



Peace River Regional District



South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012

Effective Date – January 26, 2022

Consolidated for convenience only

This is a consolidation of the bylaws listed below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

Bylaw No. 2048, 2012

Date of Adoption

July 25, 2013

Amending bylaws:

Text Amendments:

Map Amendments:

Bylaw No. 2106, 2014

Bylaw No. 2184, 2014

Bylaw No. 2228, 2015

Bylaw No. 2250, 2016

Bylaw No. 2289, 2017

PEACE RIVER REGIONAL DISTRICT

South Peace Fringe Area Official Community Plan



Bylaw No. 2048, 2012

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Peace River Regional District Bylaw No. 2048, 2012

A bylaw to adopt an Official Community Plan
for the South Peace Fringe Area to help guide future development

WHEREAS Section 876 of the *Local Government Act* authorizes a local government to adopt an Official Community Plan to guide decisions of the Peace River Regional District on planning and land use management issues;

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 879 of the *Local Government Act*;

AND WHEREAS the goals reflect the resident visions relating to their community, economy and environment;

AND WHEREAS the Regional Board has consulted with the Electoral Area Representatives of the Regional District;

AND WHEREAS the Regional Board in accordance with Section 882 of the *Local Government Act*, has considered the Plan in conjunction with its capital expenditure program, solid waste management plan and has referred the Plan to the Provincial Agricultural Land Commission;

AND WHEREAS in accordance with Section 875 of the *Local Government Act*, this Official Community Plan works towards achieving the purpose and goals referred to in Section 849 of the *Local Government Act*, as applicable within the Official Community Plan;

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

1. This bylaw shall be cited for all purposes as the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012."
2. Schedules 'A', 'B', 'C', 'D' 'E' and 'F', attached hereto and forming part of this by-law, are hereby adopted as the "South Peace Fringe Area Official Community Plan."
3. "Dawson Creek Rural Area Official Community Plan By-law No. 477, 1986" and all amendments thereto are repealed in so far as they apply to lands affected by the adoption of this Official Community Plan By-law, as shown on Schedule 'B' maps and are consequently amended so that their operation and application is excluded from the areas delineated on Schedule 'B' maps hereto.

4. If any section, subsection, sentence, clause, phrases or map of this by-law is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this by-law.
5. This by-law shall take effect upon its adoption by the Regional Board.

READ a FIRST TIME this 7th day of December, 2012.

READ a SECOND TIME this 28th day of March, 2013.

Second reading rescinded this 23rd day of May, 2013.

READ a SECOND TIME this 23rd day of May, 2013.

Public Hearing held on the 10th day of June, 2013.

READ a THIRD TIME this 25th day of July, 2013.

ADOPTED the 25th day of July, 2013.

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

(seal)



Karen Goodings, Chair



Fred Banham, Chief Administrative Officer

SCHEDULE A

SECTION 1 – INTRODUCTION AND BACKGROUND

1.1 What is the Official Community Plan?

To help guide the future development of communities in British Columbia, the Provincial Government authorizes local governments to adopt community plans under Section 876 of the *Local Government Act*.

An official community plan (OCP) provides a long-term vision, which is implemented by way of broad short and long term goals, objectives and policies of the local government. The goals establish direction, the objectives focus on more specific areas to be pursued, and the policies identify how the goals and objectives will be realized. An OCP considers the character of existing and proposed land use, as well as servicing requirements in the area covered by the OCP. Lastly, an OCP reflects community values of its residents.

Once adopted, an OCP serves as a foundation for all policies, regulations and decisions pertaining to planning and land use management within the area covered by the plan. It provides direction and a framework for the decisions that will shape the future form and character of the whole community. An OCP is a planning framework and a bylaw that can subsequently be modified through bylaw amendments.

The OCP is adopted by the local government to guide decisions on planning and land use management, and to provide detailed planning direction in a variety of areas, from protecting the environment, to providing economic development opportunities and protecting and preserving quality of life. An official community plan addresses growth and development challenges and responds to economic and social changes that occur. It is important that the OCP baseline data is routinely measured to help gauge successes and failures in order to improve the overall realization of the OCP vision. This can be achieved through the establishment of health and quality of life indicators that can be monitored by the local government staff, but is best implemented in cooperation with community supported committees.

1.2 Planning Area

The PRRD is located in the north-eastern region of the Province of British Columbia. The area covered by this OCP is called the South Peace Fringe Area (SPFA), which is shown outlined in green in Figure 1 below. The SPFA covers approximately 94,500 ha. of the PRRD, and includes a large part of Electoral Area 'D' surrounding the City of Dawson Creek and the Village of Pouce Coupe.

The South Peace Fringe Area Official Community Plan (SPFA-OCP) focuses on the more densely populated areas, which coincide with the rural fire protection and building inspection areas. The SPFA-OCP aims at addressing unique land use and planning issues associated with this rural planning area.

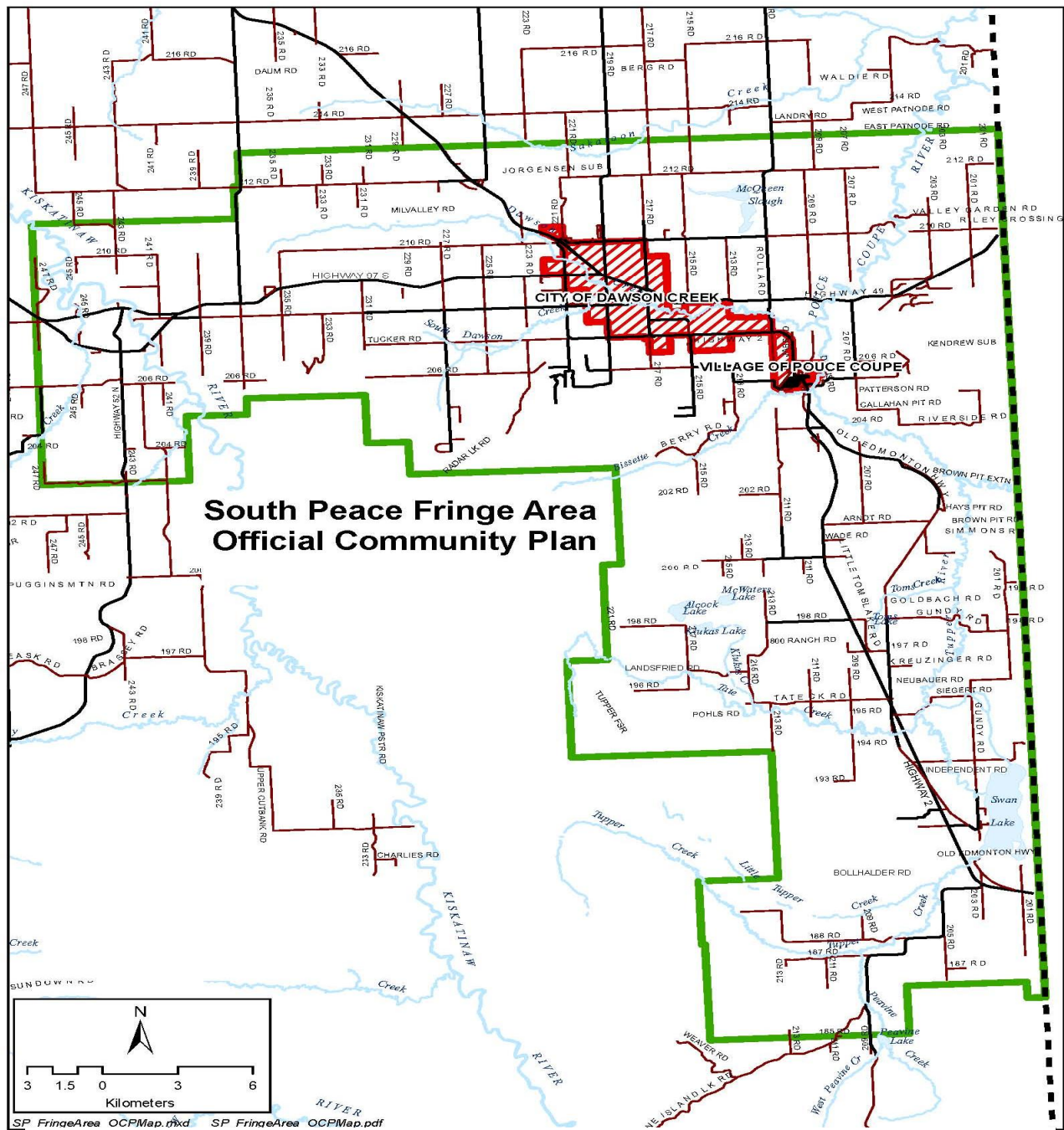


Figure 1 – Map Illustrating the South Peace Fringe Area OCP Planning Area

1.3 The Planning Process

Focus Corporation was retained in September of 2009 to assist the Peace River Regional District (PRRD) with reviewing and updating its OCP. A community based advisory committee was selected to represent different sections of the SPFA community.

The members of the committee were Christine Aylward, Iva Tuttle, Frank Breault, Kerry Clark, Linda Fontaine, Rod Kronlachner, Judy Madden, Ian Marchuck, Neal Norman, Barbara Swail, Elaine Peterson, Dominique Richer and Ruth Veiner.

All relevant documents and information were reviewed including growth information (population, demographics, school enrolments, building permits, etc), physical information (developable land and undeveloped land available), infrastructure (capacity for water and sewer) to develop a solid understanding of the current development, infrastructure and land use patterns within the SPFA.

Key documents reviewed included:

- South Peace Comprehensive Development Plan, 2007
- Dawson Creek Rural Area OCP By-law No. 477, 1986;
- Peace River Regional District Zoning By-Law No. 1343, 2001;
- Kiskatinaw River Watershed Source Protection Plan, 2007;
- PRRD Lakeshore Development Guidelines, 2000; and
- South Peace Fringe Area Community Profile, 2009.

Community involvement was a large component of the SPFA-OCP process. The PRRD hosted public engagement events in February 2009 (Open Houses), October 2009 (School visits) and November 2009 (Community Survey) in order to collect public input from a diverse range of residents. Through comments received, residents provided a “voice” into the OCP development process.

Opportunities for community input consisted of the following:

- (3) development preferences workshops;
- Kitchen table meetings;
- On the move focus bus touring group;
- Middle and Senior Secondary School - Youth expression session;
- SPFA Resident Survey;
- Devereaux & Tate Creek Schools - School art quest; and
- Advisory Committee Information-sharing sessions.

SECTION 2 - REGIONAL HISTORY AND OVERVIEW

2.1 History¹

For thousands of years nomadic hunters occupied the Peace River region. The two major language groups in the Peace River area are the Athapaskan and the Algonquian. Some of the Beaver have preserved their Athapaskan tongue while the Algonquian language is still used by a few Cree people of the area.

The arrival of the Hudson's Bay Company in Eastern Canada in 1670 eventually had a major impact in the Peace River area. An era of fur trading began in the Peace with posts such as Fort St. John, McLeod Lake and Fort Vermilion, becoming centers of the northern fur trade. There was also a brief flurry of gold panning in the 1870's.

The British Columbia portion of the Peace did not attract significant permanent European settlement until after 1912 when the land was first opened up for homesteading. This last great wave of agricultural settlement in Western Canada brought people from all over the world into the Peace River country.

When Canada joined Britain in the First World War in 1914, many of the young men starting out in the Peace left their homesteads and enlisted for service overseas. Those who returned safely after 1918 were entitled to a Soldier Settlement quarter section. Land to the south and west of Dawson Creek and Pouce Coupe was opened at this time and small rural places like Tomslake, Arras, Bessborough, Sunset Prairie and Kilkerran became rural communities.

The decade of the Great Depression plunged the Peace into a time of general economic hardship eased only by the fact that this area was not subject to the droughts of the southern Prairies. Many people left Saskatchewan and southern Alberta in desperation and moved north where there was land and water.

In 1942 Dawson Creek became "Mile Zero" for the Alaska Highway and after the war ended in 1945, the area was left with better connections by land and by air. Before long, exploration for oil and natural gas brought new interest and prosperity to the region and new transportation links as well. The Northern Alberta Railway was joined by the Pacific Great Eastern from Vancouver and a new highway, the John Hart, linked Dawson Creek to Prince George, while Highway 2 provided a shortened route to the east into Alberta.

The construction of the WAC Bennett Dam at Hudson Hope and the creation of Williston Lake on the Upper Peace in the mid-60s signalled the beginning of energy extraction in the region. Coal, oil, natural gas and hydro-electricity now flow out of the region to markets in southern Canada, the United States and Pacific Rim countries. The forest industry has expanded, too, turning the spruce and aspen forests into pulp, lumber and particle-board in mills in Chetwynd, Dawson Creek, Taylor and Fort St. John.

¹ (Resource: Information provided in the following section was provided by Gerald Clare and referenced from <http://www.calverley.ca/BRIEFHISTORY.html>)

These industrial products join the more traditional agricultural products of the area, such as oil seeds, grains, cattle, bison and other livestock, which have been the economic mainstay of the region for decades.

Tourism has become a more important aspect of the economy up and down the Alaska Highway and communities are working to capitalize on the steady flow of visitors that frequent the region each year.

2.2 Land Use Patterns

The settlement history in the South Peace area has greatly influenced the current land use patterns of the SPFA. The plan area has retained the Dominion Land Survey quarter-section (160 acres) measure which was historically a common size of a tract of land that covered Western Canada (Manitoba, Saskatchewan, Alberta, and parts of British Columbia). As a result, the physical form of the community is defined by single family dwellings set on large parcels and in smaller rural subdivisions located in Bear Mountain, Briar Ridge and Arras.

