

PEACE RIVER REGIONAL DISTRICT
NORTH PEACE OFFICIAL COMMUNITY PLAN
BY-LAW NO. 820, 1993

A by-law to adopt an official community plan

WHEREAS the Regional Board of the Peace River Regional District (the Board) has, pursuant to Section 809 of the Municipal Act R.S.B.C. 1979, adopted the Fort St. John Rural Area Official Settlement Plan By-Law No. 430, 1984;

AND WHEREAS the Board now wishes to adopt a new Official Community Plan pursuant to Section 948 of the Municipal Act;

AND WHEREAS the Minister of Municipal Affairs has designated the North Peace as a Community Plan Area pursuant to Section 944 (3) of the Municipal Act;

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

AND WHEREAS the Board has examined the Plan set out herein in conjunction with those matters set out in Section 948 of the Municipal Act;

AND WHEREAS the Board has given the public adequate opportunity to examine and comment on the proposed "North Peace Official Community Plan";

AND WHEREAS the Board has examined the Plan set out herein in conjunction with the current Capital Expenditure Program;

AND WHEREAS the Plan has been referred to the District of Taylor, the District of Hudson's Hope, and the City of Fort St. John for comment;

AND WHEREAS the Board has given due regard to:

- (a) the probable social environmental and economic consequences of the proposed policies;
- (b) the stated objectives, policies and programs of the government;
- (c) the suitability of land for various uses;
- (d) land area requirements for uses related to the projections of population and economic growth; and
- (e) the prevention of pollution of air, water and land;

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NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, hereby enacts as follows:

1. This by-law may be cited as the "North Peace Official Community Plan By-Law No. 820, 1993".
2. Schedule 'A', which is attached to and forms part of this by-law is hereby adopted as the "Peace River Regional District North Peace Official Community Plan."
3. If any section, subsection, sentence, clause, phrase or map of this by-law is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. The "Fort St. John Area Official Settlement Plan By-Law No. 430, 1984", as amended, is hereby repealed.

READ A FIRST TIME this 24th day of June, 1993.

READ A SECOND TIME this 26th day of August, 1993.

Public Hearing Held on the 8th day of September, 1993.

READ A THIRD TIME this 16th day of September, 1993.

APPROVED by the Minister of Municipal Affairs this _____ day of _____, 1993.

RECONSIDERED, FINALLY PASSED AND ADOPTED this _____ day of _____, 1993.

CERTIFIED a true and correct copy of
"North Peace Official Community Plan
By-Law No. 820, 1993".

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed in
the presence of:

Moray Stewart, Administrator

Ben Knutson, Chairman

Moray Stewart, Administrator

I HEREBY CERTIFY the foregoing to be a true and correct copy of the "North Peace Official Community Plan By-Law No. 820, 1993", as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the _____ day of _____, 1993.

Dated at Dawson Creek this _____ day of _____, 1993.

Moray Stewart, Administrator

[BY-LAW.REG\BL-820.NPJ]

PEACE RIVER REGIONAL DISTRICT

North Peace Official Community Plan

SCHEDULE `A'

This is Schedule `A' as referred to in Section 2 of the
"North Peace Official Community Plan By-Law No. 820, 1993".

Schedule `A'

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Maps 2, 2A, 3 and 4 of Schedule 'A' have been repealed by in so far as they apply to lands affected by the adoption of the "North Peace Fringe Area Official Community Plan By-law No. 1870, 2009" adopted on June 10, 2010, as shown on Schedule 'B', 'C', and 'D' maps.

Schedule `A'

SECTION 1: INTRODUCTION AND INTERPRETATION

1.1 INTRODUCTION

The "North Peace Official Community Plan By-Law No. 820, 1993", (the `Plan') has been prepared pursuant to Part 29 of the Municipal Act. The Plan is a general statement of the broad objectives and policies of the Regional Board relating to the form and character of existing and proposed land use and servicing requirements in the area covered by the Plan, the boundaries of which are defined on the Plan Maps. It will provide a policy framework to serve as a basis for decisions and actions related to the use and development of all lands within the North Peace rural area, with the exception of those lands within incorporated municipalities and the Charlie Lake Local Community. The Plan comprises three sections:

Section 1 - Introduction and Interpretation;

Section 2 - a statement of the Regional Board's primary social, economic, environmental, and agricultural objectives, general policies, and objectives and policies as they pertain to the specific land use designations, special management areas, transportation, public services and facilities, and implementation.

Section 3 - the Plan Maps, which depict the land use designations for properties within the Plan area, the boundary of the Plan area and its sub-regions, and the transportation network which serves the North Peace rural area.

Upon adoption by the Regional Board, this Official Community Plan will form the basis for the preparation and adoption of land use regulating by-laws and amendments to them for the North Peace Rural Area. Once the Plan is adopted, the Regional Board will not enact any provision or carry out any development contrary to or at variance with the Plan. At the same time, the Regional Board is not required to undertake any projects suggested by the Plan, nor does the Plan authorize proceeding with any projects, except in accordance with the applicable Provincial legislation.

All or parts of the North Peace rural area are within the jurisdiction of superseding legislation, including but not limited to the Forest Act, the Petroleum and Natural Gas Act, the Health Act, the Highways Act, the Land Act, and the Agricultural Land Commission Act. The objectives and policies in this Plan recognize that these statutes supersede the Official Community Plan in the North Peace rural area in matters within their jurisdictions. In particular, a number of objectives and policies in this Plan apply to land which is located in the Agricultural Land Reserve (A.L.R.). Where the provisions of this Plan provide for the development of land located within the A.L.R., and these provisions are not consistent with the Agricultural Land Commission Act or regulations made thereunder, the approval of the B.C. Agricultural Land Commission is recognized as being a precondition for development.

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Additionally, the Plan is based upon the criteria and mandatory requirements set out in the Municipal Act. The Plan also retains the spirit and intent of the preceding Fort St. John Area Official Settlement Plan By-Law No. 430, 1984. All terms and phrases referenced in the Interpretation Section of the Plan are italicized throughout the document.

While every attempt to anticipate future development options and associated requirements has been made in the preparation of this Plan, it is important to stress that changes in this Plan will, and should, occur to correspond to new circumstances and situations.

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1.2 INTERPRETATION

In this by-law:

"Agriculture"

means the growing, rearing, producing or harvesting of agricultural crops, poultry, or other livestock, and includes:

- (a) the storage and processing of primary agricultural products which are harvested, reared, or produced by the farming operation;
- (b) the storage and repair of those farm machinery, implements, and supplies which are used by the individual farming operation; and
- (c) *dwelling*s for the accommodation of persons employed in the agricultural enterprise located on or operated from the parcel containing the *dwelling*s;

"Ancillary" or "Ancillary Use"

means a land use or an intended land use which is subordinate and supplementary to a principal use or building on the same parcel;

"Communal farm"

means an agricultural enterprise as a principal use, with six or more *dwelling*s, *ancillary* community facilities and associated agricultural land farmed by residents living on the property containing the agricultural enterprise;

"Community Sewage System"

means a system of sewage collection and disposal serving two or more parcels, which is owned, operated and maintained by the Peace River Regional District or an Improvement District;

"Corporate Compound"

means an area designed to accommodate permanent residential *dwelling*s as an *ancillary use* to facilities used for resource extraction or processing;

"Development"

means effecting a change in the use of land or in the nature of the use of land, including but not limited to the subdivision of land, the installation of works and services, and the building and placement of structures on land;

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"Dwelling"

means a self contained set of habitable rooms containing one set of cooking facilities and located in one building;

"Ecological Reserve"

means land used or intended to be used for scientific research and education pertaining to studies in the interrelationships between species and the behaviour of unique flora and fauna;

"Farm Animals"

means domestic animals generally associated with farming and ranching;

"Feedlot"

means an enclosed area of land used for the feeding of livestock which is not large enough to yield the food necessary to sustain them on an annual basis;

"Fringe Protection Areas"

means the designated areas surrounding the City of Fort St. John, the District of Taylor, and the Charlie Lake Local Community, as delineated on Maps 1 through 4 of this Official Community Plan;

"Home Business"

means an occupation or profession, which may include outdoor storage and *ancillary* retail sales, carried out in a *dwelling* or accessory building, by the residents of the *dwelling*, where such occupation or profession is incidental or secondary to the residential use of the subject property;

"Hydrocarbon Land Treatment Facility"

means a facility at which soil or other material contaminated with petroleum products or hydrocarbons that contaminate soil are decomposed by being spread onto the ground within an area enclosed by berms, and includes buildings and structures that are wholly incidental and subordinate to such activity.

