovations that reduce **greenhouse gas** emissions, enhance energy efficiency, and support renewable energy.

Policies

1. Identify and direct **development** away from areas where specific **environmentally sensitive area** values are identified. **Environmentally sensitive area** values are identified in the *Schedule B: Environmentally Sensitive Area Maps*.
2. Protect and enhance the quality of natural lake ecosystems through the implementation of the Watercourse Protection **Development** Permit Area outlined in *Schedule D: Development Permit Area Guidelines*. **Development** approval applications on lands within a **Development** Permit Area will be evaluated based on the **Development** Permit objectives and guidelines outlined in *Section 6*.
3. The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
4. Advocate for the Provincial government and the applicable Ministries to support and monitor the capacity, quality, and conditions of watercourses.
5. Enhance community education and awareness of **environmentally sensitive areas** and promote activities that preserve and restore natural ecosystems and habitat areas.
6. Direct uses that impact air quality outside of the Prince George Airshed.
7. Identify and direct **development** away from areas where hazardous conditions may be present. Floodplain areas are identified in the *Schedule C: Salmon River Floodplain Maps*.

8. **Development** approval applications to allow subdivision or **development** on land adjacent to or containing **environmentally sensitive area** or unique or rare areas will only be supported if it can be reasonably demonstrated that the proposed **development** will not negatively or adversely impact surface or groundwater resources or an **environmentally sensitive area** or unique or rare area.
9. Mitigate areas at high risk of wildfire hazards by implementing the recommendations of the Community Wildfire Resiliency Plan (CWRP).
10. Promote BC Fire Smart building and landscape principles and encourage Provincial agencies, property owners, and developers to implement **development** strategies that reduce risk to life and property damage from wildfires.
11. Support community education and awareness initiatives that promote the benefits of removing invasive species and preventing their spread. Collaborate with local organizations to participate in community-based control and habitat restoration efforts.
12. Continue to implement actions within the **Regional District's Corporate Climate Change Action Plan** to reduce corporate green house gas emissions by 30% of 2022 emissions by 2030 and to become carbon neutral by 2050.
13. Encourages renewable energy generation, such as biomass, geothermal heating, solar power, and wind turbines.
14. Adopt building practices that support climate resilience including implementing the BC Energy Step Code.

4.4. Indigenous Commitments

Objectives

- A. Advance the **Regional District's** commitment to Truth and Reconciliation.
- B. Build government to-government relationships with Indigenous governments pertaining to the growth and **development** of the community.
- C. Build understanding and acknowledgment of traditional and modern Indigenous values and practices.
- D. Protect archaeological sites.
- E. Respect the significance of culturally sensitive areas and the importance of their protection and preservation.

Policies

1. Continue to engage with Indigenous groups to determine the best ways to represent Indigenous values and history in decision-making frameworks.
2. Collaborate with Indigenous community representatives with respect to proposals that are in proximity to established reserves and known traditional or culturally sensitive lands.

3. Support communication with and participation by Indigenous communities in the management and **development** of provincial land.
4. Explore partnerships with Indigenous groups to advance education and awareness opportunities regarding traditional territory, cultural values and practices, and the impacts of colonization, among other topics.
5. Raise public awareness about the nature and value of archaeological sites and their protection under the provisions of the Heritage Conservation Act.
6. Known culturally sensitive sites should not be compromised, excavated, or altered without permission from the relevant Ministry and/or the applicable First Nation.
7. Engage with Indigenous communities throughout **development** approval processes to preserve and protect culturally sensitive areas.

4.5. Culture and Heritage

Objectives

- A. Support the objectives of the Regional Cultural Plan.
- B. Enhance community education and awareness of the Heritage Designation Bylaw.

Policies

1. Recognize the valuable role of cultural organizations and support their efforts in providing opportunities for sharing and contributing to the uniqueness of the region.
2. Protect and preserve the Salmon Valley Post Office currently located at the Giscome Portage Regional Park.

4.6. Housing and Housing Needs

Housing is at the heart of every community. No community can exist, let alone thrive, without a supply of housing that meets the needs of all residents. To meet housing needs is to provide housing that is safe, affordable, and accessible. A strong, healthy and economically resilient Electoral Area A depends on the availability of housing that meets the different needs of residents.

Local governments must ensure an OCP includes policies that address:

- approximate location, amount, type, and density of residential **development** required to meet anticipated housing needs over a period of at least 20 years
- affordable housing, rental housing, and special needs housing
- most recent Housing Needs Report and include housing policies respecting each class of housing needs

In November 2023, housing legislation was passed in the Local Government Act which requires all local governments to update their Housing Needs Assessments to provide 5-year and 20-year housing projections. In June 2024, the Provincial government released a standardized Housing Needs Report (HNR) demand calculation methodology. The HNR Method estimates the total

number of housing units required to address a community's current and anticipated housing needs over the 5-year and 20-year timeframes, based on publicly available data sources that can be applied to communities of various scales. The standardized method for calculating demand ensures that all local governments produce consistent and comparable assessments of their housing need. The HNR Method is comprised of six components including:

- Number of households in extreme core housing need;
- Number of individuals experiencing homelessness;
- Suppressed households;
- Anticipated household growth;
- Increasing the rental vacancy rate to 3%; and
- A local demand buffer.

Based on the HNR Method, the number of housing units that must be considered in the Official Community Plan are detailed in [Table 2](#) below, and additional details can be found in the **Regional District's** 2024 Interim Housing Needs Report. As Electoral Area A grows, it is important to provide a variety of housing choices for existing, new, and future residents, guided by the findings of the Housing Needs Report.