The Agricultural Land Reserve (ALR) also contributes to the land use patterns of the SPFA. The ALR is a Provincial land use area that emphasizes agricultural uses and is administered by a Provincial Agricultural Land Commission (ALC). The ALR lands are largely based on biophysical factors of soil and climate suitability for agriculture purposes. The ALC has authority to regulate subdivision and non-farm use within the ALR and works with the local government to ensure community plans are consistent with the zones and that urban development is directed away from ALR lands.

2.3 Demographics

The process for determining demographic data for the area involved analysis of data from Statistics Canada, BC Stats and the Regional District's geographic Information systems (GIS) data.

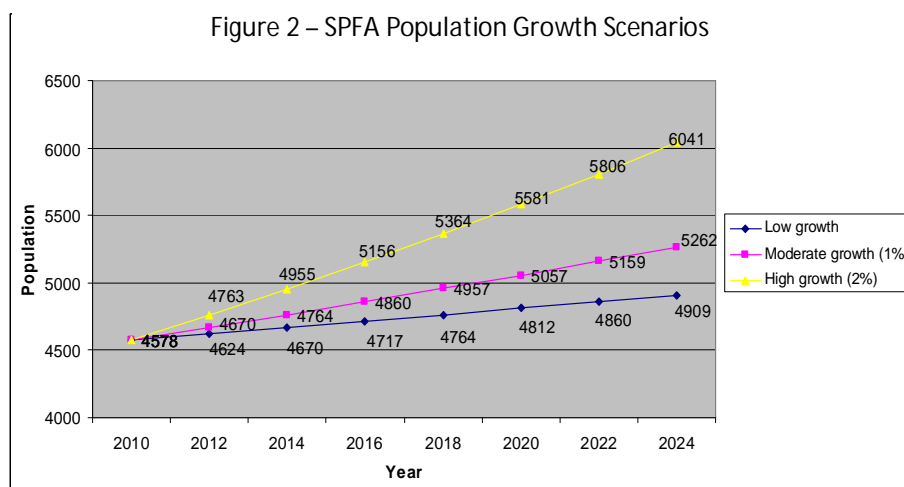
Population Growth Trends

Using a 2010 GIS civic address count of 1653 dwellings in the planning area. Population projections are based on the following 3 growth scenarios:

1. Probable (0.5%);
2. Possible (1%); and
3. Unlikely (2%).

Actual growth is difficult to predict and will fluctuate largely in response to economic conditions.

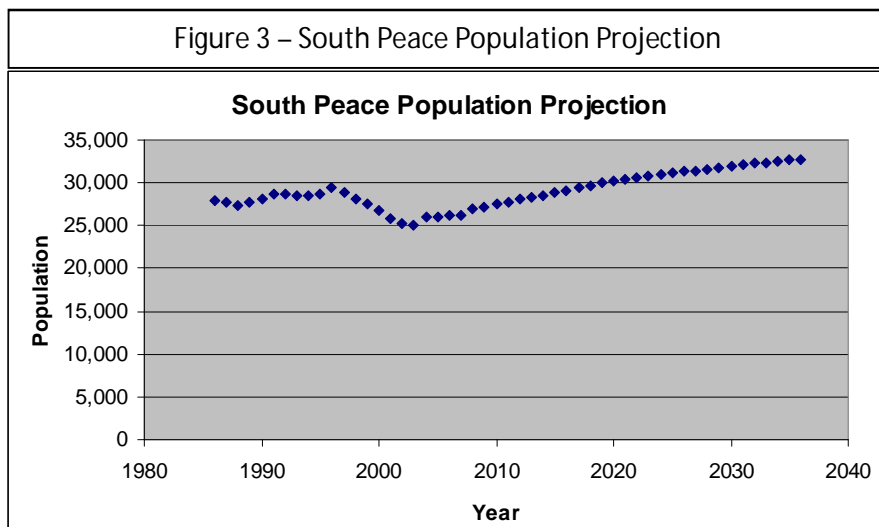
Graph 1 provides a “what if” scenario reflecting the above growth rate assumptions and illustrates how a probable growth scenario of 0.5% would see the current population of 4578



increase to 4909, which would result in 331 new residents in the SPFA by the year 2024. Using the possible growth rate of 1%, there would be an increase of 684 new residents to the region by the year 2024 with a total population of 5262. Using the same time frame with the unlikely growth rate of 2%, there would be an increase of 1463 new SPFA residents for a total population of 6041.

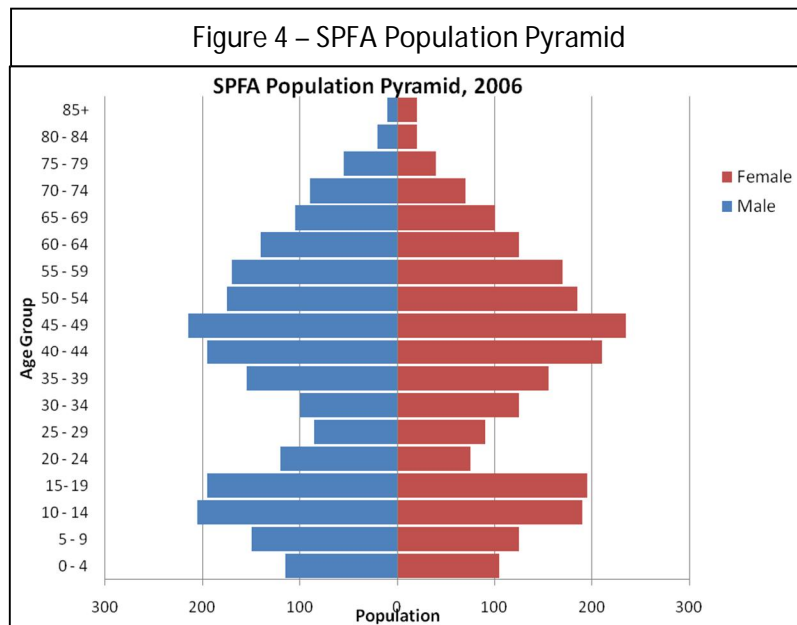
Population projections

To forecast regional populations, B.C. Stats uses a model called Population Extrapolation for Organizational Planning with Less Error (P.E.O.P.L.E.). This growth rate is based on various economic factors, fertility rates, mortality rates and in-migration for all of South Peace, including Chetwynd area (West Peace), Tumbler Ridge, Dawson Creek and the Village of Pouce Coupe. It should be noted P.E.O.P.L.E. projections use local health areas (Peace River South) and information pertaining to specific municipalities and electoral areas is not available. Figure 3 illustrates there is an anticipated population growth of 1% for the South Peace region.



The population by gender in the SPFA planning area is 52% males and 48% females compared with 49% males and 51% females found across the Province of British Columbia. On average there are 2.8 people per household compared with the Provincial average of 2.5%.

Population bulges are present in the 10-19 year old age groups and the 40-54 year old age groups, with the 45- 49 year old age group accounting for the largest proportion of the population.



2.4 Housing Stock

2006 Census data illustrates that 93% of dwellings in the SPFA are owned, while 7% are rented. This is substantially higher than the average of 70% home ownership found across the Province of British Columbia.

The primary housing type found in the area is single-family detached, accounting for 91% of dwellings as illustrated in Figure 5. Other structure types present are moveable dwellings (6%) and semi-detached houses (3%). Using projections provided in Figure 6 below, the housing needs required over the next 15 years can be estimated.

Estimated housing needs based the growth assumptions provided through to the year 2024 are as follows:

Figure 5 – SPFA Housing Typology

	SPFA
Single Family Detached	90.5%
Moveable Dwelling	5.8%
Semi Detached	4.7%

Figure 6 – Estimated Housing Needs to 2024		
Growth Rate Scenario's		
Probable Growth Rate of .5%		
2024 Housing Typology Required		Number of New Residences
Single Family Detached	0.91	108
Moveable Dwelling	0.06	7
Semi Detached	0.03	4
Possible Growth Rate of 1%		
Single Family Detached	0.91	222
Moveable Dwelling	0.06	15
Semi Detached	0.03	7
Unlikely Growth Rate of 2%		
Single Family Detached	0.91	475
Moveable Dwelling	0.06	31
Semi Detached	0.03	16

For low growth (.5%) and moderate growth (1%) scenarios, there could be demand for between 118 and 244 new rural residential properties by the year 2024. Assuming an average parcel size of 1.6 ha (4 acres) this would translate approximately 188 to 390 ha of land in the .5% to 1% growth scenarios. Two possible areas to accommodate this demand outside the Agricultural Land Reserve are located toward Bear Mountain and Briar Ridge. (Resource: SPCDP, 2005)

The Canadian Mortgage and Housing Corporation states the cost of adequate shelter should not exceed 30% of household income. Housing that costs less than this is considered affordable. Of those SPFA residents that rent dwellings, approximately 1/3 spends 30% or more of household income on gross rent.

Furthermore, of those SPFA residents that own residences 8% of those households spend more than 30% of total household income on major home owner payments compared to the 23% average found across the Province of BC.

2.5 Environment²

According to the British Columbia Ministry of Environment's Ecoregion Classification System, the SPFA lies within the Boreal Plains EcoProvince. This is one of three parts of the Polar Ecodomain in British Columbia. It occurs east of the Hart and Muskwa ranges, in their foothills and in the Alberta Plateau, on plateau, uplands, and in the Peace River Lowlands.

There is typically a cold winter and a moderately warm summer with low precipitation. White and black spruce, and lodge pole pine dominate the uplands. The climate is typically continental since most of the moist pacific air has dried crossing successive ranges of mountains before it reaches the area. In warmer months rain is largely due to surface heating, which leads to convective showers. Winters are cold because there are no barriers to irruptions of arctic air.

This EcoProvince supports 61% of all bird species known to occur in British Columbia and 46% of all species known to breed in the province - the fourth lowest total in British Columbia. The many wetlands, ponds, and slow-moving streams on the upland surface provide excellent Habitat for breeding and migrating water birds. Some of the largest breeding concentrations of Eared Grebe occur in this EcoProvince. Some of the rarest shorebirds in British Columbia migrate regularly through the Peace Lowland EcoSection including the Hudsonian Godwit, White-rumped Sandpiper, and Stilt Sandpiper. The area is the centre of abundance in the Province for Broad-Winged Hawk, Sharp-Tailed Grouse, Upland Sandpiper, Franklin's Gull, common Grackle and Eastern Phoebe. It is the only breeding area in the province for Philadelphia Vireo, Chestnut-sided Warbler, Black-Throated Green Warbler and Connecticut Warbler.

This EcoProvince supports only freshwater fish such as arctic grayling, northern pike, walleye, slimy sculpin, flathead chub, lake trout, lake whitefish, northern squawfish and pearl dace.

Ecosystems - The SPFA is located in the Boreal White and Black Spruce Biogeoclimatic (BGC) Zone. The Boreal White and Black Spruce Zone is one of the largest ecological zones in British Columbia and it forms a part of the vast boreal forest that stretches across northern Canada. The South Peace is located within the Moist-Warm (BWBSmw1) Subzone. The winters in this zone are long and cold and the summer growing season is warm, but short.

The Boreal White and Black Spruce Zone is a mixture of two main Ecosystems: upland forests and muskeg. The most common forest type are mixed stands of trembling aspen and white spruce and mixed stands of lodgepole pine and black spruce. The Boreal White and Black Spruce Zone contains several other minor but important Ecosystems, including: swamps and fens; boreal grasslands and scrub; and marsh and shallow-lake Ecosystems.

Wildlife Species - The Boreal White and Black Spruce Zone is rich in wildlife. Moose, caribou and mule deer are common and widespread and populations of black bear and grey wolf are also supported. Birds and small mammals are common everywhere in this zone, although due to the cold climate, there are few amphibians and reptiles.

² (Resource: www.env.gov.bc.ca)

The area is home to diverse animal and plant populations. The Province of BC reports both blue and red listed species in the area. Red listed includes species legally designated as Endangered or Threatened under the *Wildlife Act*, are extirpated, or are candidates for such designation. Red listed species include Nelson's Sharp Tailed Sparrow and the Connecticut Warbler. The blue list includes species not immediately threatened, but of concern due to characteristics that make them particularly sensitive to human activities or natural events. Blue listed species include Spike Oat, Meadow Willow and the Common Pitcher Plant.

2.6 Regional Economics³

The economy of the South Peace area is varied and is comprised of agriculture, manufacturing and forestry, with new economic developments in the surrounding area including an increase in tourism, vast coal resources, increased utilization of aspen in pulp and wood products, diversification in the agricultural sector and an increase in natural gas and petroleum exploration, development and processing. (Resource: PRRD)

Natural resource related industries make up a high proportion of the employment sectors in the South Peace region. In 2006, the total experienced labour force 15 years and over was comprised of 2,700 workers; agriculture/resource-related industry accounted for 990 or 28% of these jobs.

Agriculture - Much of the South Peace region consists of productive agricultural land and the area has been referred to as the 'Breadbasket of British Columbia'. Livestock, cereal, legumes and oilseed crops are the dominant farm products from the BC Peace region, of which are all produced in the south peace plan area. Historically, agriculture has played a large role in the local economy and given that a large amount of the plan area (78%) is contained within the ALR and is under production. In order to better address the issues around 'the future farmer and preservation of farm land', combined efforts at all levels of government, industry and from within the community, are required to ensure the future sustainability of farming and agricultural land.