"Institutional Use"

means the use of land or a building or structure, owned and operated by a society incorporated under the Society Act;

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"Intensive Agriculture"

means the commercial or *institutional use* of land for:

- (a) the growing, rearing, producing or processing of poultry, swine or fur bearing animals;
- (b) the operation of *feedlots* or dairies; or
- (c) the growing of mushrooms;

"Long Term"

means a period of time exceeding five years;

"Manufactured Home"

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

"Manufactured Home Park"

means three or more *manufactured homes* on a parcel of land, but does not include storage of unoccupied *manufactured homes* on the parcel;

"Noxious Use"

means manufacturing, processing, storage, *intensive agriculture*, or any other commercial, industrial or *parks and recreational* activity which emits smoke, dust, odour, contaminated surface runoff, or noise, that would be offensive to neighbouring residents;

"On-Site Sewage Disposal"

means the disposal of sewage on the parcel upon which the sewage was generated;

"Public Use"

means the use of land, buildings, or facilities owned or otherwise held by a government or government agency or registered society for public park and recreation purposes, education, health, welfare, administration, safety, public works, *utilities*, *institutional uses* or other non-commercial *public uses*;

"Regional Board"

means the Board of Directors of the Peace River Regional District;

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"Rural Area"

means all lands located within the designated boundaries of the North Peace Official Community Plan area;

"Screened" or "Screening"

means the visual concealment of a commercial, industrial or other use through landscaping, fencing, or vegetation in the form of bushes or trees;

"Small Agricultural Holding"

means a parcel of land of 15 hectares (37 acres) or more, which is used for rural residential or hobby farming purposes;

"Special Management Areas"

mean specific areas within the *rural area* which, because of their unique characteristics, warrant specific land use, *development* and servicing objectives and policies, over and above those shown for the various land use designations established by this Plan;

"Urban"

means having:

- (a) for residential uses, a density equal to or greater than one *dwelling* per 1,000 square metres (10,764 square feet or .25 acres); or
- (b) for commercial and industrial uses, a building-to-parcel ratio of more than 25 percent; and
- (c) a *community sewage system*;

"Utilities"

means a system, work, building, plant, equipment or resource owned by a Municipality, Regional District, Improvement District, the Province of British Columbia, or a corporation which provides services and facilities at approved rates, including but not limited to natural gas distribution, electricity, sewerage, community waterworks, and telephone services.

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SECTION 2: OBJECTIVES AND POLICIES

2.1 GENERAL OBJECTIVES AND POLICIES

With regard to the general form and character of *development* within the North Peace *rural area*, the objectives and policies of the *Regional Board* are set out as follows:

2.1.1 SOCIAL OBJECTIVES

Objective 1

To provide for the continuance and enhancement of the lifestyle enjoyed by rural residents and to provide for the availability of this lifestyle to future rural residents.

Objective 2

To encourage a sufficiently large population in farm and ranching communities to enhance the continuing viability of community facilities such as public schools, community halls, recreation facilities, churches and rural commercial establishments, provided that such objective does not result in the attraction of a population that is not related to the agricultural base of such communities.

Objective 3

To provide, in co-operation with the applicable regulatory authorities, increased levels of public facilities and services in the *rural area*, where such facilities and services are affordable on a monetary basis to the residents receiving the facilities and services.

Objective 4

To recognize the various communities of the *rural area* as unique and diverse, each requiring particular land use policy considerations, and to designate future land uses accordingly.

Objective 5

To direct the type and location of future *development* in a manner consistent with neighbouring land uses and transportation facilities, and thus to reduce potential land use conflicts, by observing the land use designations and *development* guidelines contained in this Plan.

Objective 6

To recognize the importance of public influence in the *development* process, and to encourage public participation in the land use planning issues affecting the *rural area*.

2.1.1 Social Objectives continued

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Objective 7

To encourage the protection and preservation of land and water areas of scenic, cultural or historic significance.

Objective 8

To encourage the private market and government agencies having authority to meet the rental housing and special needs housing requirements of the *rural area*.

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2.1.2 ECONOMIC OBJECTIVES

Objective 1

To continue to provide for home-based businesses and employment in the *rural area*.

Objective 2

To provide for a supply of developable land in the *rural area*, outside land within the Agricultural Land Reserve, to accommodate demands for *development*, thereby avoiding over-inflated property values and land availability restrictions in times of economic growth.

Objective 3

To promote *development* management so that the costs of *development* are borne by the developer with minimal direct or indirect subsidy by the general taxpayer.

2.1.3 ENVIRONMENTAL OBJECTIVES

Objective 1

To ensure that *development* within the *rural area* is managed with consideration for restricting impacts on the natural environment.

Objective 2

To assist in the protection of lakes, river corridors and waterways in the *rural area*, including but not limited to the Peace River Corridor, for the use and enjoyment of future generations.

Objective 3

To recognize surface and groundwater sources as critical, life-sustaining resources, and to act with applicable agencies to improve and protect such sources for future uses.

Objective 4

To support efforts toward sustainable *development*, for the protection of regional ecosystems in the *rural area*.

Objective 5

To support efforts toward species protection, the maintenance of biodiversity, and wildlife enhancement in the *rural area*.

Objective 6

To provide for future *development* at densities which reduce the need for *community sewage systems*, and to ensure that *on-site sewage disposal* is provided for in accordance with the standards and regulations of the Provincial Agency having authority.

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2.1.4 AGRICULTURAL OBJECTIVES

Objective 1

To recognize the prime importance of *agriculture* to the economy of the region by ensuring that agricultural land is protected from competing land uses.

Objective 2

To preserve large agricultural holdings (with minimum parcel sizes of 63 hectares (155 acres), occupied and used by economically viable farming and ranching operations.

Objective 3

To promote a strong and stable agricultural industry, with emphasis on the continuing economic viability of existing and future farming and ranching operations and *ancillary uses*, including but not limited to agricultural diversification initiatives.

Objective 4

To minimize impacts of non-agricultural *development* on *agriculture*.

Objective 5

To encourage resource extraction facilities, including *corporate compounds*, to locate outside the Agricultural Land Reserve, to encourage the restriction and grouping of resource extraction uses in an efficient manner least disruptive to *agriculture*, and to promote the reclamation of land used for resource extraction to enable its subsequent use for agricultural purposes.

2.1.5 GENERAL POLICIES

NOTE: Where a parcel of land is located within the Agricultural Land Reserve any uses or further subdivisions must have the prior approval of the Commission pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission before the *development* permitted in terms of the following policies can be authorized.