Table 2 - Housing Targets from the 2024 Interim Housing Needs Report for Electoral Area A

Housing Component	5 Year Target	20 Year Target
Component A – Extreme Core Housing Need	1	6
Component B – Persons Experiencing Homelessness	23	46
Component C – Suppressed Housing Formation	29	115
Component D – Anticipated Household Growth	144	278
Component E – Rental Vacancy Adjustment	1	2
Component F – Demand Buffer	0	0
Total – All Components	198	447

Objectives

- A wider variety of housing types and configurations become available over time to meet the unique housing needs of residents.
- Housing is safe, well maintained, and available in a variety of forms, sizes, and price-points to meet the needs of residents.
- Land use patterns and **development** forms reduce sprawl and support a variety of housing choices, where appropriate.

D. Support regional **development** of affordable housing, seniors housing, rental housing and special needs housing.

Policies

1. To help meet the projected housing needs for Electoral Area A while preserving the area's rural character, both secondary suites and accessory dwelling units (ADUs) are supported within most land use designations, subject to parcel size and servicing requirements. Residential density limits are outlined in each land use designation in *Section 5*. *Figure 3* shows the different types of secondary suites and accessory dwelling units (ADUs).



Figure 3. Types of Secondary Suites and Accessory Dwelling Units (ADU). Source: BC Ministry of Housing

2. A secondary suite is a private self-contained living space within a residence and has its own living space, kitchen, sleeping area and washroom. A residence and secondary suite make up a single real estate entity and cannot be stratified or otherwise legally divided from each other.
3. An accessory dwelling unit (ADU) is a smaller detached, self-contained housing unit on the same property as a primary residence and has its own living space, kitchen, sleeping area and washroom. The maximum size of an ADU is 90 m².
3. Each land use designation allows for different levels of housing density. Within those limits on density and built-form, a variety of housing types can be established to meet local needs. This includes homes for families, rentals, housing for people with special needs, seniors housing, and affordable options. A plan amendment to the Mixed Use (MU) designation may be considered where higher density housing is proposed, such as additional detached homes on a property or multi-unit buildings.
4. Long-term residential uses for farm worker housing may be supported without a Plan amendment when the housing need is demonstrated relative to the size and scale of the farm operation, meets provincial temporary worker accommodation standards, and has received ALC approval. Temporary farm worker housing should be addressed through the Temporary Use Permit process.
5. Support residential uses in conjunction with commercial or industrial uses in remote locations where there is a demonstrated need, and no significant adverse human or environmental impacts will result.
6. Support housing only where it can be demonstrated that on-site water supply and sewerage disposal systems can support the use.

7. Subdivision for residential lots is to be directed to the Residential Subdivision designation or as **infill** within the Rural Residential designation.
8. Promote the City of Prince George as the preferred location for affordable housing, seniors housing and special needs housing to ensure access to necessary services, supports and amenities.

4.7. Parks and Recreation

Objectives

- A. Maintain and enhance the quality and safety of parks and recreational facilities.
- B. Support and encourage the **development** and retrofitting of parks, public spaces, and **Regional District** owned and operated buildings to meet design standards that are accessible to all residents and visitors.
- C. Plan for the **development** of future community parks and recreation opportunities in response to community needs.
- D. Support the preservation and maintenance of public access to lakes and other natural features.

Policies

1. Implement the *Regional Parks Plan 2020-2030* to maintain and improve regional park facilities.
2. Park, public space, and recreational and institutional facility **development** or improvements should include universally accessible designs so that individuals with a diversity of needs and abilities can access public amenities.
3. The following policies apply where a proposed subdivision triggers the requirement to provide parkland or cash in lieu pursuant to Section 510 of the Local Government Act:
 - a) The entire Plan area is designated as having future park potential. The **Regional District** will determine whether to accept parkland in an amount equivalent to up to 5% of the land being proposed for subdivision, or cash in lieu of parkland, or a combination of both.
 - b) Recognizing that the Plan area is rural in nature, parkland must be adequately sized, be in an acceptable location, and have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist, the **Regional District** may require cash in lieu for the purpose of acquiring future lands for park purposes.
 - c) The following criteria will be considered when evaluating potential parkland dedication for community benefit:
 - i) the land improves connectivity to a proposed or existing park, trail, school, or other public amenity;

- ii) the land is adjacent to a lake or a watercourse and improves public access to the water;
- iii) the land has potential to support active recreation or passive nature appreciation;
- iv) the land contains a locally or regionally significant natural or cultural feature;
- v) the land provides opportunities for community gathering, cultural expression, education, or stewardship.

4. Advocate for the Provincial government and the applicable Ministries to maintain and monitor the quality and safety of existing and future public access points to lakes and other natural features and upgrade this infrastructure when needed. Existing public lake access locations are identified with a CI designation on the *Schedule A: Land Use Maps*.

4.8. Transportation, Infrastructure, and Utilities

Objective

- A. A safe and connected transportation network of roads and trails that accommodates all motorized and non-motorized users.
- B. Ensure **Regional District** infrastructure is well maintained.
- C. Support the planning and **development** of public services and utilities that are economically feasible and demonstrate broad community benefit and support.
- D. Support responsible planning and **development** of privately owned infrastructure and utilities.

Policies

1. Residential subdivisions should include with two points of emergency egress/access.
2. Use asset management best practices and work with community organizations to manage **Regional District** infrastructure.
3. Collaborate with the applicable Ministries and agencies to address transportation needs and to consider the role of safety in providing for pedestrian and non-motorized users needs on roads, as part of a more complete transportation network.
4. **Development** that requires access from forestry roads must demonstrate the viability of long-term access.
5. Consider the Regional Solid Waste Management Plan and **Regional District** Financial Plan during the **development** approval applications process.
6. Collaborate with the applicable ministries, utilities and other agencies to maintain the quality of local infrastructure and community services and upgrade this infrastructure when necessary.