The importance of agriculture in this area, the local economy, the region and the province is reiterated by this community plan.

Oil and Gas - Numerous oil and gas exploration and production companies are active in the northeast region, all of which are vital to the economy. With the recent discovery of the Montney Shale field in the peace region, expansion in this industry is growing quickly. The employment associated with the oil and gas industry is primarily transient employees, with some key personnel hired from out of province.

Forestry - The forest resource in the Peace River Forest District provides for uses such as: the production and harvesting of wood products, *habitat* for wildlife and livestock, varied recreation opportunities and preservation of specific sites, with careful consideration of soil, air, water and visual resources. The Dawson Creek Timber Supply Area (TSA), located in the northeast interior of BC, covers approximately 2.28 million hectares. There are an estimated 1,700 jobs associated with forestry in the Dawson Creek Timber Supply Area. An oriented strand board plant in Dawson Creek is a major industrial employer in the area.

Tourism - The Peace region has a vast amount of wilderness that is popular to all tourists along with its magnificent freshwater. The South Peace region is well known for beautiful scenery,

³ (Resource: Provided by the South Peace Economic Development Commission)

wildlife, fishing, hunting, canoeing, river and lake boating, and hiking. In the winter season, there is a vast amount of snow for skiing and snowmobiling.

Wind Energy - Wind energy in the Peace region has become a relatively new and expanding enterprise. Communities are now looking into the possibilities of direct and indirect economic development opportunities and partnerships from clean and renewable power producers can provide them. The Peace region has some of the best opportunities for the creation of *renewable energy* opportunities.

Mining - The mining industry in the Peace is thriving. The mining industry increases investment, creates jobs and produces numerous economic benefits. The area is known for its high quality of coal, and recognized for its expertise in mineral exploration, with the expansion of mines in areas including the Dillon, Wolverine, Brule, Quintette, Trend, and Willow Creek mines, southwest of the plan area.

2.7 Recreation

The SPFA is well known for the beautiful scenery and there are many recreational amenities located within the boundaries of the SPFA-OCP plan area. Some activities include the following:

- Snowmobiling;
- Canoeing and other water craft recreation;
- ATV trail riding;
- Wildlife sightings and fishing;
- Horseback riding;
- Downhill and cross-country skiing;
- Hiking and camping; and
- Hunting

Waterfowl refuges and potential wildlife areas such as at Bissette Marsh, McQueen's, South Swan Lake, Jackson's Slough or Piper Slough provide opportunities for bird watching as well as recreational walking. Radar Lake and Bear Mt Recreation Site areas contain numerous well-marked interpretive trails. Various provincial and regional parks are located throughout the region, including Sudeten and Swan Lake Provincial Parks, which are located within the plan area.

Many of the recreation services for the northeast region residents are found within the City of Dawson Creek, which acts as the "hub" offering a wide range of recreational amenities such as, outdoor soccer and baseball fields, and the South Peace Community Multiplex. The multiplex has three specific components including: the aquatic centre, with swimming pools, sauna, steam room and hot tub; the event centre, with climbing wall, walking track, and ice and concert arena; and the agri-centre with equestrian stables and riding arena.

2.8 Transportation

Six major highways form the juncture in the SPFA including:

- The Alaska Highway (97N), the primary link to Alaska;
- The John Hart Highway (97S) to Prince George and Vancouver;
- Highway 2 to Grande Prairie and Edmonton, Alberta;
- Highway 49 to the northern Peace River region of Alberta;

- Highway 52 E Tomslake to Tumbler Ridge; and
- Highway 52 N Arras to Tumbler Ridge.

Roads

The major economic growth currently experienced in the natural resource sector is translating into higher industrial traffic volumes, and the heavy use of public roads by industry has increased pressure on the road network systems throughout the SPFA.

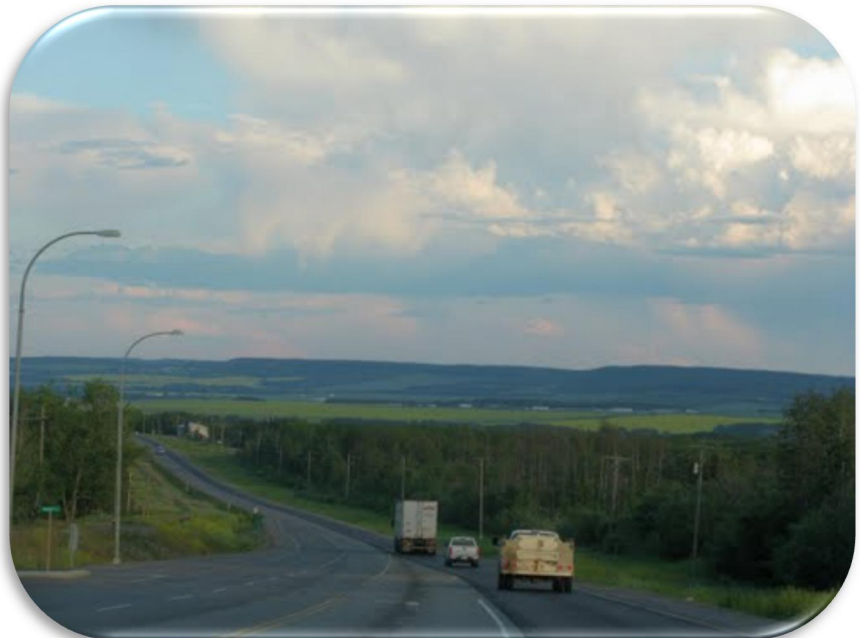
The majority of side road networks used by the oil and gas industry, rural residents, and both the agriculture and forest industries remain gravel surfaced. As the SPFA grows, the demand for safe and effective transportation infrastructure increases. The Ministry of Transportation and Infrastructure is responsible for the design, construction and maintenance of public roads. Partnerships and cost sharing arrangements between industry and the Province continue to play an important role as a means of expanding resources dedicated to maintaining and improving the road network system of this area.

Rail

In 2004 the Province sold BC Rail to CN who now controls and owns all of the railways in northern BC. CN provides shipping solutions to South Peace via Edmonton, Vancouver and Prince Rupert terminals. CN has made significant investments in the Northern Corridor rail line including extended sidings, upgrades to signal systems, increased bridge and tunnel clearances. Rail also plays a major transportation role for the region and its economy. Dawson Creek acts as the rail transportation hub, occupying a strategic position as the transfer point on the provincial rail line and interconnection into the national rail system. The original rail service that helped establish this area as a transportation service area, coming from Alberta and terminating in Dawson Creek, has since been discontinued. There have been calls for this rail service to be re-established in order to ensure adequate transportation is provided to the region.

Air

This OCP acknowledges the importance and role provided by the three regional air transportation hubs located within the municipalities of Dawson Creek, Fort St. John and Grand Prairie.



SECTION 3 – GENERAL DEVELOPMENT STRATEGIES

The intent of this document is to facilitate the orderly and efficient development of the SPFA for the benefit of all residents and businesses. The goals, objectives and policies set out in this OCP strive to maintain and improve current services and protect and enhance the quality of life for residents and future generations.

3.1 TRIPLE BOTTOM LINE: A GUIDING FRAMEWORK

The SPFA-OCP provides a framework that identifies the location and pace of population growth and associated infrastructure needs that accompany that growth. The SPFA-OCP provides a framework that ensures growth within the plan area is conducted in a manner that reflects the social needs of the community, acknowledges environmental considerations and echoes the economic needs of the area.

Environmental Sustainability

Environmental sustainability is achieved by taking an informed approach towards resource management in order to ensure the health of the overall system is maintained and able to carry out local ecological processes that support the SPFA's culture and economy.

3.1.1 Environmental Goals

- a. To preserve and protect the natural resources, rural identity and scenic beauty of the SPFA.
- b. To provide leadership and education in promoting water conservation for the protection of the quality and quantity of water and underground *aquifers*.
- c. To harmonize development and the natural environment, such as directing development to areas free of geotechnical and environmental hazards.
- d. To reduce and mitigate the environmental impacts of the resource industry while maintaining a vibrant and diversified economic base.
- e. To protect and enhance wildlife and wilderness connectivity opportunities through natural corridors, and surrounding *watersheds*.
- f. To promote the reduction of air pollutants and work with those authorities having jurisdiction to protect the air quality, specifically within sensitive air sheds.
- g. To encourage and support environmental stewardship partnerships focused around achieving the *Three R's* – Reduce, Reuse and Recycle.
- h. To recognize the potential effects of and need to monitor landscape change from large-scale *ecosystem* processes such as inter-face fire, mountain pine beetle infestations and *climate change*.

Economic Sustainability

A healthy local economy is essential for a sustainable and liveable community. It provides the resources to allow residents and the community to prosper. It brings employment and a solid tax base to support services leading to healthier lifestyles and greater opportunities for personal and professional fulfilment. With a strong economy the community can achieve a higher standard of development, provide more services and enjoy an overall higher quality of life. The

OCP recognizes the interrelated spheres of the local economy (including the business market, private and public companies, investments and trading), and the social economy (social enterprises, community-based entrepreneurship, social capital and investment).

3.1.2 Economic Goals

- a. To support and encourage agriculture industry in the SPFA through preservation of the agricultural land base and restriction on uses that are not compatible with agricultural activities.
- b. To support the growth of rural communities, which provide a diversity of housing, amenities, school, commercial and retail development.
- c. To achieve a working balance that protects the well-being, health and safety of area residents, while ensuring a sustainable level of resource development.
- d. To promote income diversification by providing opportunities for *home based business* within the farming and residential areas, as it is increasingly difficult to make a living as a farmer without an off-farm income source.
- e. To establish guidelines to manage the form and character of commercial and industrial development areas, to mitigate potential conflicts between adjacent land uses, such as residential, *agriculture* and industrial areas.
- f. To direct growth to existing areas to limit the conflict between residential growth and other land uses.

Social Sustainability

For the community to function in a sustainable manner, the fundamental human needs of its residents must be met without undermining environmental sustainability. As a socially sustainable community there must be an ability to maintain and build on its own resources and have the resiliency to prevent and / or address problems in the future.

3.1.3 Community

- a. To encourage development that protects the rural setting of the SPFA such as friendly *neighbourhoods*, scenic views and rural activities.
- b. To plan for services, such as sewer, water, fire protection and solid waste disposal, subject to the limitations of the availability and costs of such services to the rural area.
- c. To facilitate community recreation activity by planning for development of future parks, *open space* and public trail network systems in the plan area.
- d. To encourage continued public participation in planning while recognizing the rights of all peoples and residents of the SPFA to participate in those processes.
- e. To provide full public consultation when considering the effect and impact of proposals on the communities' social needs, social well-being and social development.

3.2 AGRICULTURE

Goal: To support Agriculture as a primary industry within the SPFA and recognize it is a major component of the lifestyle and rural character of the SPFA and is a major contributor to the local economy. Primary agricultural lands are a precious commodity and are needed for *food security*.

3.2.1 Objectives

- a. To preserve and utilize productive agricultural lands to foster self-sufficiency, promote security of food production and improve economic diversity.
- b. To encourage and support all citizens in the SPFA to have the opportunity, knowledge and resources to produce, acquire, eat, enjoy and celebrate affordable and nutritious local food.
- c. To support the agricultural advisory committee in promoting agricultural sustainability and preservation.
- d. To promote secure access to water for agriculture, acknowledging and supporting the coexistence of agriculture areas and *watershed* management areas and their inter-relationship in terms of sustainability and water protection.
- e. To support the protection of the agricultural land base with emphasis on the preservation of the highest productive land, having a Canada Land Inventory (CLI) soil rating of Class 1, 2, 3 4 and Class 5(C).

3.2.2 Policies

- a. To support the overarching principles of the ALC:
 - i. To preserve agricultural land;
 - ii. To encourage farming in collaboration with other communities of interest; and
 - iii. To encourage local governments, First Nations, the Provincial government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
- b. To create and implement an agricultural strategy plan that identifies practical solutions to issues and opportunities that strengthen farming and ultimately contribute to agriculture and the community's long-term sustainability:
 - i. Clearly identify and realize the potential importance of agriculture within this region and to the province, through the school systems and public advocacy groups;
 - ii. Measure the real number of acres being taken out of farm production, by approved temporary uses, (e.g. wellsites, access roads, pipeline, etc.) over extended periods of time (i.e. 5 to 30 years or more);
 - iii. Evaluate the cumulative impacts of temporary uses on the loss of productive farm land and the effects on agricultural sustainability and *food security* for the future;
 - iv. Complete land use and farm inventories for farm development in this plan area;
 - v. Support the expansion of local food growers and community-focused agricultural forums;
 - vi. Investigate, in collaboration with the Province, how to reduce and eliminate "red tape" and bureaucracy on growing local food, and raising, rearing and slaughtering of animals; and

- vii. Promote agriculture energy initiatives that are cost effective for producers by reducing energy use and *greenhouse gas* emissions.
- c. To encourage industry to consider alternative site locations for non-farm uses that focus the impacts away from productive agricultural lands to areas such as:
 - i. Non-ALR lands;
 - ii. Crown lands; or
 - iii. Marginal CLI Class 5 lands.
- d. To recognize and support the Farmers' Advocacy Office whose primary goal is to equip land owners to deal in their own best interests in the negotiation of surface leases and rights-of-way associated with the oil and gas industry.
- e. To ensure sufficient *buffers*, including roads and rights-of-way between agricultural lands and adjacent, non-agricultural properties; use of best practice guides from the ALC as well as the Ministry of Agriculture's "Guide to Edge Planning" should be considered during the planning or development processes.
- f. To encourage water management strategies that increase the availability of water to the agricultural sector, while striving to ensure management operations are consistent with provincial and federal government legislation for protecting water quality and supply.
- g. To recognize and support the PRRD's Invasive Plants Program, which assists in preventing the spread of invasive plants and their detrimental effect on agriculture.