Number of Dwellings

Policy 1

Except as otherwise stated in this Official Community Plan, a maximum of one *dwelling* is permitted on parcels less than 3.6 hectares (9 acres) and a maximum of two *dwellings* is permitted on parcels of 3.6 hectares (9 acres) or larger. If the parcel is within the Agricultural Land Reserve and the second *dwelling* is not intended to accommodate farm help, the approval of the Provincial Agricultural Land Commission is required.

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2.1.5 General Policies continued

Policy 2

In cases where two or more quarter sections are owned and operated by the same farming operation, one additional *dwelling* for each quarter section is permitted when necessary to accommodate farm help.

Policy 3

The *Regional Board* may consider the addition of an *ancillary* temporary *dwelling* for the accommodation of an elderly relative or disabled family member, in addition to the *dwelling(s)* permitted within each designation.

Home Businesses

Policy 4

Home businesses may be permitted within all designations in the *rural area* that permit residences.

Policy 5

The permitted scale and size of a *home business*, including the size of non-residential buildings and the building-to-parcel ratio of the *home business*, will vary, and will be regulated by zoning.

Large Farm Animals on Small Parcels

Policy 6

Farm animals on parcels 1.8 hectares (5 acres) and less may be managed to avoid conflict with adjacent properties.

Subdivision

Policy 7

The *Regional Board* may consider supporting, through a rezoning process if required, the creation of a parcel under 1.8 hectares (4.5 acres), capable of meeting approved sewage disposal criteria of the Provincial Agency having authority, where the proposed parcel is geographically isolated from the remainder of the original parcel by a public road, residential *development*, railway, or topographical constraint, that makes it impracticable to utilize the parcel as a single unit.

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2.1.5 General Policies continued

Parcel Boundary Realignment

Policy 8

Parcel boundary realignments may be approved without contravening the policies of this Plan if the proposal does not make the subject parcels non-conforming with respect to the Zoning By-law.

Screening

Policy 9

Outdoor storage areas for commercial and industrial *development*, including *home businesses*, are to be effectively *screened* so as not to be discernible from surrounding properties and public roadways.

Lagoon Setbacks

Policy 10

Sewage lagoons shall be located not less than 60 metres (200 feet) from any *dwelling*, not less than 15 metres (50 feet) from any public road or highway and not less than 30.5 metres (100 feet) from any lakeshore, domestic or natural water course.

Local Commercial Uses

Policy 11

The *Regional Board* may permit Local Commercial uses, through a rezoning process if required, in areas designated as Rural Resource - Agricultural, *Small Agricultural Holdings*, Potential *Small Agricultural Holdings*, Rural Communities, Rural Residential, Potential Rural Residential, Residential, Service Industrial, *Manufactured Home Parks*, and Major Industrial, provided that:

- (a) the function of the commercial enterprise is to cater to the convenience needs of local residents within a sector of the *rural area* rather than the larger North Peace area;
- (b) the commercial enterprise is developed in conjunction with a residence;
- (c) the commercial enterprise is located so as to avoid the generation of non-local traffic on residential streets;
- (d) the commercial enterprise has a maximum floor area of less than 200 sq. metres (2153 sq.feet).

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2.1.5 General Policies continued

- (e) adequate off-street parking is provided; and
- (f) the *development* will not impact negatively on existing or future agricultural activities on the parcel or on surrounding parcels;

Public Uses

Policy 12

Public uses may be permitted, through a rezoning process if required, throughout the *rural area*, without contravening the policies of this Plan.

Subject to Implementation

Policy 13

All *development* proposals affecting lands within the *rural area* are subject to Section 2.15 (Implementation) of this Plan.

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2.2 **RURAL RESOURCE - AGRICULTURAL**

The objectives and policies of the *Regional Board* pertaining to areas designated as Rural Resource - Agricultural are as follows:

OBJECTIVES

Objective 1

To encourage *agriculture* by ensuring the preservation of large agricultural holdings and the promotion of a strong and stable industry, and by emphasizing the continuing economic viability of farming and ranching operations.

Objective 2

To help preserve and enhance the agricultural, forestry, petroleum, mining, and tourism resource bases of the *rural area*, upon which many residents are dependent for employment, recognizing the need for cooperation among the numerous agencies and individuals involved.

Objective 3

To support efforts which aim to sustain and enhance the land base within the *rural area*, through such means as sound agricultural and forest management, soil conservation, fish and wildlife habitats, *ecological reserves*, watershed protection, erosion control, enhancement of grazing lands, reclamation of lands used by the oil, gas and mining industries, and identification and protection of environmentally sensitive areas.

Objective 4

To ensure that the extent and siting of *corporate compounds*, and the provisions of services thereto, will be such that the general impact of the *development* on agricultural land and on the environment is reduced to the minimum.

Location and Extent

Policy 1

Lands designated as Rural Resource - Agricultural are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size for lands designated as Rural Resource - Agricultural is 63 hectares (155 acres).

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Policy 3

Notwithstanding Policy 2 of this Section, the *Regional Board* may consider supporting, through a rezoning process if required, the subdivision of land to parcels of less than 63 hectares each, in situations where:

- (a) the creation of a parcel not less than 1.8 hectares (4.5 acres) is to meet the residential requirements of the owner, owner's relatives, or farm help, where the broader interests of *agriculture* are not compromised;
- (b) the creation of a *small agricultural holding* parcel is for *agriculture* or *intensive agriculture* purposes, including but not limited to *feedlots*, *piggeries*, *nurseries*, or *poultry farms*, subject to Section 2.3, Policy 5;
- (c) the creation of a parcel not less than 30 hectares (74 acres) results from the establishment of standard quarter section boundaries based upon the Dominion Township surveys system;
- (d) the creation of a parcel is for *public use* purposes;
- (e) the creation of a parcel is for resource extraction and *ancillary uses*, such as airports or office management facilities;
- (f) a portion of a parcel not less than 1.8 hectares (4.5 acres) is isolated from the remainder of the original parcel by a highway, railway, or major topographical constraint; condition of approval may be to encourage the consolidation of the isolated or remaining land parcel with an adjacent parcel of land; or
- (g) land is within the Agricultural Land Reserve, and the approval of the Agricultural Land Commission has first been obtained.

Permitted Uses

Policy 4

Lands designated as Rural Resource - Agricultural may be used for *agriculture* and land uses which are compatible with or complementary to *agriculture*, including but not limited to environmental management, *ecological reserves*, *communal farms*, *intensive agriculture*, kennels, gravel extraction, *corporate compounds*, and *ancillary uses*, through a rezoning process if required.

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Policy 5

Primary resource extraction industries, including but not limited to transportation and storage facilities for resources, resource products, oil and gas installations, mining, forestry, and the preliminary grading, cutting, crushing, storage and transport of primary resource products, and other industries permitted by virtue of superseding statutes are permitted as a form of *development* in areas designated Rural Resource - Agricultural.

Development Criteria

Policy 6

In formulating a recommendation with respect to a subdivision based upon the situations set out in Policy 3 of this section, the *Regional Board* will take into account the following:

- (a) the number of parcels which have been created from the original quarter section as of the date of application for subdivision, in order to prevent extensive subdivision of agricultural land;
- (b) the agricultural capability, including the Canada Land Inventory soil rating, of the proposed parcel and surrounding properties;
- (c) the ability of the parcel to be an integral part of the farming operation on an adjacent agricultural parcel;
- (d) the provision of public access, *utilities* and services to the proposed parcel;
- (e) the ability to dispose of sewage effluent without adversely affecting the subject parcel or adjacent parcels; and
- (f) the impact of the proposed *development* on the subject parcel and adjacent parcels.