7. When considering **development** approval applications in the vicinity of a railway, access to the application site must be developed in consultation with Canadian National Railway and Ministry of Transportation and Transit.
8. The **Regional District** is not responsible for the operation, maintenance, or financing of any new infrastructure or utilities associated with **development**. The planning and **development** of privately owned infrastructure and utilities is to adhere to applicable provincial regulations.
9. Consult with School District No. 57 in assessing the demand for new facilities and in selecting appropriate sites for future schools and consult with the school district on residential **development** activity and proposals that could impact the need for expanded education services. The location of existing schools is shown on *Schedule A: Land Use Maps*.

DRAFT

5. Land Use Designations, Objectives, and Policies

Table 3. Land Use Designations

PRINCIPAL LAND USE	MAP LABEL DESINGATION	INTENT
Agriculture	Agriculture (AG) 	The intent of the Agriculture (AG) designation is to preserve agricultural land and enable and support its use for farming and other uses that are compatible with agriculture. The Agriculture designation generally follows the boundaries of the Agricultural Land Reserve (ALR).
Residential	Lakeshore Settlement (LS) 	The intent of the Lakeshore Settlement (LS) designation is to recognize the existing residential development around Ness Lake, Nukko Lake, Chief Lake and other large lakes in the Plan area and prioritize the long-term preservation of lake and lakeshore ecosystems.
	Rural Residential (RR) 	The intent of the Rural Residential (RR) designation is to maintain the integrity of existing residential areas and support limited development opportunities that enhance community living.
	Residential Subdivision (RS) 	The intent of the Residential Subdivision (RS) designation is to identify areas that may be suitable for further residential subdivision development because they are near existing neighbourhoods and not within the ALR.
	Multi-Unit Residential (MU) 	The intent of the Multi-Unit Residential (MU) designation is to allow the consideration of site-specific proposals for higher-density residential development through Plan amendments.
Commercial	Commercial (C) 	The intent of the Commercial (C) designation is to identify areas of existing and potential commercial business, retail, and service uses intended to serve the local area or provide tourism opportunities.
Industrial	Light Industrial (LI) 	The intent of the Light Industrial (LI) designation is to identify areas of existing and proposed light industrial uses intended to serve the local area.
	Heavy Industrial (HI) 	The intent of the Heavy Industrial (HI) designation is to identify areas for heavy industrial development .

Civic Institutional and Public Utility	Civic Institutional (CI)	The intent of the Civic Institutional (CI) designation is to provide for a range of government, public, and community related services.
Parks and Recreation	Parks and Recreation (PR)	The intent of the Parks and Recreation (PR) land use designation is to support a range of park spaces and recreational opportunities.
Natural Resources	Natural Resources (NR)	The intent of the Natural Resources (NR) designation is to encompass the majority of lands within the Plan area that are located outside of settlement areas or the Agricultural Land Reserve (ALR). This designation prioritizes land uses that depend on, or are compatible with, the natural landscape and resource base, while maintaining the area's rural character and ecological integrity.

5.1. Agriculture (AG)

The intent of the Agriculture (AG) designation is to preserve agricultural land and enable and support its use for farming and other uses that are compatible with agriculture. The Agriculture designation generally follows the boundaries of the Agricultural Land Reserve (ALR).

Objectives

- Preserve farmland and land with agricultural capability for the purposes of farming and agricultural related uses.
- Allow a diverse range of agricultural uses that are compatible with the ALR and direct other uses outside of the ALR.

Policies

- The following list provides examples of uses supported within the AG designation. Additional uses that are similar in nature may also be considered, provided they align with the intent and objectives of the AG designation and the general objectives and policies in *Section 4* of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - Farm uses and specified non-farm uses of land as described in the Agricultural Land Commission Act and its regulations;
 - Agriculture;
 - Intensive agriculture;
 - Farm product processing, including Farmgate and FarmgatePlus licensed facilities;
 - Farm product retail sales;

- f) Agri-tourism activities;
- g) Agri-tourism short term accommodation;
- h) Resource extraction and preliminary small-scale processing and stockpiling of natural resources, including, but not limited to, timber, minerals and aggregate;
- i) Residential;
- j) Home-based business and rural business;
- k) Parks and Recreation uses (Section 5.7);
- l) Civic Institutional uses (Section 5.6).

2. Home-based business, rural business, and agri-tourism short term accommodation are supported where the following criteria are met:

- a) It can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
- b) Short term accommodation is only supported in conjunction with an agri-tourism opportunity and is limited to a maximum of ten (10) **sleeping units**.
- c) Rural business is secondary to established agriculture on the property and will provide value-added opportunities to improve farm viability or support agriculture operations in the region.

3. Large scale agricultural product processing facilities, including abattoirs, are not supported on lands with capability for soil-based agriculture and should be directed to the industrial designations.

4. Resource extraction and preliminary small-scale processing and stockpiling of natural resources is supported when the use is to improve farm viability or to support established agriculture on the property.

5. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:

- a) One secondary suite is supported within the principal residence on any parcel size.
- b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
- c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.

6. Residential use is primarily intended for permanent dwellings; however, seasonal dwellings may be considered as an alternative, provided they adhere to the density limits per parcel.

7. Subdivision is discouraged in the AG designation to preserve the agricultural potential of larger parcels sizes for a wider range of agricultural opportunities.
8. The minimum parcel size that is supported for creation of new lots by subdivision is generally 60 ha, with the following exceptions:
 - a) A smaller parcel size has been approved by the ALC on the basis that it would not negatively impact the continuity and integrity of the ALR land base or the use of agricultural land for farm use.
 - b) The minimum parcel size may be reduced to 1.6 ha to allow consolidations or boundary adjustments between parcels that are permitted by ALR regulations to resolve building encroachments or enable more effective use of farmland.
 - c) The minimum parcel size may be reduced to 1.6 ha where the proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature.
 - d) The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
9. **Development** within this designation is only supported where the proposal has demonstrated adequate parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications is identified in Section 7.