3.3 ENERGY AND EMISSIONS

The planning and development of communities is an important factor regarding the viability and efficiency of alternative energy systems. While rural areas face challenges in sustainable energy planning, there are also unique advantages. The SPFA is defined by its rural character and the historical survey of land, which is divided into 64 ha (160 acre) parcels. Settlement is spread out over a large area, which may play to the region's advantage in the development of alternative and *renewable energy* systems that support energy self-reliance.

3.3.1 Objectives

- a. To take responsibility for a sustainable, positive community future by ensuring the ongoing health of the social, economic and natural environment through climate protection.
- b. To support compact development and Infill as a priority and reduce *sprawl*.
- c. To encourage the retrofitting of the existing built-form in order to reduce materials and improve energy efficiency.

- d. Increase local *renewable energy* production, while decreasing energy consumption, and improving energy efficiency, in order to demonstrate the importance of leadership in sustainable energy.
- e. To address the importance of energy efficient local government buildings, equipment and facilities.
- f. To collaborate with other municipal, provincial and federal governments and with utilities to address energy and emissions management.
- g. Work with all stakeholders to better understand the local effects of *climate change*, and identify both the benefits and negative impacts on the environment, society, and the economy.
- h. In cooperation with applicable stakeholders, the PRRD will strive to reduce GHG emissions through the following:
 - i. Efficient land use, energy and transportation planning;
 - ii. Infrastructure design;
 - iii. *Green Procurement*;
 - iv. Building retrofits;
 - v. Water conservation;
 - vi. Solid waste diversion; and
 - vii. *Renewable Energy*.

3.3.2 Policies

- a. As a signatory to the BC Climate Action Charter, the PRRD shares the Charter's common goals and aspires to:
 - i. implement the PRRD Corporate Energy Plan (2009);
 - ii. measure and report on the plan area's *greenhouse gas* emissions profile and progress towards meeting the reduction target; and
 - iii. create and support complete, compact, energy efficient communities.
- b. To strive to implement the actions recommended in the PRRD Corporate and Community Energy Plans (2009 and 2010 respectively), as timing and funding permits. Using a combination of value assessment from community input and technical analysis, the following Greenhouse Gas Emission Reduction Targets shown in Figure 7 have been estimated for the SPFA.

Figure 7 - Greenhouse Gas Emission Reduction Targets

South Fringe	Peace OCP Area	Reduce GHG emissions by 2020 (from 2007 levels)	Reduce GHG emissions by 2030 (from 2007 levels)	Reduce GHG emissions by 2050 (from 2007 levels)
Total Reduction	Community	15 %	30%	80%

Per Capita Reduction	25%	40%	--
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Source: PRRD Community Energy Plan 2010, Prepared by PRRD and Stantec Consulting Ltd.

- c. The PRRD may collaborate with other organizations or government agencies to raise awareness and propose options to reduce energy costs and emissions for residents and businesses.
- d. The PRRD encourages building improvements that are resource-efficient, including retrofits to older structures and green building designs in new structures.
- e. The PRRD broadly supports the development and use of alternative energy sources, such as solar, wind, and geothermal. Individual developments may be subject to zoning regulations.
- f. Encourage the use of water efficiency techniques (low consumption fixtures, drought resistant native plants, use of rainwater cisterns for irrigation and xeriscape *landscaping*).
- g. To collaborate, encourage and support organizations that provide environmental education.
- h. To initiate requirements and incentives for the installation of solar hot water panels for residential homes.
- i. To explore the possibility of creating and diversifying community energy and heating system(s) (e.g. heat recovery, wind, solar power, etc.).

3.4 INTEGRATED WATER MANAGEMENT

Water and the use of it throughout the SPFA are high priority concerns. Demand on water resources is increasing, which is affecting water quality and quantity.

The upper Kiskatinaw River *watershed* is the primary source for water in the SPFA. The *watershed* provides drinking water for approximately 20,000 people including the City of Dawson Creek and the Village of Pouce Coupe. Despite the Kiskatinaw's importance, it is not provincially recognized as a community *watershed*. Other sources of water include springs, wells and surface water (dugouts) in the rural area. The primary source for non-municipal water is the Pouce Coupe River system which includes Bissette Creek, Dawson Creek and the Tupper River and Creek.

As non-recognized *watersheds*, both the Kiskatinaw and Pouce Coupe presently are not afforded a high level of regulatory protection. Lack of classification of *watershed* makes the task of protecting the water supply a challenge. Adjacent land use is not required to undergo the same degree of *watershed* assessment and as a result there are a range of potentially incompatible uses in close proximity to the *watersheds*. Uses within the *watersheds* include forestry, agriculture and an extensive oil and gas pipeline network. Both the oil and gas industry and the agricultural industry pose a risk of potential contamination in terms of locations of oil

pipelines and pesticide to both groundwater *aquifers* and surface run-off in close proximity to both the Kiskatinaw and Pouce Coupe rivers and their *watersheds*.

The low water levels and past droughts, coupled with the increasing demand for water from residents, industry and agriculture emphasize the need for a comprehensive water management strategy. Concern exists regarding the oil and gas industry's impacts on the supply and security of local water resources.

Goal - To ensure protection of the availability of clean potable water in the SPFA.

3.4.1 Objectives

- a. To collaborate with all stakeholders in the Peace region with regard to water quality and quantity, and its uses.
- b. To work collaboratively with the Province and stakeholders to investigate and create baseline data on water availability and potential demand for use.
- c. To support development *setbacks* from water wells and water works for the oil and gas industry as established under the Oil and Gas Activities Act (OGAA).
- d. To enter into discussions with the Province in regard to:
 - i. monitoring the amount of water being used for resource extraction purposes and to determine the long term impacts that this displacement of water has on the *watershed*;
 - ii. concern over the use of water for *fracking* purposes or any other primary extraction method.
- e. To discourage development that would adversely affect the quality of surface and groundwater sources for present and future users and to collaborate with the provincial government in water protection.
- f. To work collaboratively with stakeholders to manage upstream watershed areas to provide for improved water management during periods of peak and low flows, including potential measures for flood risk mitigation and possible in-stream flow regulation structures as deemed necessary to protect downstream properties and infrastructure.

3.4.2 Policies

- a. To encourage the development of integrated water management plans for commercial, industrial and large subdivision developments.
- b. To partner with environmental health officers in order to engage and build capacity with the public regarding water monitoring options for landowners, government agents relating to drinking water safety and measures under the Drinking Water Protection Act.
- c. To consult with the City of Dawson Creek concerning new development applications within the Kiskatinaw River *watershed* upstream from the City's water supply intake.
- d. To encourage the Province to enact and maintain an effective groundwater regulation, which emphasizes protection of *aquifers*, and private and public water sources.

- e. To encourage the Province to:
 - i. monitor the amount of water being used for resource extraction purposes and to determine the long term impacts that the displacement of this water may have on the *watersheds*;
 - ii. prohibit/strongly discourage the use of potable drinking water for *fracking* purposes or any other primary extraction method.
- f. To encourage water users to minimize water consumption by following best practices for water conservation.

3.5 HOUSING

Goal - To encourage a variety of housing typology and densities to meet the needs of everyone in the community including residents in different life stages with a variety of lifestyles and socio-economic status and special needs.

3.5.1 Objectives

- a. To encourage the provision of seniors' housing options.
- b. To use a regional approach towards planning for housing solutions.
- c. To support a variety of housing options, including *manufactured homes* where appropriate.

3.5.2 Policies

- a. New *manufactured home parks* will be considered for development within either a High Density Residential designation or Rural Community designation. This may require amending the Zoning Bylaw.
- b. Investigate the opportunity to initiate a regional housing task force with surrounding municipalities. The task force is to be used to build capacity and dialogue towards a diversified housing continuum.
- c. *Secondary suites* are recognized by this OCP as *affordable housing* options and are permitted within a single family dwelling, subject to the provisions of the Zoning Bylaw.
- d. Multiple family dwelling units are permitted within High Density Residential designated areas or a Rural Community designated area, subject to the provisions of the Zoning Bylaw. The overall density objective for multiple family dwelling units is 25 dwelling units per hectare (10 dwelling units per acre).
- e. This OCP is supportive of alternative housing options, including affordable, *special needs housing*, rentals and housing for seniors.

3.6 HOME BASED BUSINESSES

3.6.1 Policies

- a. As a priority, review and consider amendments to the Home Based Business (HBB) zoning regulations in relation to scale, type and location of the allowable businesses including but not limited to the following principles:
 - i. HBB use does not impact neighbouring residents;
 - ii. HBB may be regulated by 'area';
 - iii. HBB's that will require outdoor storage, parking and work areas should be directed away from property sizes of 1.6 ha (4 acres) and smaller;
 - iv. HBB use shall meet residential infrastructure capacity (i.e. no heavy trucks, machinery);
 - v. HBB use does not potentially create noise, odors, unsightliness or noxious fumes, high traffic volumes or safety issues within the community;
 - vi. HBB is clearly incidental and subordinate to the principal use of the property;
 - vii. HBB are intended to be operated by persons residing on the property, with a limited number of non-residents employees;
 - viii. HBB supports local employment opportunity without undermining development of the commercial and industrial designated areas in this Plan; and
 - ix. HBB location and size of large external equipment and vehicle storage areas on farmland are not to be to the determinate of agricultural potential.

3.7 HEALTH AND QUALITY OF LIFE

Throughout the public input process, quality of life was one of the most pressing issues in the SPFA with an increasing number of people noting that they would not retire in the SPFA or in the PRRD because of the reduced quality of life.

3.7.1 Objectives

- a. To support access to sound primary healthcare services for the community.
- b. To support the monitoring of air quality.
- c. To encourage the development and adoption of policies that contributes to the reduction of air pollution and the improvement of air quality.
- d. To minimize risks to life and property from natural hazards and disasters, such as floods and erosion.
- e. To minimize the bioaccumulation of human-made products and compounds into the surrounding biosphere.

3.7.2 Policies

- a. Support the development of a suitable air quality monitoring program to assess PM₁₀ and PM_{2.5} indicators using the provincial Air Quality Health Index.
- b. Support collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage.
- c. Promote a certified wood-stove replacement program for residential areas.

- d. Promote proper burning practices for residents (e.g. suitable weather, things not to burn, etc.) and alternatives to burning (e.g. composting, biomass energy production, etc.).
- e. All development is to use proper construction and development best management practices (e.g. silt fences, erosion control, etc.).
- f. Non-compatible uses or hazardous uses are required to have *buffer* areas providing safe distances.
- g. Educate the public regarding alternative practices to chemical pesticides and chemical compounds, including proper disposal.



3.8 LAND USE DESIGNATIONS

The OCP includes land use designations as shown on Schedule “B” to provide long term planning direction for generally permitted uses in the SPFA.

Table No. 1 below details the number and type of land uses within the SPFA.

Table 1 – SPFA Land Use Designation

Designation	Area (ha)	Notes
AG Agriculture	87,814	The majority of lands are designated Agriculture illustrating the extensive nature of <i>agriculture</i> in the plan area.
AG-S Agriculture Small Holding	224	
RC Rural Community	331	In addition to the adjacent municipalities, 2 Rural Communities are identified to support growth, focusing opportunity for residential, light industrial, commercial, civic and park uses.
RN Rural Neighbourhood	2,812	Residential Neighbourhoods identify existing residential subdivisions, with extended designated areas to provide opportunity for new development on mainly non-ALR lands.
HDR High Density Residential	58	Areas designated for various types and densities of residential development
MDR Medium Density Residential	749	
LDR Low Density Residential	751	
COM Commercial	35	Identified designated areas for commercial development
LI Light Industrial	99	Identified designated areas for light, heavy and agricultural development
HI Heavy Industrial	59	
AI Agriculture Industrial	152	
CIVIC Civic, Assembly Institutional,	115	Includes existing schools and community halls
OS Open Space and Natural Environment	1,375	Includes provincial parks and local recreational areas
TOTAL Plan Area	94,574	

SECTION 4 – RESOURCE

The traditional backbone of the SPFA economy has historically been agriculture, however, the oil and gas industry continues to expand and is expected to be a predominant part of the economy, providing direct and indirect jobs to SPFA residents. Thus in order to support a strong regional economy that is respectful of the health and safety of its residents, resource development will give serious consideration to the land use designations contained in this OCP, prior to considering the type and location of such development.

Goal

To work collaboratively with all levels of government, public, industry and other stakeholders to reduce conflicts caused by resource extraction activities and to lessen the impacts associated with cumulative industrialization on the land base and the environment.

4.1.1 Objectives

- a. To recognize the opportunity for a quality lifestyle that is provided for by a strong local economy based on primary resource activities, while emphasizing the importance of requiring a balanced approach to industrial growth that does not impede the health and safety of the community.
- b. To work in collaboration with the provincial government in requiring all resource extraction operations to adhere to recognized resource management, conservation, impact Mitigation and site rehabilitation and reclamation requirements, in order to facilitate the subsequent use of the land after the resources are extracted.
- c. To continue to participate in Environmental Assessment Act reviews for proposed resource development projects.