Corporate Compounds

Policy 7

Corporate compounds in existence as of the date of adoption of this Plan will be accommodated; the *development* of additional *corporate compounds* will be permitted provided that they are not located within a fifty kilometre (31 mile) radius of a rural community capable of accommodating the residential requirements of the resource extraction enterprise.

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Policy 8

Before a *corporate compound* is to be located within the Agricultural Land Reserve, the approval of the Agricultural Land Commission will be obtained.

Policy 9

All water and sewer systems, roads, and services within *corporate compounds* are the responsibility of the owner and are to be established and operated in compliance with appropriate provincial government standards to ensure that the services will function effectively and at no cost to the Regional District.

Communal farms

Policy 10

Proposals for the *development* of new *communal farms* will be accommodated through a rezoning process.

Policy 11

With the exception of community *ancillary uses*, the *development* of *communal farms* are to be consistent with Section 2.1 and Section 2.2 of this Plan.

Hydrocarbon Land Treatment Facilities

Policy 12

Land that is located within areas designated "Rural Resource - Agriculture" may, upon application to the Board of the Regional District, be rezoned to permit the establishment and operation of a *hydrocarbon land treatment facility*.

Preservation Areas

Policy 13

Proposals for new *development* within Preservation Areas are subject to Section 2.12.5 of this Plan.

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2.3 **SMALL AGRICULTURAL HOLDINGS AND POTENTIAL SMALL AGRICULTURAL HOLDINGS**

The objectives and policies of the *Regional Board* pertaining to areas designated as Small Agricultural Holdings are as follows:

OBJECTIVES

Objective 1

To acknowledge Small Agricultural Holdings as potentially contributing to rural community *development*, and to provide for the creation of additional similar *developments* in designated areas, for agricultural and intensive agricultural uses.

Objective 2

To provide for a hobby farming lifestyle option within an agricultural setting, which would not have a detrimental impact on the local agricultural community.

Location and Extent

Policy 1

Lands designated as Small Agricultural Holdings are delineated on the Plan Maps.

Policy 2

The area known as Tea Creek Ridge is agricultural in nature but also contains Rural Residential and Small Agricultural Holding development. As depicted on Map No. 3, a portion of this area is designated as Potential Small Agricultural Holdings. The area included in the designation is extensive and is designed to identify areas within which small pockets may be found that, by reason of satisfying the *development* criteria listed under Policy 5, may be suitable for the *development* of new Small Agricultural Holdings. The Regional Board may permit the development of new Small Agricultural Holdings in such pockets, through a rezoning process, subject to approval of the Provincial Agricultural Land Commission.

Minimum Parcel Sizes

Policy 3

The minimum parcel size for lands designated as Small Agricultural Holdings and Potential Small Agricultural Holdings is 15 hectares (37 acres), and a maximum of four parcels are permitted per each 63 hectares (155 acres) of land.

Schedule `A'

Permitted Uses

Policy 4

Lands designated as Small Agricultural Holdings and Potential Small Agricultural Holdings are subject to the permitted uses stated in Section 2.2, Policies 4 and 5 (Rural Resource - Agricultural Section) of this Plan.

Development Criteria

Policy 5

New subdivision proposals may be considered in areas designated as Small Agricultural Holdings or Potential Small Agricultural Holdings, subject to a review based upon the following:

- (a) The proposed subdivision does not contravene the policies of this Plan which are intended to preserve agricultural land;
- (b) Adequate access can be obtained to existing roads, *utilities*, and services through proper access management;
- (c) Future servicing costs of the site, including the provision of school bus services, electricity, and natural gas, are minimized;
- (d) The topographical features of the parcel are suitable for subdivision; and
- (e) The subdivision can be integrated with a *long term* roadway system, and will not make impracticable the future subdivision of adjacent properties.

Schedule 'A'

2.4 **RURAL RESIDENTIAL AND POTENTIAL RURAL RESIDENTIAL**

The objectives and policies of the *Regional Board* pertaining to areas designated as Rural Residential and Potential Rural Residential are as follows:

OBJECTIVES

Objective 1

To acknowledge Rural Residential subdivision as potentially contributing to rural community *development*, and to provide for the creation of additional similar *developments* in designated areas.

Objective 2

To provide for a rural residential - hobby farming lifestyle option within an agricultural setting, which would not have a detrimental impact on the local agricultural community.

Objective 3

To accommodate home based businesses in the *rural area*.

Location and Extent

Policy 1

As delineated on the Plan Maps, the *Regional Board* will encourage new Rural Residential subdivisions to locate in close proximity to existing similar *developments*.

Policy 2

Part of the area known as Tea Creek Ridge is considered physically suitable for *development*, but is located within the Agricultural Land Reserve, and is therefore designated as Potential Rural Residential. The area included in the designation is extensive and is designed to identify areas within which small pockets may be found that, by reason of satisfying the *development* criteria listed under Policy 6, may be suitable for the *development* of new Rural Residential subdivisions. The Board may permit the *development* of new Rural Residential subdivisions in such pockets, through a rezoning process if required, subject to the approval of the Agricultural Land Commission.

Minimum Parcel Size

Policy 3

The minimum parcel size for lands designated as Rural Residential or Potential Rural Residential is 1.8 hectares (4.5 acres). Parcels having an area less than 1.8 hectares (4.5 acres) but not less than .9 hectares (2.2 acres) may be considered subject to a review based upon the following:

Schedule `A'

- (a) a *community sewage system* is provided, or *on site sewage disposal* can be accommodated on the parcel consistent with the standards and regulations of the Provincial Agency having authority; and
- (b) the parcel area and use thereof is compatible with adjacent uses.

Permitted Uses

Policy 4

Lands designated as Rural Residential or Potential Rural Residential may be used for *agriculture*, excluding *intensive agriculture*, and uses which are compatible with *agriculture*, including but not limited to environmental management, recreation, local commercial uses, and *ancillary uses*.

Policy 5

Noxious uses are not permitted in areas designated as Rural Residential or Potential Rural Residential.

Development Criteria

Policy 6

New subdivision proposals may be considered in areas designated as Rural Residential or Potential Rural Residential, subject to a review based upon the following:

- (a) The proposed subdivision promotes the orderly sequence of rural *development*, to avoid ad hoc, scattered subdivision;
- (b) Adequate access can be obtained to existing roads, *utilities*, and services;
- (c) The topographical features of the parcel are suitable for subdivision;
- (d) The site is in close proximity to existing subdivisions; and
- (e) The subdivision can be integrated with a *long term* roadway system, and will not make impracticable the future subdivision of adjacent properties.

Policy 7

Rural Residential parcels are to be self-supporting for the *long term* with respect to *on-site sewage disposal* systems.

Schedule `A'

2.5 **RESIDENTIAL**

The objectives and policies of the *Regional Board* pertaining to areas designated as Residential are as follows:

OBJECTIVES

Objective 1

To provide for an adequate supply of land to accommodate the residential and housing needs of *rural area* residents.

Objective 2

To accommodate existing Residential *development*, and to direct future Residential *development* to designated areas which can provide needed community *utilities* and services.

Location and Extent

Policy 1

Lands designated as Residential are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size for lands designated as Residential is 1000 sq. metres (10,764 sq. feet or .25 acre), and a maximum of 10 parcels is permitted per each hectare of land (4 parcels per acre).