5.2. Residential Designations

5.2.1. Lakeshore Settlement (LS)

The intent of the Lakeshore Settlement (LS) designation is to recognize the existing residential **development** around Ness Lake, Nukko Lake, Chief Lake and other large lakes in the Plan area and prioritize the long-term preservation of lake and **lakeshore** ecosystems.

Objectives

- A. Protect and enhance the quality of rural life associated with lakeshore residential **development**.
- B. Allow uses that minimizes impact on the natural environment and surrounding residential uses, while prioritizing the long-term preservation of lake and **lakeshore** ecosystems.

Policies

1. The following list outlines the intended supported uses. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the LS designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.

- a) Residential;
- b) Home-based business;
- c) Agriculture;
- d) Parks and Recreation uses (Section 5.7);
- e) Civic Institutional uses (Section 5.6).

2. Agricultural uses on parcels smaller than 1.6 hectares outside the Agricultural Land Reserve (ALR) are generally intended to be limited to small scale farming uses associated with a residence that do not generate traffic, noise, or water, air or ground impacts that adversely affect the surrounding environment or neighbouring properties. Intensive agriculture is only supported on lands within the ALR or on lands designated commercial or industrial.
3. Home-based business is supported where it can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area, and must not generate traffic, noise, or impacts to water, air or soil that would negatively affect the surrounding environment, neighbouring properties, or the natural landscape. Rural business and short-term accommodation are not supported in the LS designation.
4. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:
 - a) One secondary suite is supported within the principal residence on any parcel size.
 - b) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.
5. Residential use is primarily intended for permanent dwellings; however, seasonal dwellings may be considered as an alternative, provided they adhere to the density limits per parcel.
6. The minimum parcel size that is supported for creation of new lots by subdivision is generally 6.0 ha, with the following exceptions:
 - a) The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
 - b) Consolidations or boundary adjustments between parcels may be considered to resolve building encroachments or enable more effective use of land.
 - c) The minimum parcel size may be reduced to 1.6 ha where the proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature.
7. **Development** within this designation is only supported where the proposal has demonstrated adequate parking, on-site sewage disposal and a reliable drinking water

supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications is identified in Section 7.

5.2.2. Rural Residential (RR)

The intent of the Rural Residential (RR) designation is to maintain the integrity of existing residential areas and support limited **development** opportunities that enhance community living.

Objectives

- A. Allow a range of housing forms that respond to the diverse needs of residents within the community.
- B. Allow residents to operate small scale businesses that provide services or benefits for the local area.
- C. Support **development** that does not have a significant impact on the natural environment or surrounding residential uses.

Policies

1. The following list outlines the intended uses supported in the RR designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the RR designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) Residential;
 - a) Home-based businesses and rural business;
 - b) Short-term accommodation;
 - c) Agriculture;
 - d) Parks and Recreation uses (Section 5.7);
 - e) Civic Institutional uses (Section 5.6).
2. Home-based business, rural business and short-term accommodation are supported where the following criteria are met:
 - a) it can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
 - b) Short-term accommodation is limited to a maximum of ten (10) **sleeping units**.
 - c) Rural business is secondary to an established residential use.
3. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:

- a) One secondary suite is supported within the principal residence on any parcel size.
- b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
- c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.

4. Residential use is primarily intended for permanent dwellings; however, seasonal dwellings may be considered as an alternative, provided they adhere to the density limits per parcel.

5. Agricultural uses on land outside the Agricultural Land Reserve (ALR) are generally intended to be limited to small scale farming uses associated with a residence that do not generate traffic, noise, or water, air or ground impacts that adversely affect the surrounding environment or neighbouring properties. Intensive agriculture is only supported on lands within the ALR or on lands designation commercial or industrial.

6. The maximum density for creation of new lots by subdivision is generally based on a minimum parcel size of 6.0 ha; however, **development** approval applications that propose parcels as small as 1.6 ha may be considered where:

- a) The reduced parcel size is consistent with the sizes of neighbouring parcels or will contribute to appropriate **infill development**;
- b) The proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature; or
- c) Lot consolidation and lot line adjustments may be considered to resolve encroachments or facilitate more effective use of land.

7. The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.

8. **Development** within this designation is only supported where the proposal has demonstrated adequate parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications is identified in Section 7.

5.2.3. Residential Subdivision (RS)

The intent of the Rural Subdivision (RS) designation is to identify areas that may be suitable for further residential subdivision **development** because they are near existing neighbourhoods and not within the ALR.

Objectives

A. Allow for limited subdivision **development** at consistent density with existing adjacent residential areas.

B. Support **development** that does not have a significant impact on the natural environment or surrounding uses.

Policies

1. The following list outlines the intended uses supported in the RS designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the RS designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) Residential;
 - b) Home-based businesses and rural business;
 - c) Short-term accommodation;
 - d) Agriculture;
 - e) Parks and Recreation uses (Section 5.7);
 - f) Civic Institutional uses (Section 5.6).
2. Home-based business, rural business and short-term accommodation are supported where the following criteria are met:
 - a) It can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
 - b) Short-term accommodation is limited to a maximum of ten (10) **sleeping units**.
 - c) Rural business is secondary to an established residential use.
3. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:
 - a) One secondary suite is supported within the principal residence on any parcel size.
 - b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
 - c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.
4. Residential use is primarily intended for permanent dwellings; however, seasonal dwellings may be considered as an alternative, provided they adhere to the density limits per parcel.