4.1.2 General Policies

- a. To recognize that resource extraction activities are regulated by provincial and federal legislation. Resource processing and related processing facilities are within the land use regulatory authority of the PRRD, however, the local government's regulations cannot conflict with provincial or federal legislation.
- b. To emphasize a balanced approach to industrial growth that does not impede or compromise the health and safety of the SPFA quality of life.
- c. To reduce or eliminate the negative impact resource extraction activities have on surrounding land uses and to direct such uses away from residential, commercial, public, civic and institutional land use designations.
- d. To require the appropriate levels of government to notify landowners within the SPFA of primary resource projects and to encourage public meetings where projects involve resource extraction in the vicinity of residential development.
- e. In addition to senior levels of government standards, local stewardship-based standards are to be applied to extraction, processing and transportation of primary resources to ensure the protection of the local air sheds, surface and ground water sources.

- f. To work collaboratively with provincial and federal governments and stakeholders to research and identify the establishment and management of shared utility corridors.
- g. To encourage future major roads, utility or communication corridors away from productive agricultural land.

4.1.3 Forestry

- a. To support timber production, harvesting, silviculture and agro-forestry production and to work with industry and government to mitigate conflict with rural residents.
- b. To encourage best management practices that preserves critical *watersheds* and *view corridors* and mitigates erosion for forestry uses.
- c. To recognize forestry as a permitted use within the ALR, however some ancillary uses related to this resource activity may be subject to provincial and zoning regulations.

4.1.4 Mineral Resource

- a. To work with the provincial government to identify future sand and gravel sources suitable for extraction, recognizing this as an essential resource for construction and transportation.
- b. All sand and gravel deposits are recognized by the PRRD as being within the provincial jurisdiction, under various pieces of legislation.
- c. The approximate location of sand and gravel deposits suitable for gravel extraction are illustrated on Schedule B maps, as identified by Ministry of Transportation and Infrastructure and Ministry of Energy, Mines and Petroleum Resources data.
- d. Soil removal and deposits within the ALR are subject to the *Agricultural Land Commission Act*.

4.1.5 Petroleum Resource

- a. To advocate a more proactive management strategy to address public concern regarding petroleum activities and facilities that negatively impact the environment, agriculture and residents' quality of life within this plan area.
- b. To collaborate with and guide the provincial government to establish standards when locating *oil and gas production facilities* near residents, public developments or community facilities, such as schools or community halls, which include the following principles:
 - i. Based on best industrial practices and scientific knowledge for the protection of the environment and the public's health and safety;
 - ii. To encourage multiple-use and sharing facilities, pipelines, right-of-ways and access to minimize the cumulative impacts of development, while utilizing the least amount of land; and
 - iii. For regular evaluation, enforcement and updates to the guidelines in a timely fashion, which keep pace to changes within the industry.

- c. To work collaboratively with the Province to maintain the intent of the OCP land use designations when considering the disposition of petroleum and natural gas rights and that a joint effort to identify various levels of critical to low concern areas relating to future land use development when reviewing these rights in the pre-tenuring referral process.
- d. To encourage oil and gas companies to obtain certificates of restoration on oil and gas areas within a reasonable timeframe.
- e. To encourage the Province to monitor the effectiveness of these OGAA Regulations to the industry, public expectations and to the environmental impacts and consider amendments in a timely manner.
- f. To recognize and encourage commitments from industry, provincial and local government respecting community-based initiatives related to the oil and gas industry, and to the support being provided to individual land owners, which include:
 - i. Responsible Development (published by Encana Corporation)
 - ii. Living Together – Working Together (published by Ministry of Energy and Mines)
 - iii. Farmer's Advocacy Office, Dawson Creek, BC (www.farmersadvocate.ca) (supported by PRRD and Ministry of Agriculture)
- g. To recognize that pipeline rights-of-way traverse through the plan area and may negatively impact adjacent land use or alter development plans subject to provincial and federal regulations. For detail on right-of-ways contact the Oil and Gas Commission or the National Energy Board, directly.

SECTION 5 - AGRICULTURE (AG)

The vast majority of the plan area has low density population development with broad scale agricultural and resource extraction activities. This land base is valued for its high food production capability and the protection granted pursuant to the Farm Practices Protection (Right-to-Farm) Act.

Goal

To recognize agriculture as a primary industry and a major contributor to the local economy, that shapes the rural lifestyle and character of the SPFA and is a precious commodity needed for *food security*.

5.1.1 Objectives

- a. To support the general objectives of the ALC in preserving the agricultural land base for future food production and *food security*.
- b. To maintain *agriculture* in the SPFA as a primary economic resource activity and to direct subdivision and non-farm uses not complementary to agriculture away from agricultural areas where negative impact to agriculture will be minimized.
- c. To support the longevity of the agricultural industry by supporting the family and corporate farms, encouraging farm diversification initiatives, allowing for uses compatible with agriculture, and guiding non-farm uses away from agricultural areas to minimize negative impacts.
- d. To recognize that the PRRD has historically been surveyed on a quarter section basis and that this parcel size has been the building block foundation for the *agriculture* sector.
- e. To accommodate *home based businesses* in the Agricultural and Agricultural Small Holding(AG-S) designations, provided the home business is clearly incidental and subordinate to the principal use of the property, and subject to zoning regulations.
- f. To protect farm land from the intrusion of wildlife or invasive alien plants through best management practices, while working toward enhancing alternative areas for wildlife such as wetlands and natural grassland areas.
- g. To support the efforts which aim to sustain and enhance the land base and its water source in the rural area, through sound management practices, erosion control, identification and protection of environmental sensitive areas and with timely reclamation of land used by petroleum and mining industries.

5.1.2 Policies

- a. Within the Agriculture designation the principal uses of land will generally be limited to:
 - i. *Agriculture*, and uses which are compatible or complementary to agriculture, such as *agri-tourism*, residential, *home based businesses*, kennels, airstrip, trapping, hunting, outfitting establishments, ecological reserves;

- ii. Businesses directly complementary to the agricultural industry, such as a grain elevator, fertilizer distribution facility or a feed and supply store, subject to zoning regulations;
 - iii. Temporary work camps of a specified size are permitted, subject to zoning regulations or a temporary use permit process.
- b. To direct non-agricultural uses to appropriate designated areas and away from existing or potential agriculture areas.
- c. Parcels within the Agriculture designation should have a minimum parcel size of 63ha (155 acres) unless:
 - i. the land is within the ALR and the creation of the new parcel is in compliance with the ALC's Homesite Severance Policy;
 - ii. the proposed new parcel is separated from the remainder by a railway, road right-of-way, or significant topographical constraint;
 - iii. the proposed parcel has low agricultural capability soils rating, a CLI of Class 5 (excluding Class 5C), 6 or 7, or topographical constraints with slopes of greater than 10% and that these exceptions meet the following:
 - 1) rezoning is not required;
 - 2) the subdivision is limited to not more than one lot per parent parcel;
 - 3) such subdivision is approved on a one-time only basis per parent parcel; and
 - 4) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
 - iv. the proposed lot uses an *abandoned homesite* on an agricultural parcel;
 - v. the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner, the subdivision is limited to not more than one lot per parent parcel, such a subdivision may be approved on a one time only basis per parent parcel, subdivision or land use proposals will be examined and considered in areas designated Agriculture, subject to the factors as set out in this document;
 - vi. the land is within the ALR and a farm business rationale is presented which involves a benefit for *agriculture*.
- d. The location and configuration of any parcel created should not negatively impact agricultural operations or increase the potential for conflict with adjoining parcels.
- e. Encourage a diversity of local food system components including but not limited to:
 - i. Encourage the use of building *setbacks*, backyards and landscape areas for growing edible plants;
 - ii. Develop an inventory of locally available food resources within a local food system plan;
 - iii. Support the development of new community gardens in all areas of the community where suitable;
 - iv. Support the development of food-related educational and cultural events;

- v. Encourage local business, agencies and institutions to adopt local food buying policies; and
- vi. Promote awareness of *food security* issues and support educational opportunities to residents on gardening, composting, food processing, storage and preparation.

5.2 AGRICULTURE – SMALL HOLDING (AG-S)

Lands designated as Agricultural - Small Holding are agricultural in nature, but have substantial existing residential developments in close proximity, and have limitations, such as significant amounts of low agricultural capability soils, topographic constraints and fragmented land parcels.

5.2.1 Policies

- a. Within the Agricultural - Small Holding designation the principal uses of land will generally be limited to those uses as stated in the Agriculture designation, subject to zoning regulations. An airstrip, asphalt plant or work camps will not be permitted uses in this designation.
- b. Agricultural - Small Holding land parcels provide for family, hobby farm opportunities and lend themselves to specialized farming, organic farming and rural lifestyle choices.
- c. The location and extent of future Agricultural-Small Holding development is generally directed to the Tomslake, Tupper, Briar Ridge and Arras areas. (See Schedule B – Land Use Designations).
- d. Parcels within the Agricultural-Small Holding designation should have a minimum parcel size of 15 ha (37 acres) unless the owner is creating a new parcel:
 - i. that meets its own residential needs through a homesite severance in substantial compliance to Policy No. 11, March 2003, of the *Agricultural Land Commission Act*;
 - ii. where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint;
 - iii. where the proposed parcel has low agricultural capability soils rating, a CLI of Class 5 (excluding Class 5C), 6 or 7, or topographical constraints with slopes of greater than 10% and that these exceptions meet the following:
 - 1) rezoning is not required;
 - 2) the subdivision is limited to not more than one lot per parent parcel;
 - 3) such subdivision is approved on a one-time only basis per parent parcel; and
 - 4) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
- e. Subdivision or land use proposals will be considered in areas designated Agriculture - Small Holding.

SECTION 6 - RURAL PLACES

For the purpose of this OCP all past and existing community areas within this plan area are recognized and referred to as rural places.

Within the PRRD many of these areas were opened by the federal government to homesteading in the early 1900's, including such areas as Tomslake, Tupper and Arras, where a range of amenities were available to the local residents. Later, other rural places developed in closer proximity to the municipal boundaries in residential clusters, providing for spacious rural setting alternatives, such as in Bear Mt., Briar Ridge, Mile 6, Bessborough and Reasbeck, Harper, Imperial and Chilton subdivisions.

Goal

To support a variety of residential housing types and densities for a diverse population within the SPFA and to accommodate the different needs of individuals and families of varying income levels and age groups, while maintaining the historical development pattern characteristics.

6.1.1 General Objectives

- a. To support community growth in designated settlement areas (See Schedule B) within the SPFA using an integrated approach of varying densities and complimentary land uses.
- b. To recognize the housing needs and lifestyle preferences that are provided for in the residential designations: Rural Community (RC); Rural Neighbourhood (RN); High Density Residential (HDR); Medium Density Residential (MDR); and Low Density Residential (LDR).
- c. To support infilling and direct residential development to those areas designated Rural Community and Rural Neighbourhood before considering any new areas not identified by this OCP.
- d. To recognize that existing isolated residential land parcels are located throughout the SPFA and they conform to this OCP.
- e. To support *special needs housing*, seniors and *affordable housing* opportunities within the SPFA.
- f. To accommodate HBBs in all residential designations provided that the home business is clearly incidental and subordinate to the principal use of the property and subject to zoning regulations.

6.1.2 General Policies

- a. Encourage sub-Neighbourhood plans to be developed for designated settlement areas within the SPFA.
- b. Subdivision or land use proposals will be considered in areas designated RC, RN HDR, MDR and LDR.

- c. Ensure that proposed subdivision demonstrates orderly sequence of development, being on land adjacent to existing subdivision that clearly promotes compact development.
- d. Those parcels designated RC, RN, HDR, MDR or LDR, that are currently being used for agriculture, may continue to be used for agricultural purposes until such time as they are developed for residential use. They would then be subject to the appropriate zoning regulations.

6.2 RURAL COMMUNITY (RC)

As the South Peace region experiences economic growth, activity in some rural places has led to population growth, improved civic facilities, and a demand for an increase in small business opportunities. This OCP recognizes and supports the two (2) Rural Communities, where specific growth opportunity is promoted to provide a range of residential, civic, institutional, parks, commercial and service industrial uses, for the convenience and benefit of its rural residents and the public.

Goal

To support growth within the Rural Communities of Tomslake and Arras, that provide for a range of uses and amenities.

6.2.1 Objective

- a. To provide for areas of population growth that can enhance the surrounding community, support civic facilities, such as schools, add recreation facilities and community halls, and to provide suitable areas where rural businesses can locate.

6.2.2 Policies

- a. Within the Rural Community designation the principal uses of land will generally be limited to residential, agriculture, commercial, light industrial, civic, assembly and institutional, subject to zoning regulations;
- b. Parcels within the Rural Community designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 0.4 ha (1 acre); or
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres);
- c. If any land designated Rural Community is under application for a re-zoning to an industrial or commercial zone, public consultation will take place within the subject Rural Community. The proponent will be required to provide a site plan illustrating applicable features such as proposed access, parking areas, outdoor storage areas, and buildings or structures;
- d. *Gas processing plants* should not be located within Rural Communities; and
- e. Noxious uses that have a negative impact on the residents and land owners within Rural Communities will not be permitted.