Permitted Uses

Policy 3

In areas designated as Residential, one *dwelling*, a *home business*, and *ancillary uses* are permitted on each parcel.

Policy 4

Noxious uses are not permitted in areas designated as Residential.

Development Criteria

Policy 5

New Residential subdivisions may be permitted, where *community sewage systems* are available, provided that they can be accommodated without contravening the policies in this Plan pertaining to the preservation of agricultural land.

Schedule `A'

2.6 **RURAL COMMUNITIES**

The objectives and policies of the *Regional Board* pertaining to areas designated as Rural Communities are as follows:

OBJECTIVES

Objective 1

To recognize and promote the growth of Rural Communities as community service centres, providing a range of public, institutional, commercial and industrial services for the convenience and benefit of the surrounding community, provided that the growth of these communities does not impact negatively on *agriculture*.

Location and Extent

Policy 1

As delineated on the Plan Maps, the communities of Montney, North Pine, Rose Prairie, Buick Creek, Cecil Lake, Goodlow, Prespatou, Osborn, Wonowon, Pink Mountain, Upper Halfway, Peejay and Mile 72-73 Community are designated as Rural Communities.

Policy 2

The extent of the Rural Communities of Montney, Rose Prairie, North Pine, Buick Creek, Cecil Lake, Goodlow, Prespatou, Osborn, Mile 72-73 Community, Peejay and Upper Halfway, as conceptually shown on Map 1, is generally the land area within a radius of 2.2 kilometres (1 mile) of the commercial use, *public use* or industrial use existing as of the date of the adoption of this Plan, within each Rural Community. The extent of rural communities without commercial, industrial or *public uses* is the land area within a radius of 2.2 kilometres (1 mile) of the residential use existing as of the date of the adoption of this Plan.

Policy 3

The location and extent of the Rural Community of Wonowon, as conceptually delineated on Map 1, is generally the land area within 1 kilometre (.62 mile) of either side of the Alaska Highway No. 97, between Mile 100 and Mile 102.

Policy 4

The location and extent of the Rural Community of Pink Mountain, as conceptually delineated on Map 1, is generally the land area within 1 kilometre (.62 mile) of the Alaska Highway No. 97, between Mile 143 and Mile 147.5.

Schedule `A'

Minimum Parcel Size

Policy 5

The minimum parcel size within designated Rural Communities is 1.8 hectares (4.5 acres), unless there is a *community sewage system*, in which case the minimum parcel size is 1,000 sq. metres (.25 ha or 10,764 sq. ft.) for land serviced by the *community sewage system*.

Permitted Uses

Policy 6

The following uses may be permitted, through a rezoning process if required, in all areas designated as Rural Communities:

- (a) Rural Resource-Agricultural, subject to Section 2.2;
- (b) *Small Agricultural Holdings*, subject to Section 2.3;
- (c) Rural Residential, subject to Section 2.4;
- (d) Residential, subject to Section 2.5;
- (e) Highway Commercial, subject to Section 2.7;
- (f) Major Industrial, subject to Section 2.8;
- (g) Service Industrial, subject to Section 2.9;
- (h) Agricultural Industrial, subject to Section 2.10; and
- (i) *Manufactured Home Parks*, subject to Section 2.11;

Policy 7

Noxious Uses are not permitted in areas designated as Rural Communities.

Development Criteria

Policy 8

Properties within designated Rural Communities located adjacent to a controlled access highway are subject to the provisions of Section 2.12.2 (Highway Corridor Management Area) of this Plan.

Schedule `A'

2.7 HIGHWAY COMMERCIAL

The objectives and policies of the *Regional Board* pertaining to areas designated as Highway Commercial are as follows:

OBJECTIVES

Objective 1

To provide for the appropriate location of Highway Commercial *development* for the benefit of local area residents and the travelling public.

Location and Extent

Policy 1

Lands designated as Highway Commercial are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size within designated Highway Commercial areas is 1.8 hectares (4.5 acres), unless there is a *community sewage system*, in which case the minimum parcel size is 1000 sq. metres (10,764 sq. feet or .25 acre) for land serviced by the *community sewage system*.

Permitted Uses

Policy 3

Lands designated as Highway Commercial may be used for retail or service outlets which cater to the commercial needs of the travelling public and *rural area* residents, and *ancillary uses*.

Schedule `A'

Development Criteria

Policy 4

Proposals for new Highway Commercial *developments* may be considered subject to a review based upon the following:

- (a) the parcel is served by a *community sewage system*, or can accommodate *on-site sewage disposal* consistent with the standards and regulations of the Provincial Agency having authority;
- (b) the commercial use is compatible with surrounding land uses;
- (c) adequate *off-street parking* is provided;
- (d) the *development* will not impact negatively on existing or future agricultural activities on the parcel or on surrounding parcels; and
- (e) the *development* will not impact negatively on existing or future highways.

Schedule 'A'

2.8 **MAJOR INDUSTRIAL**

The objectives and policies of the *Regional Board* pertaining to areas designated as Major Industrial are as follows:

OBJECTIVES

Objective 1

To ensure that future Major Industrial lands are identified to enable the marketplace to respond swiftly to demands for industrial lands.

Objective 2

To ensure that Major Industrial uses are not located in areas which will conflict with existing and future land uses.

Location and Extent

Policy 1

Lands designated as Major Industrial are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size for lands designated as Major Industrial is 1.8 hectares (4.5 acres).

Permitted Uses

Policy 3

Lands designated as Major Industrial may be used for industrial and related commercial activities, as identified in the 1980 Standard Industrial Classification Manual (Statistics Canada: Minister of Supply and Services Canada, 1980) under Manufacturing, Construction, Transportation, Communications, Utilities and Wholesale Trade, including but not limited to manufacturing and processing industries, auction marts, *intensive agriculture*, abattoirs, kennels, mining, and oil and gas production, processing, storage and transmission.

Schedule `A'

Development Criteria

Policy 4

New Major Industrial uses may be permitted provided that appropriate industrial land is not available within the City of Fort St. John, the District of Taylor, the District of Hudson's Hope or the Charlie Lake Local Community.

Policy 5

Proposals for new Major Industrial *developments* may be considered subject to a review based upon the following:

- (a) the parcel can accommodate *on-site sewage disposal* and pollution abatement, consistent with the standards and regulations of the Provincial Agency having authority;
- (b) the *development* will have a building-to-parcel ratio of less than 25 percent;
- (c) adequate off street parking will be provided;
- (d) the use is located in a manner so as to avoid the generation of large volumes of traffic on local residential roads;
- (e) the industrial use is compatible with surrounding land uses; and
- (f) the *development* requires large tracts of land for storage.

Schedule `A'

2.9 SERVICE INDUSTRIAL

The objectives and policies of the *Regional Board* pertaining to areas designated as Service Industrial are as follows:

OBJECTIVES

Objective 1

To ensure that future Service Industrial lands are identified to enable the marketplace to respond swiftly to demands for industrial lands.

Objective 2

To ensure that Service Industrial uses are not located in areas that will conflict with existing and future land uses.

Location and Extent

Policy 1

Lands designated as Service Industrial are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size within designated Service Industrial areas is 1.8 hectares (4.5 acres), unless there is a *community sewage system*, in which case the minimum parcel size is 1000 sq. metres (10,764 sq. feet or .25 acre) for land serviced by the *community sewage system*.