5. Agricultural uses on land outside the Agricultural Land Reserve (ALR) are generally intended to be limited to small scale farming uses associated with a residence that do not generate traffic, noise, or water, air or ground impacts that adversely affect the surrounding environment or neighbouring properties. Intensive agriculture is only supported on lands within the ALR or on lands designated commercial or industrial.
6. The minimum parcel size that is supported for creation of new lots by subdivision is generally 1.6 ha.
7. The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
8. Lot consolidation and lot line adjustments may be considered to resolve encroachments or facilitate more effective use of land.
9. **Development** within this designation is only supported where the proposal has demonstrated adequate parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications is identified in Section 7.

5.2.4. Multi-Unit Residential (MU)

The intent of the Multi-Unit Residential (MU) designation is to allow the consideration of site-specific proposals for higher-density residential **development** through Plan amendments.

Objectives

- A. Support gentle densification of higher residential densities, in suitable locations with appropriate infrastructure.
- B. Provide opportunities for alternative forms of residential uses to meet the varied housing needs of residents.

Policies

1. The following list outlines the intended uses supported in the MU designation. Additional similar uses that are compatible with the intent and objectives of the MU designation and the general objectives and policies in Section 4 may be considered through a Plan amendment process. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) multiple detached residences or multi-residential housing forms that exceed the residential densities allowed in the other land use designations;
 - b) seniors', supportive, affordable, special needs and other similar uses developed in multi-unit housing built forms;
 - c) manufactured home park;
 - d) Parks and Recreation uses (Section 5.7);
 - e) Civic Institutional uses (Section 5.6).

2. Residential density: Generally residential **development** should not exceed a density higher than 4 units per hectare and lots should not be smaller than 1.6 ha
3. The creation of new parcels through subdivision or residential **development** that will create multi-unit housing within the Watercourse Protection **Development** Permit Area is not supported.
4. **Development** within this designation is only supported where the proposal has demonstrated adequate parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.

5.3. Commercial (C)

The intent of the Commercial (C) designation is to identify areas of existing and potential commercial business, retail, and service uses intended to serve the local area or provide tourism opportunities.

Objectives

- A. Support limited **development** of small-scale commercial uses where such uses do not conflict with existing uses or detract from Prince George's role as the main commercial and service centre for the region.
- B. Allow tourism and outdoor recreation uses and where those services do not conflict with existing uses.

Policies

1. The following list outlines the intended uses supported in the C designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the C designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) **Community-serving** commercial, retail, and service uses;
 - b) Tourism and outdoor recreation uses, including resource-based attractions;
 - c) Tourism and outdoor recreation accommodation;
 - d) Agriculture including related processing and retail;
 - e) Residential;
 - f) Home-based business and rural business;
 - g) Parks and Recreation uses (Section 5.7);
 - h) Civic Institutional uses (Section 5.6).
2. Commercial uses are to be compatible with the rural character of the area, and must not generate traffic, noise, or impacts to water, air or soil that would negatively affect the surrounding environment, neighbouring properties, or the natural landscape.

3. Commercial uses are to not negatively impact **environmentally sensitive areas** or areas within the Watercourse Protection **Development** Permit areas.
4. Home-based business and rural business are supported where the following criteria are met:
 - a) It can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
 - b) Rural business is secondary to an established residential use.
5. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:
 - a) One secondary suite is supported within the principal residence on any parcel size.
 - b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
 - c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.
 - d) Additional residential uses may be considered to provide accommodation for staff of a commercial use where housing is not otherwise reasonably available.
6. The minimum parcel size that is supported for creation of new lots by subdivision is generally 2.0 ha, with the following exceptions:
 - a) The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
 - b) Consolidations or boundary adjustments between parcels may be considered to resolve building encroachments or enable more effective use of land.
 - c) The minimum parcel size may be reduced to 1.6 ha where the proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature.
7. **Development** within this designation is only supported where the proposal has demonstrated adequate area of land, parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.

5.4. Light Industrial (LI)

The intent of the Light Industrial (LI) designation is to identify areas of existing and proposed light industrial uses intended to serve the local area.

5.4.1. General

Objectives

- A. Support light industrial uses in locations where impacts are wholly contained on site.
- B. Accommodate primary resource processing and value-added industry in suitable locations close to the resource.
- C. Support agricultural industry in suitable locations.

Policies

1. The following list outlines the intended uses supported in the LI designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the LI designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) Industrial uses where impacts are generally contained to the subject site or limited to the interior of buildings on site;
 - b) Resource extraction and preliminary small-scale processing and stockpiling of natural resources, including, but not limited to, timber, minerals and aggregate;
 - c) Intensive agriculture, and agricultural processing and retail;
 - d) Residential;
 - e) Home-based business and rural business.
2. Resource extraction and preliminary small-scale processing and stockpiling of natural resources are to be separated from residential subdivisions and should not abut lands designated for residential, commercial, parks and recreation or civic institutional.
3. Light industrial uses are to be compatible with the rural character of the area, and minimize and mitigate traffic, noise, or impacts to water, air or soil that would negatively affect the surrounding environment, neighbouring properties, or the natural landscape.
4. Light industrial uses are not to negatively impact **environmentally sensitive areas** or areas within the Watercourse Protection **Development** Permit areas.
5. Light industrial uses are to minimize and mitigate visual impacts by using screening or greenbelt buffers.
6. Home-based business and rural business are supported where the following criteria are met:
 - a) It can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic,

noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.

- b) Rural business is secondary to an established residential use.
- 7. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:
 - a) One secondary suite is supported within the principal residence on any parcel size.
 - b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
 - c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.
 - d) Additional residential uses may be considered to provide accommodation for staff of an industrial use in a remote area or where housing is not otherwise reasonably available.
- 8. The minimum parcel size that is supported for creation of new lots by subdivision is generally 2.0 ha, with the following exceptions:
 - a) The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
 - b) Consolidations or boundary adjustments between parcels may be considered to resolve building encroachments or enable more effective use of land.
 - c) The minimum parcel size may be reduced to 1.6 ha where the proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature.
- 9. **Development** within this designation is only supported where the proposal has demonstrated adequate area of land, resources, parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.
- 10. Special industrial uses, including uses that may have significant associated potential for environmental degradation as regulated under the Environmental Management Act, such as disposal sites for special industrial wastes, or uses that require significant power allocation, such as data centres or crypto currency mining, 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.