Note: The boundaries of the Rural Community designations take into consideration multiple factors including existing development, the Agricultural Land Reserve (ALR), infrastructure, development patterns, lot sizes, public input, and the goals & objectives of this plan. Where ALR land is included within a Rural Community, the intention is to enhance the existing community, utilizing existing infrastructure and facilities, while allowing for agricultural use to continue within the Rural Community during its growth period.

6.3 RURAL NEIGHBOURHOOD (RN)

This OCP supports and recognizes existing residential subdivision areas in the SPFA, which provide for a rural residential lifestyle. Opportunity for infilling or new residential development is supported within the Rural Neighbourhood designation to provide housing options within the rural area setting.

Goal

To recognize existing rural residential subdivisions and promote infilling of these areas lying outside the ALR or on lands having topographical constraints, low agricultural capability, or those that are fragmented land parcels.

6.3.1 Objectives

- a. To support residential development that provides for the varied housing needs and lifestyle preferences, having a wide range of residential locations, types, tenures and densities.
- b. To support new residential development and infilling within the Rural Neighbourhoods generally described as Bear Mt., Briar Ridge, Mile 6-Jorgensen, South Pouce Coupe, and Tupper.

6.3.2 Policies

- a. Within the Rural Neighbourhood designation the principal uses of land will generally be limited to residential, and agriculture, subject to zoning regulations.
- b. Parcels within the Rural Neighbourhood designation should have a minimum parcel size of 1.6 hectares (4 acres), unless:
 - i. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).
- c. *Gas processing plants* (as defined in Appendix I) should not be located within a Rural Neighbourhood.
- d. Noxious uses that have a negative impact on residents and land owners within Rural Neighborhoods are not permitted.
- e. Existing Light Industrial uses, with no further expansion, are recognized and conform to this Plan, located within the Mile 6 – Jorgensen Rural Neighbourhood on:
 - i. Lot 1, Plan 13133, SW ¼ Sec. 6, Twp. 79, Rge. 15, W6M.
 - ii. Part SW ¼ Sec. 6, lying East of Alaska Highway, Twp. 79, Rge. 15, W6M.

Note: The boundaries of the Rural Neighbourhood (RN) designations take into consideration multiple factors including existing development, the Agricultural Land Reserve (ALR), development patterns, lot sizes, public input, and the goals & objectives of this OCP. Development within the RN is to be located on lands lying outside the ALR or on lands having topographical constraints, low agricultural capability or are fragmented land parcels, in order to avoid negative impacts to productive lands or to farming operations, but allow for rural living lifestyle opportunities.

6.4 HIGH DENSITY RESIDENTIAL (HDR)

6.4.1 Policies

- a. Within High Density Residential designation the principal use of land will generally be limited to residential and *home based business*, subject to zoning regulations;
- b. Parcels within the High Density Residential designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 1000 sq. metres (0.25 acre);
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres); and
- c. Subdivisions in the High Density Residential designation will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, in order to encourage compact development.

6.5 MEDIUM DENSITY RESIDENTIAL (MDR)

6.5.1 Policies

- a. Within the Medium Density Residential designation the principal use of land will generally be limited to residential and *home based business*, subject to zoning regulations; and
- b. Parcels within the Medium Density Residential designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel shall be at least 0.8 ha (2 acres).

6.6 LOW DENSITY RESIDENTIAL (LDR)

6.6.1 Policies

- a. Within the Low Density Residential designation the principal uses of land will generally be limited to residential, *home based business*, *agriculture*, equestrian or kennel facilities, subject to zoning regulations; and
- b. Parcels within the Low Density Residential designation should have a minimum parcel size of 4 ha (10 acres).

SECTION 7 - COMMERCIAL

While most commercial businesses are directed to the adjacent municipalities, there are economic opportunities in the rural areas that serve area residents and opportunities for those businesses that cater to traveling public within the Rural Communities.

Goal

To provide a range of commercial facilities and activities that support a broader employment base, meeting the needs of the region.

7.1.1 Objectives

- a. To support commercial development that is located on appropriately designated lands.
- b. To work collaboratively with the City of Dawson Creek and the Village of Pouce Coupe in providing for sufficient opportunities for commercial development to allow for local investment, and a range of commercial services.
- c. To generally direct new commercial development to the appropriately designated lands in the Rural Communities of Tomslake and Arras, the adjacent municipalities, or to lands generally located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, lying west of the City of Dawson Creek.
- d. To promote an orderly sequence of commercial development that is compatible with neighbouring land uses and agricultural areas.
- e. To work collaboratively with the Ministry of Transportation and Infrastructure to ensure commercial development is compatible with area transportation networks and that public health and safety is a high priority.

7.1.2 Policies

- a. Within the Commercial designation the principal uses of land will generally be all those uses that cater to residents, tourists, and the traveling public, but not limited to the following: liquor outlets, retail sales, neighbourhood pub, campground, restaurant, fuel retail sales, commercial recreation facilities, tourist accommodations, business offices, animal hospital, subject to zoning regulations.
- b. Parcels within the Commercial designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 0.4 ha (1 acre); or
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).

SECTION 8 - INDUSTRIAL AREAS

Industrial development is an integral part of the economy that provides for support services and allows for local investment. Opportunity for *industrial development* in the SPFA is required for such enterprises, but should not conflict with neighbouring uses, especially residential and *agriculture* operations.

Goal

To support a diversified economy that provides for employment opportunities that are mindful of achieving a sustainable healthy community.

8.1.1 Objectives

- a. To provide for lands that can accommodate a range of industrial activities to meet the needs for new or expanding *industrial development*.
- b. To recognize that *industrial development* often negatively impacts or generates conflict with surrounding land uses such as residential or *agriculture*, and to encourage initiatives taken by industry to mitigate conflict with adjoining land.
- c. To encourage a high standard of development to enhance and protect the natural environment, including air and water shed quality.
- d. To recognize that large resource extraction industries are often best located in close proximity to the resource.
- e. To work together with Ministry of Transportation and Infrastructure to ensure *industrial development* is compatible with area transportation networks, providing for efficient traffic movement, vehicular access, and that public health and safety is a priority.
- f. To recognize the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, west of Dawson Creek, as being designated for future commercial and industrial development and is considered to be in a transition stage, due to some lands in this area remaining residential.
- g. To recognize the area located on approximately Mile 3 of the Alaska Highway No. 97(N) as being designated for future *industrial development* and is considered to be in a transition stage, due to some parcels in this subdivision remaining residential or commercial.

8.1.2 General Policies

- a. To generally consider *industrial development* as outlined below:
 - i. To direct new Light Industrial development to the appropriately designated lands in the Rural Communities of Tomslake and Arras, the adjacent municipalities, or to lands generally located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, lying west of the City of Dawson Creek;
 - ii. Within the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, the current land use zone will continue to allow for the

- existing use, while providing opportunity for this area to support future Commercial and Industrial uses;
 - iii. Within the area located at Mile 3 of the Alaska Highway No. 97(N), the current land use zone will continue to allow for the existing use, while providing opportunity for this area to support future Industrial use;
 - iv. Existing Heavy Industrial (HI) areas have been designated as such in this OCP; No land has been pre-designated for future Heavy Industrial use at this time;
 - v.
 - vi. Agriculture-Industrial development will be directed to the east of the City of Dawson Creek on lands lying between the railway right-of-way and Highway No. 49; and
 - vii. Proposals for new *industrial development* outside the designated areas are not encouraged and will only be considered through an amendment process to this OCP and zoning by-law.
- b. To work collaboratively with the City of Dawson Creek and the Village of Pouce Coupe to produce a multi-jurisdictional land use study to assess industrial land availability and requirements.
 - c. To ensure that industrial uses will not create environmental or health hazards and are compatible with adjoining land uses. Further, that noise, light, dust and air emissions from industrial activities are kept at a level so as not to be a nuisance to surrounding areas.

8.2 Light Industrial (LI)

8.2.1 Policies

- a. Within the Light Industrial designation the principal use of the land will generally be for industrial uses, including but not limited to: trucking, logging, construction trade, or oil and gas field service contractors; automotive, recreation vehicle, machinery or equipment servicing, repair and sales; fuel retail sales; *manufactured home* sales; recycling centre; building material or gardening supplies outlet; wholesale or warehousing establishments, subject to zoning regulations.
- b. To mitigate potential conflicts between Residential, Agricultural and Light Industrial uses, this OCP supports the following:
 - i. infilling of the Light Industrial designated areas is a priority; and
 - ii. directing Light Industrial Development away from *watercourses* or any *environmentally sensitive areas*.
- c. Parcels within the Industrial designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system in which case the parcel should be at least 0.4 ha (1 acre); or
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).

8.3 Agriculture-Industrial (AI)

8.3.1 Policies

- a. The purpose of this Agriculture - Industrial designation is to encourage future opportunities for businesses that are supportive or complementary to the *agriculture* industry.
- b. Within the Agriculture-Industrial designation the principal uses will be *agri-outlets*, farm equipment sales, agriculture processing, sales and services, educational facilities, bio-products and *renewable energy*.
- c. To direct Agriculture-Industrial Development away from *watercourses* or any *environmentally sensitive areas*.
- d. Parcels within the Agriculture-Industrial designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 0.4 ha (1 acre); or
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).

8.4 Heavy Industrial (HI)

8.4.1 Policies

- a. Within the Heavy Industrial designation the principal uses of the land will generally be those permitted in Light Industrial areas and those heavy or large resource industrial uses, including but not limited to: manufacturing plants; processing facilities; auction markets; abattoirs; stockyards; salvage yards; bulk fuel storage and sales; oil and gas production facilities; commercial land treatment facilities; mining, gravel extraction, processing or asphalt plants, subject to zoning regulations.
- b. To mitigate potential conflicts between Residential, Agricultural and Heavy Industrial uses, this OCP supports the following:
 - i. directing Heavy Industrial development away from *watercourses* or any *environmentally sensitive areas*; and
 - ii. considering various measures to mitigate conflict between different land uses to avoid noise, traffic, visual or emission conflicts.

SECTION 9 - CIVIC, ASSEMBLY AND INSTITUTIONAL (CIVIC)

Goal

To support and provide for a wide range of public, government and not-for-profit community related uses, facilities and services that are non-commercial in nature and that provide and contribute to enhanced lifestyle opportunities within the SPFA.

Rural places of Tomslake, Tupper, Arras, Bessborough and Upper Cutbank serve as geographical reference points within the area, while the City of Dawson Creek acts as the primary service centre for education, cultural, recreation, health and welfare facilities within the SPFA.

9.1.1 Objectives

- a. To ensure that sufficient areas for civic, assembly and Institutional use are accommodated to meet the long term needs of the local area residents.
- b. To support the efforts of community groups and other public organizations in maintaining existing and providing new community facilities and services, including recognizing *heritage*, cultural and historical sites.
- c. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.

9.1.2 Policies

- a. Within the Civic designation the principal uses of land or buildings will generally include but are not limited to: educational facilities; religious centre; cemeteries; community halls; museums; libraries; government offices; health and welfare uses; community care facilities; medical facilities; public recreation facilities; or agriculture and are subject to evaluation through rezoning where required, without amendment to this Plan. Such facilities are delineated on Schedule B.
- b. Post offices are permitted in all land use designations.
- c. Parcels within the Civic designation should have a minimum parcel of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 2000 sq. metres (0.50 acre); and
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).
- d. To work collaboratively with the broad community and appropriate agencies to support the location of *institutional* uses such as schools, community halls, or care facilities in the rural area as the need of the community changes and grows.

- e. To work together with School District 59 to address future needs that may involve the acquisition of school sites, as provided for in provincial legislation.
- f. To work with school district, industry, and the provincial government to address concerns of health and safety with regards to industrial activities and infrastructure being located in close proximity to rural area schools.



SECTION 10 - PARKS, RECREATION AND NATURAL ENVIRONMENT

Preservation of environmental attributes requires participation of many stakeholders from throughout the entire region. Environmental responsibility implies individual and collective respect and sound decision-making. It is important for the SPFA find a balance between economic development, farming, and quality of life, without sacrificing the natural environment.

Goal

To support and work collaboratively with all levels of government, First Nations, community organizations, public interest groups, and all members of the community to provide a diverse range of recreational opportunities that may be enjoyed by residents and visitors of the area, while protecting the natural environment which all area residents enjoy.

10.1.1 Objectives

- a. To take responsibility for a sustainable, positive community future by ensuring the ongoing health of the natural environment.
- b. To foster an awareness of the need for environmental protection and the importance of preserving wildlife and *habitat* connectivity in the SPFA, by directing development away from such areas.
- c. To recognize the importance of the existing recreational sites and amenities and ensure that areas are identified to meet future needs of the SPFA, in co-ordination with adjacent municipalities and the provincial agencies.
- d. To support the availability of public access to lakes and *watercourses* within the SPFA for all residents to enjoy.
- e. To support the development of the *Regional Parks & Trails Master Plan* that contributes to the broader interest of parks and recreational opportunities for the local area residents.
- f. To recognize the importance of protecting air quality throughout the Plan area.
- g. To recognize provincial policy to reduce future *greenhouse gas* emissions.

10.1.2 Policies

- a. Within the Park designation the principal uses of land will generally include but are not limited to: public parks, outdoor recreation, campgrounds, cultural and *heritage* sites of all residents of the area, *agriculture*, ecological reserves, work that supports ecological protection, conservation or restoration, and structures for interpretive purposes. Park uses are delineated on Schedule B.
- b. Public Parks, ecological reserves, fish and wildlife *habitat* areas are permitted in all land use designations.