Permitted Uses

Policy 3

Lands designated as Service Industrial may be used for industrial and related commercial activities, including but not limited to trucking, storage, equipment supplies and maintenance, trade contracting and construction, vehicle service stations, meat packing, gravel extraction, wholesale warehousing, and *ancillary uses*. Abattoirs, the manufacturing and processing of forest products and the processing of oil and gas are not permitted on parcels designated as Service Industrial.

Policy 4

Noxious uses are not permitted in areas designated as Service Industrial.

Schedule `A'

Development Criteria

Policy 5

Proposals for new Service Industrial *developments* may be considered subject to a review based upon the following:

- (a) off street parking will be provided;
- (b) the use can be located in a manner so as to avoid the generation of large volumes of traffic on local residential roads; and
- (c) The *development* does not have a negative impact on adjacent properties.

Schedule `A'

2.10 **AGRICULTURAL INDUSTRIAL**

The objectives and policies of the *Regional Board* pertaining to areas designated as Agricultural Industrial are as follows:

OBJECTIVES

Objective 1

To ensure that future Agricultural Industrial lands are identified to enable the marketplace to respond swiftly to demands for agricultural industrial uses.

Objective 2

To ensure that Agricultural Industrial uses are not located in areas that will conflict with existing and future land uses.

Location and Extent

Policy 1

Lands designated as Agricultural Industrial are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size within designated Agricultural Industrial areas is 1.8 hectares (4.5 acres), unless there is a *community sewage system*, in which case the minimum parcel size is 1000 sq. metres (10,764 sq. feet or .25 acre) for land serviced by the *community sewage system*.

Permitted Uses

Policy 3

Lands designated as Agricultural Industrial may be used for activities associated with *agriculture*, including but not limited to the storage of agricultural products; the processing of agricultural products; farm machinery sales, servicing and repair; abattoirs; stockyards; meat packing; kennels, veterinary clinics, the manufacturing of farm supplies; and *ancillary uses*.

Schedule `A'

Development Criteria

Policy 5

Proposals for new Agricultural Industrial *developments* may be considered subject to a review based upon the following:

- (a) off street parking will be provided;
- (b) the use can be located in a manner so as to avoid the generation of large volumes of traffic on local residential roads; and
- (c) The *development* does not have a negative impact on adjacent properties.

Schedule `A'

2.11 MANUFACTURED HOME PARKS

The objectives and policies of the *Regional Board* pertaining to areas designated as Manufactured Home Parks are as follows:

OBJECTIVES

Objective 1

To encourage the provision of an adequate supply of affordable housing in the North Peace area.

Location and Extent

Policy 1

Lands designated as Manufactured Home Parks are delineated on the Plan Maps.

Minimum Parcel Size

Policy 2

The minimum parcel size for lands designated as Manufactured Home Parks is 1.8 hectares (4.5 acres).

Permitted Uses

Policy 3

Lands designated as Manufactured Home Parks, may be used for *manufactured homes* and *ancillary uses*, including but not limited to recreational uses, a single family *dwelling*, laundry facilities, and local commercial uses.

Schedule `A'

Development Criteria

Policy 4

Proposals for the development of new Manufactured Home Parks will be considered subject to a review based on the following:

- (a) the Manufactured Home Park is served by a *community sewage system* or *on-site sewage disposal*, and a water distribution system, approved by the Provincial Agency having authority;
- (b) the Manufactured Home Park is compatible with surrounding land uses; and
- (c) there will not be a serious impact in the area because of increases in vehicular traffic on local roads.

Policy 5

Notwithstanding Policy 4, the *Regional Board* may set new standards and guidelines for the establishment and operation of Manufactured Home Parks by establishing a new *Manufactured Home Park* By-law.

Schedule `A'

2.12 SPECIAL MANAGEMENT AREAS

Special Management Areas are not land use designations but areas which, because of their locations or unique characteristics, require specific servicing and *development* policies. The objectives and Policies of the *Regional Board* pertaining to *Special Management Areas* are as follows:

2.12.1 FRINGE PROTECTION AREAS

OBJECTIVES

Objective 1

To ensure that existing and future *development* in the *Fringe Protection Areas* is compatible with the *long term* plans of the municipalities of Fort St. John and Taylor and the Charlie Lake Local Community.

Objective 2

To manage those lands within the designated areas surrounding Fort St. John, Taylor, and the Charlie Lake Local Community to ensure that *agriculture* remains the predominant low density use.

Objective 3

To acknowledge the *long-term* potential of parts of the Fort St. John *Fringe Protection Area* for various forms of *urban* and non-agricultural *development* consistent with existing *development* patterns within the City of Fort St. John.

Objective 4

To recognize that substantial areas have a high agricultural potential and should be protected against other uses so as to ensure their *long term* use for *agriculture*.

POLICIES

Policy 1

The Fort St. John, Taylor and Charlie Lake *Fringe Protection Areas* require specific *development* and servicing policies because of their locations in relation to the City of Fort St. John, the District of Taylor, and the Charlie Lake Local Community. The location and extent of the *Fringe Protection Areas* are delineated on the Plan Maps.

Policy 2

Within the *Fringe Protection Areas*, land uses are to be managed so as to preserve the future land use options for the area and to avoid *noxious uses* which, by reason of noise, emission or odour, may conflict with existing or future land uses in the vicinity.

Policy 3

Schedule `A'

The City of Fort St. John, the District of Taylor and the Charlie Lake Local Community are to be consulted with respect to *development* within their respective *Fringe Protection Areas*, to ensure that:

- (a) the pattern and density of *development* takes into consideration the *long term* plans of the municipalities and the Local Community; and
- (b) the subdivision of land, alignment of roads, and provision of services in the *Fringe Protection Areas* will facilitate the future extension of municipal roads and services in the event that the City of Fort St. John's boundaries, the District of Taylor's boundaries or the Charlie Lake Local Community boundaries are expanded.

Policy 4

Until *community sewage systems* are in place, *developments* with densities requiring parcel sizes less than 1.8 hectares (4.5 acres) are limited to building on existing parcels and are subject to the approval of the Provincial Agency having authority.

Policy 5

Adequate *screening* will be required where necessary, to ensure *development* does not result in detrimental impacts on surrounding uses, including *agriculture*.

2.12.2 HIGHWAY CORRIDOR MANAGEMENT AREA

OBJECTIVES

Objective 1

To safeguard the efficiency of controlled access highways and the safety of the transportation network.

Objective 2

To preserve the existing aesthetic character of areas highly visible from the Alaska Highway No.97 Right of Way and the Hudson's Hope Highway No.29 Right of Way.

POLICIES

Policy 1

The Highway Corridor Management Area is not a land use designation but an area which, due to its location in relation to the Alaska Highway No. 97 and the Hudson's Hope Highway No. 29, requires specific *development* and servicing objectives and policies.

Policy 2

Schedule `A'

The Highway Corridor Management Area is defined as 800 metres (2600 feet) in width along both sides of the Alaska Highway No. 97 Right of Way and the Hudson's Hope Highway No. 29 Right of Way.

Policy 3

Direct access onto controlled access highways will be limited to frontage roads, internal service roads, and access locations as approved by the Ministry of Transportation and Highways.

Policy 4

New industrial and commercial *development* will be encouraged to locate in *development* nodes or blocks of land of sufficient depth to warrant construction of internal roadway and servicing systems.

Policy 5

New *development* within the highway corridor may be permitted provided that the *development* can be accommodated without contravening the policies of this Plan pertaining to agricultural preservation.