5.5. Heavy Industrial (HI)

The intent of the Heavy Industrial (HI) designation is to identify areas for heavy industrial **development**.

Objectives

- A. Support heavy industrial uses, resource processing or manufacturing uses where impacts cannot be wholly contained on site.

Policies

1. The following list outlines the intended uses supported in the HI designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the HI designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) Industrial uses where impacts cannot be wholly contained on site;
 - b) Resource extraction and preliminary small-scale processing and stockpiling of natural resources, including, but not limited to, timber, minerals and aggregate;
 - c) Large-scale timber, mineral and aggregate processing, manufacturing, and stockpiling;
 - d) Intensive agriculture and large-scale agricultural product processing facilities, including abattoirs;
 - e) Residential;
 - f) Home-based business and rural business.
2. Heavy industrial uses are to be separated from residential subdivisions and should not abut lands designated for residential, commercial, parks and recreation or civic institutional.
3. Heavy industrial uses must mitigate and minimize smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference and not create an amount of traffic, noise or impacts that will adversely affect the character of the area.
4. Heavy industrial uses are not to negatively **impact environmentally sensitive areas** or areas within the Watercourse Protection **Development** Permit areas.
5. Home-based business and rural business are supported where the following criteria are met:
 - a) It can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
 - b) Rural business is secondary to an established residential use.

6. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:
 - a) One secondary suite is supported within the principal residence on any parcel size.
 - b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
 - c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.
 - d) Additional residential uses may be considered to provide accommodation for staff of an industrial use in a remote area or where housing is not otherwise reasonably available.
7. The minimum parcel size that is supported for creation of new lots by subdivision is generally 4.0 ha, with the following exceptions:
 - a) The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
 - b) Consolidations or boundary adjustments between parcels may be considered to resolve building encroachments or enable more effective use of land.
 - c) The minimum parcel size may be reduced to 1.6 ha where the proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature.
8. **Development** within this designation is only supported where the proposal has demonstrated adequate area of land, resources, parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.
9. Special industrial uses, including uses that may have significant associated potential for environmental degradation as regulated under the Environmental Management Act, such as disposal sites for special industrial wastes, or uses that require significant power allocation, such as data centres or crypto currency mining, 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.

5.6. Civic Institutional (CI)

The intent of the Civic Institutional (CI) designation is to provide for a range of government, public, and community related services.

Objectives

- A. Support the efficient and effective provision and use of public services.
- B. Identify existing infrastructure.
- C. Expand public and institutional services, when and where necessary.

Policies

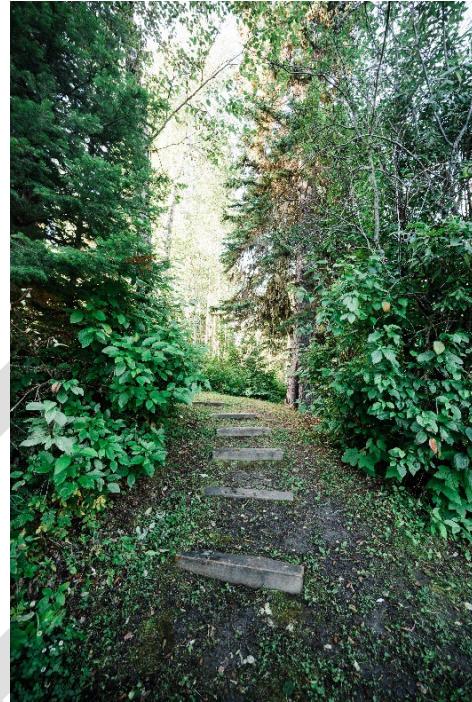
1. The following list outlines the intended uses supported in the CI designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the CI designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) A range of government and community services including but not limited to schools, places of worship, fire halls, community halls;
 - b) Public utilities and services, such as communication towers, water systems, waste treatment, and solid waste collection and recycling facilities;
 - c) Parks and Recreation uses (Section 5.7).
2. Civic institutional uses are to be compatible with the rural character of the area, and must not generate traffic, noise, or impacts to water, air or soil that would negatively affect the surrounding environment, neighbouring properties, or the natural landscape.
3. Civic institutional uses are not to negatively impact **environmentally sensitive areas** or areas within the Watercourse Protection **Development** Permit areas.
4. There is generally no minimum parcel size requirement for subdivision. Parcel size will ensure adequate area for the intended use of the land.
5. **Development** within this designation is only supported where the proposal has demonstrated adequate area of land, parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.

5.7. Parks and Recreation (PR)

The intent of the Parks and Recreation (PR) land use designation is to support a range of park spaces and recreational opportunities.

Objectives

- A. Manage and maintain existing parks.
- B. Preserve public access to park space and lakes.
- C. Promote outdoor recreation opportunities and park use for residents and visitors.



Policies

1. The following list outlines the intended uses supported in the PR designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the PR designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) Provincial Parks;
 - b) Regional and Community Parks;
 - c) Natural spaces;
 - d) Passive recreation.
2. Existing provincial, regional, and community parks are identified on *Schedule A: Land Use Maps*.
3. The development of future park and recreation uses will be based on suitable location, availability of land, funding, public interest and public support.
4. The **Regional District** supports the preservation of existing public access to natural amenities, including lakes and watercourses.
5. There is generally no minimum parcel size requirement for subdivision. Parcel size will ensure adequate area for the intended use of the land.
6. **Development** within this designation is only supported where the proposal has demonstrated adequate area of land, parking, on-site sewage disposal and a reliable drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.