- c. To work with adjacent municipalities and provincial agencies in identifying issues of air quality and work collaboratively towards managing development in such a manner to minimize impacts.
- d. To work with the general public, committees, societies, organizations, First Nations and provincial agencies in identifying and protecting features and sites of scenic, *heritage*, cultural, historical, paleontological, or archaeological significance within the Plan area.
- e. To support the use of Crown Land for outdoor recreational opportunities for the enjoyment of the public, such as the proposed Gundy Recreation Site.
- f. To support trail network proposals with safety, public interests and agriculture protection as priorities, in the Plan area, inclusive of trails on Bear Mountain or Briar Ridge for the use and enjoyment of the general public. Trail systems must be in conjunction with the consent and agreement of any private landowners.
- g. To work collaboratively with the stakeholders and agencies having jurisdiction to discourage damage caused by all-terrain vehicles.
- h. To support and encourage public or private initiatives and organizations that are committed to conservation and preservation of the region's *habitat*, wildlife connectivity, environment and water protection, such as Ducks Unlimited, Swan Lake Enhancement Society and First Nations. Further it is important that these activities are sensitive to impacts that may affect agriculture and other surrounding land uses.
- i. As areas become known or verified as environmentally sensitive, the necessity to protect such areas may be considered, due to their biological diversity and key importance as *habitat* and wildlife connectivity, and alternative sites for future land use development should be a priority.
- j. To consider the establishment of development permit areas for the purposes of water conservation and the protection of the natural environment and its *ecosystems* for the Kiskatinaw River and the Dawson Creek *watershed*, inclusive of its north and south arms and up to its confluence with the Pouce Coupe River.



- k. To encourage the retention of natural vegetative cover in *riparian* zones along river and stream corridors to minimise impacts on water quality from bank erosion and channel disturbance.

SECTION 11 - SERVICES, UTILITIES AND TRANSPORTATION

Despite the extensive boundaries of the SPFA and the challenges to extend utilities and services to such rural places, it is important to improve and maintain these services.

Goal

To ensure that infrastructure, utilities, transportation and public service requirements meet the present and future needs of residents and businesses of the SPFA.

11.1.1 Objectives

- a. To assist rural residents in determining the feasibility of obtaining, extending and maintaining local area infrastructure, including a broad range of services, such as water and sewer, utilities and transportation requirements necessary to promote continued community growth and support compact development.
- b. To continue to maintain and enhance fire protection throughout the SPFA.
- c. To continue to undertake detailed planning, to meet the long-term solid waste disposal requirements that will serve the needs of the community with a focus on reducing the solid waste stream to the greatest extent possible.
- d. To collaborate with provincial agencies and member municipalities in providing emergency preparedness for the region and its residents. To work with major utility providers or companies to provide improved services to area residents, enhancing and maintaining natural gas distribution services, telecommunication services, such as wireless, cell phone and internet accessibility within the SPFA.
- e. To collaborate with the Ministry of Transportation and Infrastructure to improve, upgrade and maintain the local area transportation network, which may include regional projects such as alternate community routes, dangerous goods routes that connect the rural area with the adjacent municipalities.
- f. To consider the feasibility of alternative energy approaches to assist in achieving climate action and sustainable goals.

11.2 Fire Protection

11.2.1 Policies

- a. To encourage and support existing Dawson Creek, Pouce Coupe, Arras, and Tomslake rural fire protection service areas as defined on Schedule E, providing services to SPFA residents; and
- b. To facilitate requests for expanded fire protection service areas, where feasible.

11.3 Communications

11.3.1 Policies

- a. To facilitate efforts in establishing, enhancing and maintaining telecommunication services (i.e. wireless, cell phone and internet accessibility) within the SPFA.

11.4 Solid Waste

The PRRD's waste management plan will guide the solid waste management function, by way of a coordinated approach to handling area's solid waste issues. It works towards enhancing the services and addresses the requirements of area residents with timely plan reviews and evaluations.

11.4.1 Policies

- a. Residents and business are encouraged to:
 - i. reduce, re-use and recycle to assist in limiting the volume of solid waste; and
 - ii. dispose of solid waste efficiently at the approved facilities provided for within the SPFA.
- b. Consider options to reduce Greenhouse Gasses from landfill gas emissions.
- c. To actively advocate that industry work at reducing the amount of disposable waste generated.
- d. Continue and strengthen public education and information programs to ensure people are aware of existing opportunities to reduce their waste streams through the coordinated efforts of work between environmental education organizations and the Regional District.
- e. The locations of existing solid waste disposal or transfer sites are delineated on Schedule B and are permitted within the Plan area.

11.5 Regional Emergency Response

11.5.1 Policies

- a. To support collaborative work and the required co-ordination to provide an effective regional emergency response plan, for the protection and benefit of rural area residents.

11.6 Sewer and Water

11.6.1 Policies

- a. As opportunity and mutual benefits are identified, the Regional Board may work cooperatively with adjacent municipalities and rural area residents to consider the feasibility of new or extensions to existing sewer or water system services.
- b. Schedule B delineates three existing sewer service areas within the SPFA, which are described as:
 - i. Chilton Sewer Service Area – this system provides services for approximately 40 residences with room for additional capacity;

- ii. Harper/Imperial Sewer Service Area – this new system provides services for approximately 50 residences with room for additional capacity; and
 - iii. Friesen Sewer Service Area.
- c. To consider the development of a subdivision servicing bylaw associated with adjacent municipalities in areas that have sewer servicing.

11.7 Public Utility Use

11.7.1 Policies

- a. Public Utility Uses are permitted in all land use designations.
- b. There will be no minimum parcel size requirement for a *public utility use*, other than an office building or works yard, which uses are subject to zoning regulations.
- c. To support communities in accessing services in the rural area, inclusive of natural gas or improved communications, where feasible.
- d. To encourage the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.

11.8 Transportation

11.8.1 Policies

- a. To support the facilitation of a safe and efficient road network by partnering with the Ministry of Transportation and Infrastructure and adjacent municipalities to develop a rural road network plan, which plan will consider issues of mobility, access and safety, *development* patterns, including emergency access requirements.
- b. To support road improvement projects as identified in official reports and audits, and the need for traffic impact analysis when considering major development proposals, of which none are anticipated at this time.
- c. Encourage the development of complete streets that incorporate pedestrian and non-vehicular modes of travel on arterial and major collector roads.
- d. To encourage the Ministry of Transportation and Infrastructure to undertake necessary improvements to local area roads that will facilitate the safety of highway users, such as designing and utilizing optimal major intersections, the use of turning lanes, acceleration and deceleration lanes at key intersections or consider additional signage where deemed appropriate.
- e. To support the transportation of dangerous goods on alternative routes that would least impact existing and future residential areas.
- f. To encourage the Ministry of Transportation and Infrastructure in maintaining and improving the five (5) major highways; Alaska Highway No. 97(N), Hart Highway No.

97(S), Highway No. 52, Edmonton Highway No. 2 and Highway No. 49, as high volume capacity highways for through traffic.

- g. To work with government ministries and industry stakeholders to identify opportunities, challenges and management procedures for surrounding natural resource roads.
- h. To advocate that public road allowance being accessed for resource development be constructed to the Ministry of Transportation and Infrastructure's Standard Specifications for Highway Construction (MOT Section 1400, Supplement to TAC Geometric Design Guide) in the interest of public health and safety, and for ease of transition into the public road network system.
- i. To advocate and plan for adequate rail service, including efficient bulk transportation and efficient intermodal train service. This includes:
 - a. Upgrades to CN line east of Dawson Creek in order to resume service between Dawson Creek and Alberta;
 - b. Capacity for expected increased train lengths;
 - c. Frequency of rail based traffic found in SPFA;
 - d. Road crossing safety, automobile idling, noise pollution; and
 - e. Risk management for emergency disasters, water protection, and the natural ecosystem.
- j. To collaborate with the City of Dawson Creek in the implementation of the recommendations found in the Dawson Creek Airport Sustainability Plan.
- k. To safeguard the Dawson Creek Airport from developments on its periphery that may create aviation safety hazards.



SECTION 12 - PRESERVATION AREAS AND SAFETY

There may be natural hazards such as flooding, landslides or wildfires, that have potential to cause damage, or loss of life or property, and in such instances it may not be safe or conducive to develop in those areas.

12.1.1 Objectives

- a. To collaborate with provincial agencies to identify areas that are subject to hazardous conditions.
- b. To manage development in areas identified as having potential natural hazards, unless the risk posed by the hazard has been defined and mitigated.
- c. To discourage the clearing of steep slopes or river banks because of the detrimental effect related to soil erosion and the siltation of *watercourses*.

12.1.2 Policies

- a. As areas become known and verified as hazardous, direct development away from those areas or manage development in a manner that reduces risk to life or damage to property.

The location and extent of areas identified as 'Preservation Area', and which may be subject to hazardous conditions, are delineated on Schedule E

Based on local knowledge and experience and in the absence of more detailed and site specific information, this data is considered as an indicator of potential hazard when located in proximity to river and stream banks as shown on Schedule E. Boundary lines delineated on the plan maps as 'Preservation Areas' are approximate only.

- b. Where possible, lands identified as having a hazard or identified as a 'Preservation Area' may be used for parks, *open space*, recreation or agricultural uses.
- c. Proposals for new development in areas identified as 'Preservation' may be considered in the context of a review based on the following:
 - i. potential impact of the proposed development on natural drainage systems;
 - ii. potential instability of soils;
 - iii. steepness of topography, with implications for road access and on-site sewage disposal;
 - iv. susceptibility of the site to periodic or permanent flooding;
 - v. potential impact of the development on agricultural activities on the subject property and nearby properties; and
 - vi. susceptibility of the site to potentially hazardous industrial operations.
- d. In considering an application for subdivision, the Approving Officer may consider requiring a report by a registered professional, such as an engineer, hydrologist, agrologist, biologist or other qualified environmental professional for sites within a 'Preservation Area'.

- e. 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 flood proofed or located to those standards specified by the Ministry of Environment.
- f. To work with the Province to reduce the risk of wildfire hazard, including efforts to develop physical fireguards, in order to protect populated areas from wildfire.



SECTION 13 - TEMPORARY USE PERMITS

Economic opportunities sometimes arise that are temporary in nature for which permanent development is not desirable. At times, it is beneficial to test the potential of a use at one particular location before committing permanent development. A temporary use permit (TUP) is required for temporary land uses that do not conform to the zoning bylaw and the permit can cover a wide range of activities.

13.1.1 Objective

- a. To consider the issuance of TUPs to allow for temporary uses, subject to specific conditions of the permit, in order to provide for flexibility and diversity that affords employment and economic opportunities.

13.1.2 Policies

- a. Pursuant to the *Local Government Act*, the entire SPFA is designated as an area where temporary uses may be allowed, subject to the issuance of a TUP.
- b. The intent of TUPs is to accommodate a time-limited use.
- c. In addition to public notification requirements, a public meeting may be held at the discretion of the Regional Board concerning an application for a TUP.
- d. A TUP for a use located adjacent to a controlled access highway or other major road may not be approved by the Regional Board where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.
- e. An approved temporary use may continue in accordance with the provisions specified in the TUP until the date the permit expires, or three (3) years after the permit was issued, whichever occurs first.
- f. TUPs may be renewed only once and should be discouraged from re-application in favour of being considered through a zoning amendment process.
- g. TUP proposals will be examined and considered, subject to factors including, but not limited to, the following:
 - i. plans for vehicle access, parking and circulation on the property;
 - ii. distance to home sites and nearby rural places;
 - iii. the siting, orientation, and layout of proposed structures and activities;
 - iv. arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations;
 - v. arrangements for the restoration of the land to an equivalent condition and capability to what existed prior to the development allowed by the TUP's issuance;
 - vi. propensity of the proposed use to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties; and
 - vii. location, visibility, and security of outdoor storage areas.
- h. Temporary uses should be oriented so as to minimize or eliminate conflicts with agriculture.

SECTION 14 - IMPLEMENTATION

14.1 Background

This OCP is intended to act as a guide for all land uses activities in the SPFA, and will be implemented through the Zoning Bylaw and other implementation bylaws, through collaborative efforts with other agencies and actions of the Regional Board.

While every effort has been made in the preparation of this OCP to anticipate future development and associated requirements, it is important to stress that occasional amendments to this OCP may be needed in response to new circumstances and situations.

14.2 Official Community Plan Consistency

All land use decisions will be evaluated for consistency to this OCP, including its maps and schedules. Where a project or proposal requires an amendment to this OCP, a public hearing will be held in accordance with the provisions of the *Local Government Act*.

The Peace River Regional District will work in conjunction with various levels of government, community groups, organizations, residents and stakeholders towards the realization of the goals, objectives and policies of this OCP.

14.3 Zoning Bylaws

The Zoning Bylaw will implement the policies of this OCP, by regulating the use of the land with specific regulations that control the size, uses, siting and other details of development on a parcel of land in the SPFA.

14.4 Other By-laws

Other bylaws may influence the shape and development of the SPFA, such as the Building Bylaw or the Manufactured Home Park Bylaw. These bylaws provide detailed specifications that apply to the use and development of lands consistent with the OCP and are important methods used for implementation of the Plan.

All lands within the SPFA are subject to the Peace River Regional District Building Bylaw and the BC Building Code.