Policy 6

To preserve the existing aesthetic character of areas highly visible from the Alaska Highway No. 97 and the Hudson's Hope Highway No. 29, the following criteria are to be observed:

- (a) all commercial, industrial, and *home business* outdoor storage areas are to be *screened* so as not to be discernible from the Alaska Highway No. 97 and the Hudson's Hope Highway No. 29; and
- (b) access points from properties to frontage or service roads are to be clearly defined.

Schedule `A'

2.12.3 SHORELAND MANAGEMENT AREA

OBJECTIVES

Objective 1

To assist in the protection of Charlie Lake, for the use and enjoyment of existing and future generations.

POLICIES

Policy 1

The Shoreland Management Area is not a land use designation but, due to its location in relation to Charlie Lake, requires specific *development* and servicing objectives and policies.

Policy 2

The Shoreland Management Area is defined as an area 200 metres (650 feet) in width around that portion of Charlie Lake lying within the Plan area.

Policy 3

Methods of sewage disposal are to function without pollution to Charlie Lake, subject to the requirements of the Ministry having authority.

Policy 4

In areas designated for Residential or Rural Residential use within the Shoreland Management Area, a maximum of four *dwelling*s per hectare (one *dwelling* per .6 acre) are permitted, provided that the parcels are served by a *community sewage system*. A maximum of one *dwelling* per 4 ha (9.8 acres) is permitted for parcels where the proposed method of sewage disposal is by conventional on-site methods such as lagoons or ground disposal.

Policy 5

New subdivision proposals within the Shoreland Management Area may be deferred until such time that a new Charlie Lake Integrated Watershed Management Plan is implemented.

Policy 6

Intensive agriculture is not permitted within the Shoreland Management Area.

Schedule 'A'

2.12.4 OLD FORT AREA

OBJECTIVES

Objective 1

To restrict or eliminate hazards to persons and property through the control of the location and nature of *development*.

POLCIES

Policy 1

As delineated on Map 2(A), the Old Fort Area is designated a Development Permit Area, due to:

- (a) the potential for flooding of the creek flowing through the Development Permit Area to the Peace River and the potential for flooding of the Peace River;
- (b) the potential for slope instability due to soil and drainage conditions;
- (c) the potential for the erosion of the banks of the Peace River; and
- (d) the potential for landslides and flooding caused by stormwater drainage or lagoon wall failure or other hazards.

Peace River Regional District
By-law No. 820, 1993

Schedule `A'

Policy 2

The following guidelines for *development* apply to the Development Permit Area:

- (a) Permanent structures, where permitted, shall be located according to the minimum river bank setbacks and according to a site specific study by a geotechnical engineer as set out in the following table:

PROPERTY	MINIMUM	OTHER REQUIREMENTS
Block 2, Plan 14194		Building location subject to site specific study by geotechnical engineer prior to construction.
Block 1, Plan 18222 Lot 1 Lot 2 Lot 3 Lot 4	30 m. 30 m. 30 m. 30 m.	Building location subject to site specific study by geotechnical engineer prior to construction.
Block 2, Plan 18222 Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7	30 m. 30 m. 30 m. 30 m. 30 m. 30 m. 27 m.	
Block 3, Plan 18222 Lot 1 Lot 2 Lot 3 Lot 4 Block 6 Plan 14194 Lot 1 Lot 2 Lot 3 Lot A Plan 19259	23 m. 23 m. 23 m. 23 m. 23 m. 23 m. 23 m. 23 m.	Minimum setback consistent with the Ministry of Environment Lands and Parks requirements to apply.

- (b) The underside of any floor system, or the top of any pad supporting any space or room, including a *manufactured home*, that is used for *dwelling* purposes, business or the storage of goods which are susceptible to damage by flood water will be located above the flood levels as designated by the Ministry of Environment, Lands and Parks.

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2.12.5 PRESERVATION AREAS

OBJECTIVES

Objective 1

To protect life, property and the natural environment by restricting *development* in areas subject to flooding, soil instability, slope instability, or landslides.

Objective 2

To discourage the clearing of steep slopes on river banks because of the potential dangers related to soil erosion and the siltation of streams and waterbeds.

Objective 3

To encourage government agencies to identify and produce mapping of geophysical hazard areas.

POLICIES

Policy 1

It is the policy of the *Regional Board* to recognize hazardous areas within the *rural area* and to consider such lands as Preservation Areas. Boundary lines depicted on the Plan Maps as Preservation Areas are approximate only; additional lands in the *rural area* which may be subject to natural or human made hazards may be considered by the *Regional Board* as Preservation Areas.

Policy 2

Most land considered as Preservation Area is not suited to any form of residential or non-agricultural *development* on the basis of the potential instability of soils; the susceptibility of land to soil erosion if vegetation is removed; steep topography; Potential of periodic flooding; and the potential for permanent flooding. Thus, proposals for new *development* in areas designated Preservation Areas may be considered in the context of a review based upon the following:

- (a) potential impact of the proposed *development* on natural drainage systems;
- (b) potential instability of soils subject to subsidence;
- (c) steepness of topography, with implications for road access and *on-site sewage disposal*;
- (d) susceptibility of the site to periodic or permanent flooding;
- (e) potential impact of the *development* on agricultural activities on the subject property and nearby properties; and
- (f) susceptibility of the site to potentially hazardous industrial operations.

Peace River Regional District
By-law No. 820, 1993

Schedule `A'

Policy 3

To protect against the loss of life and to minimize property damage associated with potential hazards the *Regional Board* encourages non-intensive *agriculture*, parks, and recreational uses in Preservation Areas.

Policy 4

Where floodable lands are required for *development*, the construction and siting of buildings, structures and *manufactured homes* to be used for habitation, business or the storage of goods damageable by floodwater are to be floodproofed or located to those standards specified by the Ministry of Environment, Lands and Parks.

Policy 5

The retention of natural vegetation forming a greenbelt along watercourses is encouraged.

Schedule `A'

2.12.6 RURAL AND OUTDOOR RECREATION

The objectives and policies of the *Regional Board* pertaining to Rural and Outdoor Recreation are as follows:

OBJECTIVES

Objective 1

To identify and assist in the protection of unique or fragile environmental, recreational, or historical sites within the *rural area*.

Objective 2

To ensure that open space is secured for future park, recreational and community needs at the subdivision *development* stage.

Objective 3

To encourage the establishment of a network of parks and recreational facilities in coordination with the various provincial agencies supplying similar facilities.

POLICIES

Policy 1

The *Regional Board* may cooperate in the protection of areas, including lakeshores and waterways, which have special scenic, historical, recreational, or scientific characteristics.

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2.13 **TRANSPORTATION**

The objectives and Policies of the *Regional Board* pertaining to transportation are set out in this Section as follows:

OBJECTIVES

Objective 1

To co-operate with the Ministry of Transportation and Highways to improve the transportation and highway system in the *rural area*.

Objective 2

To safeguard the Fort St. John Airport from *developments* on its periphery which could create safety hazards.

Objective 3

To direct future *development* in a manner which complements the transportation network in the *rural area*.

Objective 4

To ensure that the transportation system is planned so as to minimize negative impacts on the Agricultural Land Reserve.

POLICIES

Policy 1

It is the policy of the *Regional Board* to support the objectives of the Ministry of Transportation and Highways to maintain the functions of the Alaska Highway No. 97 and the Hudson Hope Highway No. 29 as high volume capacity highways for through traffic, and to support a complementary roadway system for secondary and local traffic.

Policy 2

Areas in close proximity to the Fort St. John Airport are subject to the land use and *development* regulations of the Federal Ministry of Transport; standards consistent with these regulations are to be recognized and supported where necessary.