5.8. Natural Resources (NR)

The intent of the Natural Resources (NR) designation is to encompass the majority of lands within the Plan area that are located outside of settlement areas or the Agricultural Land Reserve (ALR). This designation prioritizes land uses that depend on, or are compatible with, the natural landscape and resource base, while maintaining the area's rural character and ecological integrity.

Objectives

- A. Prioritize forestry, natural resource extraction, grazing.
- B. Identify recreation, environmental conservation, wildlife habitat and watershed protection and management opportunities.
- C. Support limited rural residential and business uses.
- D. Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.

Policies

1. The following list outlines the intended uses supported by the NR designation. Additional similar uses may also be considered provided they are compatible with the intent and objectives of the NR designation and the general objectives and policies in Section 4 of this plan. All proposed uses are subject to evaluation through a rezoning process, where applicable.
 - a) Resource extraction and preliminary small-scale processing and stockpiling of natural resources, including, but not limited to, timber, minerals and aggregate;
 - b) Agriculture;
 - c) Farm product processing, including Farmgate and FarmgatePlus licensed facilities;
 - d) Farm product retail sales;
 - e) Agri-tourism activities;
 - f) Short-term accommodation;
 - g) Residential;
 - h) Home-based business and rural business;
 - i) Parks and Recreation uses (Section 5.7);
 - j) Civic Institutional uses (Section 5.6).
2. Resource extraction and preliminary small-scale processing and stockpiling of natural resources are to be separated from residential subdivisions and should not abut lands designated for residential, commercial, parks and recreation or civic institutional.

3. Natural Resource uses are to be compatible with the rural character of the area, and must not generate traffic, noise, or impacts to water, air or soil that would negatively affect the surrounding environment, neighbouring properties, or the natural landscape.
4. Natural Resource uses are not to negatively impact **environmentally sensitive areas** or areas within the Watercourse Protection **Development** Permit areas.
5. Home-based business, rural business and short-term accommodation are supported where the following criteria are met:
 - a) It can be demonstrated that the use will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
 - b) Short-term accommodation is limited to a maximum of ten (10) **sleeping units**.
 - c) Rural business is secondary to an established residential use.
6. Residential density: One principal residence is supported on a property. Additional residential uses may be considered subject to the following criteria:
 - a) One secondary suite is supported within the principal residence on any parcel size.
 - b) On parcels that are 1.6 ha or larger, one secondary suite within the principal residence or one additional dwelling unit (ADU) is supported.
 - c) On parcels 4.0 ha or larger, one secondary suite within the principal residence and one ADU is supported, or in lieu of the ADU, a second detached residence is supported.
7. Residential use is primarily intended for permanent dwellings; however, seasonal dwellings may be considered as an alternative, provided they adhere to the density limits per parcel.
8. Subdivision is discouraged in the NR designation to preserve the resource base, agricultural potential and ecological integrity of the area.
9. The minimum parcel size that is supported for creation of new lots by subdivision is generally 60.0 ha, with the following exceptions:
 - a) The creation of new parcels through subdivision within the Watercourse Protection **Development** Permit Area is not supported.
 - b) Consolidations or boundary adjustments between parcels may be considered to resolve building encroachments or enable more effective use of land.
 - c) The minimum parcel size may be reduced to 1.6 ha where the proposed parcel boundaries align with a **topographical constraint** that prevents practical access across the feature.
10. **Development** within this designation is only supported where the proposal has demonstrated adequate area of land, parking, on-site sewage disposal and a reliable

drinking water supply appropriate to the intended use(s). Further criteria for the consideration of **development** approval applications are identified in Section 7.

DRAFT

6. Development Permit Areas

The Local Government Act (LGA) allows for the establishment of **Development** Permit Areas (DPAs). DPAs are implemented by local governments to preserve the natural environment, to protect against hazardous conditions, for the protection of agricultural lands, for energy and water conservation, for the revitalization of specific areas or communities, for the reduction of **greenhouse gas** emissions, and to set form and design standards for residential, commercial, or industrial areas. Completion and approval of a **Development** Permit (DP) application is required before **development** is allowed within a DPA.

A **development** site may be located within the boundaries of more than one **Development** Permit Area. A site subject to multiple **development** permits may combine the **development** permits into a single **development** permit application. Unless the site is exempt as noted per the respective exemptions outlined in *Schedule D: Development Permit Area Guidelines*, or as stated by **Regional District** administration and/or the **Regional Board**, **development** sites located in one or more DPAs will need to apply for a **development** permit.

The OCP has designated the following **Development** Permit Areas within Electoral Area A.

6.1. Watercourse Protection DPA

The intent of the Watercourse Protection DPA is to require approval from the **Regional District** prior to any **development** impacting water features to preserve the natural state of lakes and **lakeshores** in Electoral Area A. **Development** guidelines for this DPA are available in *Schedule D: Development Permit Area Guidelines*, and maps of this DPA is shown in *Schedule A: Land use Maps*.



7. Implementation Tools and Development Considerations

The following section describes how and under what conditions to consider amendments to this OCP and applications for **Development** approvals. The **Regional Board** may use provisions of the *Local Government Act (LGA)* that provide for the setting of regulations and issuance of permits, as required, to implement the provisions of this plan.