Policy 3

The *Regional Board* encourages subdivision and *development* that is complementary to the major roadway network.

Policy 4

The location of roads within an Agricultural Land Reserve is not to be construed as having the endorsement of the Agricultural Land Commission. The construction, upgrading or dedication of proposed roads within an Agricultural Land Reserve may not proceed without the approval of the Commission.

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2.14 **RURAL SERVICES AND FACILITIES**

The objectives and policies of the *Regional Board* pertaining to Rural Services and Facilities are as follows:

OBJECTIVES

Objective 1

To promote the continuing viability of community facilities such as public schools, community halls, recreation facilities, and rural commercial establishments and, as requested to do so, to assist local area residents in determining the feasibility of obtaining and maintaining public services and facilities.

Objective 2

To extend such services and facilities as fire protection, cemetery operation, and television rebroadcasting to areas of the North Peace if desired by the local residents and maintained on a local service basis.

Objective 3

To provide for weed control throughout the *rural area* in accordance with the BC Weed Control Act.

Objective 4

To provide, where possible, for the recreational and cultural needs of *rural area* residents.

Objective 5

To provide for the management of domestic solid waste through the *development* of a Regional Solid Waste Management Plan that addresses the requirements of *rural area* residents.

Objective 6

To provide for consideration of the establishment of *community sewage systems* for existing *developments* on a local service area basis to resolve health or environmental problems as needed.

Services and Facilities

Policy 1

The *Regional Board* may consider providing assistance in establishing and enhancing rural services, including but not limited to fire protection services, cemetery operations, television rebroadcasting, or other services on a local service area basis to communities in the *rural area* in accordance with the Municipal Act.

Schedule `A'

Education

Policy 2

With respect to schools in the *rural area*, the *Regional Board* will cooperate with School District No. 60 in assessing and evaluating the need for new schools, assessing the impact of school closures, and selecting sites for new schools.

Solid Waste Disposal

Policy 3

The location of existing solid waste disposal sites in the *rural area* are delineated on Map 1. With respect to the future management of solid waste in the *rural area*, the *Regional Board* may undertake a Regional Solid Waste Management Plan, in conjunction with the municipalities and provincial agencies, to develop a coordinated approach to solid waste management.

Schedule `A'

2.15 **IMPLEMENTATION**

The objectives and policies of the *Regional Board* pertaining to the implementation of this Plan are as follows:

OBJECTIVES

Objective 1

To provide reasonable *development* standards, to mitigate impacts on the natural environment and residents, and to provide for an acceptable level of service to the *development* and the surrounding community.

Objective 2

To minimize land use conflicts between residential settlements and adjacent agricultural, forestry, mining, commercial, and industrial land uses, and to enhance the public's involvement in the *development* process.

Objective 3

To co-operate with the applicable government agencies in the identification and protection of areas identified as archaeological or heritage sites.

Amendments to the North Peace Official Community Plan

Policy 1

With respect to *development* proposals which are contrary to the objectives, policies or land use map designations of this Plan, an amendment to the Plan is required before any *development* proposal can be accommodated by the *Regional Board* and consideration of an amendment to the Official Community Plan is subject to:

- (a) Approval by the Agricultural Land Commission for lands within the Agricultural Land Reserve;
- (b) Referral to various provincial agencies and municipalities;
- (c) Approval by the Minister pursuant to the Municipal Act; and
- (d) A public review process, including a public hearing as stipulated in the Municipal Act.

Additional Land Use By-laws

Policy 2

The policies set out in this Plan may be generally implemented by Zoning By-law and other land use management methodologies which are consistent with the objectives and policies of this Plan.

Schedule `A'

Non-conforming Uses

Policy 3

In accordance with Section 970 of the Municipal Act, the *Regional Board* will consider uses, buildings and structures that were legally existing on or lawfully under construction as of the date of the coming into force of this Plan as legal non-conforming uses and may provide through a Zoning By-law for the conformity of such uses.

Subdivision Approval

Policy 4

The policies of the B.C. Ministry of Transportation and Highways are applicable to the subdivision of lands with the *rural area*.

Policy 5

The *Regional Board* may consider the recommendation of subdivision proposals which promote the orderly sequence of rural *development* based upon the following:

- (a) the agricultural capability, existing use, and productivity of the subject property and surrounding properties;
- (b) the potential of the subject property to be part of a larger viable farm unit;
- (c) adequate access and proximity to existing roads, services and *utilities*, including school bus routes; and
- (d) the ability of the subject property to be integrated with a longer term roadway system and the potential for future subdivision of adjacent properties.

Provincial Agricultural Land Commission

Policy 6

Notwithstanding that the Agricultural Land Commission may have indicated approval of or no objection to this Plan, the Commission is obliged to consider individual applications on their own merit under the mandate of the Agricultural Land Commission Act and is not obliged to approve applications that do not comply with, or alternatively to refuse applications that do not comply with the minimum parcel size or density of this land use designation.

Subdivision of Lands within Agricultural Land Reserves

Policy 7

All applications for subdivision of lands within Agricultural Land Reserves are subject to the provisions of the Agricultural Land Commission Act and will be considered for recommendation by the *Regional Board*, based upon the provisions of Policy 5 of this Section.

Non-Agricultural Use Of Lands within the A.L.R.

Schedule `A'

Policy 8

For non-agricultural use *development* proposals within an Agricultural Land Reserve, the approval of the B.C. Agricultural Land Commission is required. Where non-agricultural uses are approved by the Land Commission, such lands will remain within the A.L.R. and continue to be subject to the policies of the Agricultural Land Commission Act.

Archaeological and Heritage Sites

Policy 9

It is the policy of the *Regional Board* to support efforts by the Provincial Agency having authority in the protection of archaeological and heritage sites.

Building Inspection

Policy 10

It is the policy of the *Regional Board* that building inspection is not mandatory in all of the *rural area*, but it is available upon request outside designated mandatory areas.

Development Permits

Policy 11

It is the policy of the *Regional Board* to provide for the issuance of *development* permits as a supplement to the Zoning By-law within the Old Fort area, as depicted on Map 2(a), as special environmental conditions exist, thereby necessitating the application of site specific *development* standards other than density or permitted land use.

Temporary Use Permits

Policy 12

The *Regional Board* may by resolution issue temporary use permits throughout the Plan area, with specific conditions for commercial and industrial uses up to a maximum of two years, with a maximum two year extension, upon application for commercial and industrial uses, without contravening the policies and objectives of this Plan.

Development Procedure Manual

Policy 13

With respect to the complexities of the *development* approval process, and the numerous agencies required by Provincial Acts to be involved, it is the policy of the *Regional Board* to provide relevant information pertaining to the *development* approval process, thereby helping to ensure that all parties involved in the process will have a clear understanding of their responsibilities during the stages of the *development* process.

Peace River Regional District
By-law No. 820, 1993

Schedule `A'

Screening and Buffering

Policy 14

Devices such as *screening* and *buffering* will be used to minimize land use conflicts between residential settlements and adjacent agricultural, forestry, mining, *public use*, commercial, and industrial land uses.

Metric Units

Policy 15

Metric Units are used for all measurements in this Plan. The approximate equivalents of these units in imperial measure shown in brackets following each metric measurement are included for convenience only and do not form part of this by-law.

CERTIFIED A TRUE AND CORRECT COPY
of Schedule `A' to the "North Peace
Official Community Plan By-law
No. 820, 1993".

Moray Stewart, Administrator

Ben Knutson, Chairman