7.1. Plan Amendment and Development Approval Application Considerations

1. A Plan amendment is a process permitted under the LGA to modify an adopted OCP. In land **development**, an applicant may submit an amendment when a proposed **development** application does not conform to the land uses or policies in the OCP. The adoption of any proposed amendment is subject to review and approval by the **Regional Board**.
2. While the OCP is intended to guide **development** for the next 20 years (with updates every five (5) years), the **Regional District** recognizes that areas can change over time, and that flexibility in plan amendments may be considered to best fulfill the overall vision of the OCP.
3. The following factors will be considered in the evaluation of an application for an amendment to this plan or a **development** approval application:
 - a) Consistency of the proposal with all objectives, policies and land use designations of this plan.
 - b) Consistency with the provisions or approvals of the Agricultural Land Commission for lands within the Agricultural Land Reserve;
 - c) The extent of agricultural **development** and potential for impact on the agricultural capability of the subject land or neighbouring agricultural uses;
 - d) Availability or feasibility of appropriate servicing and infrastructure for the intended use and potential impacts to existing infrastructure and services, including, but not limited to, fire protection, drinking water supply, sewage disposal, utilities, on-site parking, solid waste disposal, surface water management, schools, parks, roads and transportation networks.
 - e) Compatibility with the scale, density and character of surrounding land uses and potential impacts to neighbouring properties by reason of traffic, noise, odor, smoke, dust or other airborne particles, or other impacts that may affect the rural character of the area.
 - f) Consideration for structural or vegetation buffering or screening to reduce the visual impact of the use.

- g) Potential impacts on the natural environment including water, air or ground impacts, or impacts to **environmentally sensitive areas** or areas within a Watercourse Protection **Development** Permit Area.
- h) Potential for **development** to be subject to hazardous conditions such as steep slopes, wildfire interface areas, flood plains, or other natural hazards.
- i) Comments and applicable regulatory requirements, **development** standards, or best management practices identified through referrals to internal departments, external governments, and any other relevant agencies.
- j) Community benefit and public interest including public consultation input received through a public hearing or public consideration process.
- k) Potential for long-term financial implications for the Regional District or community.
- l) Any other issue that may be relevant to a specific proposal.

7.2. Temporary Use Permit (TUP)

1. A Temporary Use Permit (TUP) is a special permit issued by the **Regional Board** that allows a **development** application to use a specific land use that is not permitted under the current zoning of the site. The intent of a TUP is to either accommodate a shorter-term land use activity or to assess the given proposed land use prior to considering a more permanent zoning bylaw amendment. The property owner can use the land in accordance with the terms of the issued TUP until the expiration date of the permit, or three (3) years after issuance of the permit, whichever comes first.
2. The entire Plan area is designated as an area where the **Regional Board** may consider issuance of a TUP.
3. Issuance of a TUP should only be considered when the proposed use is clearly temporary or seasonal in nature, and the site can be restored to its previous condition or to a satisfactory state once the permit expires.
4. Public consultation may occur prior to the **Regional Board** considering issuance of a TUP.
5. A TUP may include conditions to reduce impacts such as hours of operation, screening, buffering, noise control, limits on the area or buildings that may be used, or other operational conditions.
6. TUP approval may be conditional upon a landowner providing security to guarantee the performance of permit conditions.

7.3 Development Approval Information

1. **Development** Approval Information (DAI) means information on the anticipated impact of a proposed activity or **development** on the community, including, without limiting this, information on matters such as transportation patterns including traffic flow, local

infrastructure, public facilities including schools and parks, community services and the natural environment of the affected area. Pursuant to the LGA, an OCP may specify circumstances in which DAI may be required and the substance of the information that may be required.

2. Pursuant to Section 485(1) of the Local Government Act, the entire Plan area is designated as an area where an applicant may be required to provide DAI for any of the following applications:
 - a) an amendment to a zoning bylaw
 - b) a **development** permit
 - c) a temporary use permit
3. The conditions and objectives for the requirement of DAI include:
 - a) Existing **development** within Electoral Area A contains rural residential communities and agricultural land within a vast natural landscape that provides ecological benefit and resource based economic opportunities. Information may be required to assess the impacts of new **development** and ensure it will be supported by appropriate infrastructure, be compatible with the rural character of the area and does not generate traffic, noise, or have water, air or ground impacts that would adversely affect the surrounding environment, neighbouring properties, or the natural landscape.
 - a) The landscape of Electoral Area A contains **environmentally sensitive areas** and hazardous areas, including steep slopes, flood-prone areas and areas with potential for wildfire interface. Information may be required to identify and direct **development** away from these areas.
4. **Development** approval information must be provided at an applicant's expense. The procedures and policies on the process for requiring **development** approval information and the substance of the information that may be required will be implemented by the corresponding **development** approval regulations bylaw.

7.3. Relevant Documents

While the OCP is a formal document outlining Electoral Area A's 20-year **development** and land use management plans, it does not provide all of the tools and resources required to implement its policies. The reference tools and documents listed below are meant to assist the **Regional Board, Regional District** administration, developers, and residents when handling growth and **development** in the community, as amended from time to time.

- Zoning Bylaw No. 2892, 2014
- Regional Parks Plan 2020 to 2030
- Building Bylaw No. 3239, 2021
- Regional Solid Waste Management Financial Plan, 2021
- Regional Agricultural Strategy, 2022

- **Development** Applications Procedures Bylaw No. 3268, 2022
- Community Wildfire Resiliency Plan, 2025
- Annual Cultural Report, 2023
- Corporate Climate Change Action Plan, 2024
- Strategic Priorities 2024 to 2028
- Online Mapping Tools
- BC Agricultural Land Commission Act
- BC Agricultural Land Commission Tools and Resources
- BC Building Code
- BC Guide to Edge Planning
- Regional District Application for **Development** Information Handout

Schedules

Schedule A: Land Use Maps

Schedule B: Environmentally Sensitive Area Maps

Schedule C: Salmon River Floodplain Maps

Schedule D: **Development** Permit Area Guidelines

Schedule E: Glossary of Terms and Definitions

DRAFT