14.5 Subdivision and Development Guidelines

Where a proposed subdivision or rezoning may be permitted by the Plan, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning application submitted to the Regional District by the applicant, may consider factors including but are not limited to the following:

- i. The extent of the development and potential impact on the subject property and neighboring properties;

- ii. The agriculture capability and CLI soil rating of the area proposed for subdivision;
- iii. The ability of the parcel to be an integral part of the existing farm operation, if applicable;
- iv. The extent of potential impacts on agriculture on the subject property or in the area;
- v. Proposal demonstrates orderly and compact development as a priority to avoid sprawl;
- vi. The severity of topographic features (slope) of the proposed parcel and whether it is suitable for subdivision or if applicable more difficult to farm;
- vii. Can development accommodate an on-site sewage disposal system or be connected to a community sewage system as authorized by the agency having jurisdiction;
- viii. The availability of existing services to the site, including but not limited to, fire protection, roads, electricity, telephone, natural gas, or the ability to provide the services to the site;
- ix. Adequate off-street parking can be provided where necessary;
- x. Impact on the transportation network;
- xi. Environmental impact and potential for hazardous conditions;
- xii. Development demonstrating a reduction of greenhouse gas as a goal, is encouraged;
- xiii. Public opinion as received through the public information meetings or hearing requirements of the *Local Government Act*; and
- xiv. Any other issues that may be relevant to a specific proposal.

14.6 On-site Sewage

The enforcement of the *Public Health Act* provisions for on-site sewage disposal by the Northern Health Authority is important for the maintenance of public health in the rural area. The management of sewage systems away from *watercourses* and groundwater is a priority for the maintenance of healthy environmental conditions of the region's water resource.

To reduce *sprawl* and facilitate efficient compact communities in the rural area, Northern Health and the Ministry of Transportation and Infrastructure will be collaborating to:

- i. identify opportunities and barriers for compact development, related to rural sewage disposal challenges in the PRRD; and
- ii. research alternative onsite sewage treatment/disposal options for rural lot development that will enable approval of Type II and Type III sewage systems on lots less than 1.6 ha (4 acres) in the PRRD.

14.7 By-law Enforcement

The Regional District encourages cooperation with the regulatory schemes established to achieve the policies of this Plan and may develop policies for the enforcement of established regulations.

14.8 Agricultural Land Commission

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

In consulting with the ALC in the development of this Plan, it is understood that the Commission concurs with the content of the Plan thereby setting a level of certainty of the nature of future development directions in the Plan area.

Proposals for non-agricultural use, subdivision or exclusion from the ALR that are approved by the Agricultural Land Commission remain subject to the policies and regulations of the Regional District. Schedule B of this bylaw illustrates all those lands within the Agriculture Land Reserve.

14.9 Metric Units and Footnotes

- a. Metric units are used for all measurements in this OCP. 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 OCP.
- b. Foot notes are used in this by-law for information and convenience purposes only and do not form part of this by-law.

14.10 Maps and Designations

Schedule “B” are Land Use Maps, comprised of an Index Map and Map No.s 1 to 8, which form an integral part of this Official Community Plan. Map No.s 1 to 8 depict the approximate location of the present and proposed and use designations for this Plan.

Land Use Designations

AG	“Agriculture”
AG-S	“Agriculture Small Holding”
RC	Rural Community
RN	Rural Neighbourhood
HDR	“High Density Rural Residential”
MDR	“Medium Density Rural Residential”
LDR	“Low Density Rural Residential”
Com	“Commercial”
LSI	“Light/Service Industrial”
HI	“Heavy Industrial”
CIVIC	“Civic, Assembly, Institutional”
P	“Park, Open Space and Natural Environment”

Schedule “C”, is the Development Permit Area map illustrating the area that is affected by Development Permit guidelines.

14.11 WORK PLAN – *not in any particular order*

	WORK	SECTION of By-law	TIME LINE *
1.	Amend <u>Home Based Business Regulations</u> to better manage such businesses in rural area.	Sections 3/5/6	Short
2.	Prepare a <u>Subdivision Servicing By-law</u> to establish servicing standards in rural subdivision areas, compatible with urban standards.	Section 11	Medium
3.	Investigate <u>Community Sewage System Expansion Projects</u> in areas identified in OCP.	Section 11	Current - ongoing
4.	Collaborate with Northern Health and MOTI and Infrastructure to research <u>alternative onsite sewage treatment/disposal options</u> for rural lots.	Section 14	Current - ongoing
5.	Partner with MEM and OGC to identify methods to maintain the intent of areas designated for residential development.	Section 4	Medium
6.	Partner with MOTI, member municipalities to prepare a <u>Rural Road Network Plan</u> .	Section 11	Medium
7.	Develop a <u>Parks and Trails Master Plan</u> to provide a co-ordinated management approach for public green space, non-motorized trail networks and park facilities.	Section 10	Current - ongoing
8.	Recognize special heritage, cultural, archaeological or other such special sites.	Section 10	Long
9.	Collaborate with provincial, federal governments, stakeholders to research & identify establishment & management of shared utility corridors.	Section 4	Medium
10	Collaborate with the City of Dawson Creek and the Village of Pouce Coupe in a multi-jurisdictional land use study in order to assess present and future industrial development.	Section 8	Medium

Time Line*: Short (1 - 2 years) Medium (3 - 4 years) Long (5 years or greater)

SECTION 15 - DEVELOPMENT PERMIT AREAS

According to section 919.1 of the *Local Government Act*, an official community plan may designate development permit areas for one or more of the following purposes:

- (a) protection of the natural environment, its *ecosystems* and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of *greenhouse gas* emissions.

If an official community plan designates an area as a development permit area, the official community plan must also describe the special conditions or objectives that justify the designation, and specify guidelines respecting the manner by which those special conditions or objectives will be addressed.

While the guidelines provide objective principles to guide the Board's conditions for approving or refusing a development permit application, the flexibility of the development permit guidelines allows the Board to fairly exercise discretion in granting or refusing a permit on a case by case basis.

If an official community plan designates development permit areas, then land in those areas cannot be subdivided, nor can the construction, addition, or alteration of land or a building or structure commence unless the owner first obtains a development permit.

15.1 General Policies

- (1) Once a development permit is issued, the *development* must be in accordance with the terms of the permit and notice of the permit will be filed in the land title office and noted against title to the land affected.
- (2) As a condition of the issue of a development permit, and for only those purposes specified in Section 925 of the *Local Government Act*, the Regional District may require that the

applicant for the permit provide security in an amount stated in the permit by way of a bond or an irrevocable letter of credit. The Regional District may apply the security in accordance with Section 925 of the *Local Government Act*.

(3) The purpose of designating an area as a development permit area is to ensure that *development* in that area is done in compliance with the guidelines. The guidelines are intended to give the Board some flexibility, and not to act as prescriptive regulations. Various design professionals will be capable of addressing these guidelines, and the Board encourages applicants to hire such professionals where appropriate.

15.2 Designation of Swan Lake Development Permit Area

The area surrounding Swan Lake includes roughly 40 developed lots, with the highest density lying along the southwestern shore of the lake. While there are some permanent residences, most are summer cabins. There is also a Provincial Park on Swan Lake, which encompasses 0.67 km² along the northwest shoreline. This park provides camping and picnicking sites, a swimming area, baseball diamonds, a playground, and the only public parking and boat launch on the lake. The two main objectives for Swan Lake and its surrounding area are the control of phosphates and nitrates flowing from properties and streets into the lake, and sediment loading.

Category: Sections 919.1(1)(a) of the *Local Government Act* allow official community plans to designate development permit areas for the protection of the natural environment, its *ecosystems* and biological diversity, and for the protection of *development* from hazardous conditions.

A development permit is required when

Designation of Area: Pursuant to Sections 919.1(1)(a) and (b), that area outlined and shaded on Schedule D of this OCP is designated as the Swan Lake Development Permit Area.

Justification for Designation: According to the Lakeshore Development Guidelines, Swan Lake is classified as a “Limited Development Lake”. These types of lakes are those which by virtue of their small size and existing development patterns are only able to accommodate a limited amount of further development if the natural environment around the lake is to be preserved. The purpose of this development permit area is to maintain the majority of the lakeshore areas in undeveloped condition, in order to sustain existing environmentally sensitive areas and wildlife habitat. Under the Lakeshore Development Guidelines, a maximum development perimeter of 30% has been recommended for this Limited Development Lake. As 26% of the perimeter of Swan Lake has already been developed, only 4% of the perimeter of the lake remains for potential development.

Undisturbed watersheds have the ability to purify water and repair small amounts of damage from pollution and alteration. However, modifications to the landscape and increased levels of pollution impair this ability.

Lawn and garden fertilizer, sediment eroded from modified shorelines or infill projects, oil and fuel leaks from vehicles boats and float planes, road salt, and litter can all be washed by rain and snowmelt from properties and streets into *watercourses*. Phosphates, nitrates and sediment are of greatest concern, providing nutrients and rooting medium for aquatic plants and algae. Pavement prevents water infiltration to soils, collects hydrocarbon contaminants during dry weather and increases direct runoff of these contaminants to Swan Lake during storm events.

Development Guidelines: The development permit guidelines in the Swan Lake Development Permit Area are:

(1) No person shall:

- a) Subdivide land;
- b) Alter land; including the removal of trees or vegetation and removal or deposit of soil;
- c) Construct as building or structure.

Prior to the landowner applying for and receiving a development permit from the regional district, which shall sufficiently address the following guidelines:

(2) *Development* should be limited such that no more than 30% of the Swan Lake shoreline is developed, pursuant to criteria for measuring perimeter development set out in the Lakeshore Development Guidelines.

(3) Prior to the issuance of a development permit, the applicant for the permit may be required to provide, at the applicant's expense, a site development plan that meets the criteria outlined in Sections 8.1 to 8.3 of the Lakeshore Development Guidelines, to address such issues as single lot development and construction, soil erosion control, building setbacks, and site layout and clearing.

(4) Prior to the issuance of a development permit for work that may affect the natural features of the lake or impact fish and wildlife habitat or riparian areas, the applicant for the permit may be required to provide, at the applicant's expense, further documentation, technical studies, plans and recommendations with respect to the impacts of the proposed work, including any of the following:

- (a) an environmental assessment report prepared by a registered professional biologist;
- (b) an erosion and sediment control plan;
- (c) a vegetation management plan.

Exemptions: The following general conditions do not require a development permit within the Swan Lake Development Permit Area:

(1) construction or alteration of a building having a floor area of less than 11 square metres, or a garden shed or greenhouse having a floor area of less than 20 square metres;

(2) interior alterations;

(3) minor exterior additions or alterations to buildings with an estimated construction value not exceeding \$2,500.00.

Site Plan Requirements:

The applicant for a development permit will supply the following site plan requirements in written and/or graphic form to the Regional District at the time of application for development.

Site Plan Requirements for Swan Lake Development Permit Area	
√	Topographic contours
√	Location of ALR boundaries
√	Existing tree cover and proposed areas to be cleared
√	Lands subject to periodic flooding
√	Location of natural <i>watercourses</i>
√	Identification of location of top of bank
√	Existing & proposed erosion mitigation measures and bank alterations

APPENDIX I

Acronyms and Definitions

Acronyms

ALC	Agricultural Land Commission
ALR	Agriculture Land Reserve
OCP	Official Community Plan
SPFA	South Peace Fringe Area
PRRD	Peace River Regional District

Definitions (All words that have been italicised in Schedule A are defined below)

Abandoned Homesite	An area of land which has been previously used for residential purposes and occupied by a dwelling, but has not been occupied for at least five years and has not been put back into agricultural production.
Accessory	A use, building or structure which is incidental and subordinate to and located on the same parcel as a principal use, building or structure.
Affordable Housing	Housing affordability is a function of housing cost and household income. Affordable housing is defined as housing which has a market price or rent that does not exceed 30% of income households which have income that is 80% or less than the median household income for the community. Affordable housing includes a variety of tenure models including ownership, rental, co-housing, cooperative and rental.
Agriculture	Means the use of land, buildings, or structures, involved in carrying on a farm business involving: a) the growing, producing, raising or keeping animals or plants, including without limitations of the following: i) Apiculture, ii) Greenhouse, nursery, specialty wood and turf crops iii) Livestock, poultry, farmed game, fur bearing animals and exotic animals. iv) Mushrooms, v) Tree field and forage crops; b) the processing of primary agriculture products harvested, reared or produced by the farming operation, but does not include an abattoir; c) the retails sales of farm products.
Agri-Outlet	Means a use for the wholesale sale of agricultural goods, materials and services including without limitation, sale and storage of seed, fertilizer and chemical products;
Agri-Tourism	Means tourist activities accessory to an agricultural use having farm assessment classification and without limitations may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm tourist

	accommodations, guest ranches, farm inns, bed and breakfast and campsites.
Aquifer	A wet underground layer of water-bearing permeable rock or unconsolidated materials (gravel, sand, or silt) from which groundwater can be usefully extracted using a water well.
Buffer	Means an area typically within a lot, adjacent to and parallel with a property line, consisting of either existing vegetation or created by use of planted trees, shrubs, berms and fencing, and designed to obscure views from adjacent lots or public roads by at least 50% of the see through visibility.
Climate Change	Changes in long-term trends in the average climate, such as changes in average temperatures. According to the United Nations Framework Convention on Climate Change (UNFCCC), climate change is a change in climate that is attributable directly or indirectly to human activity that alters atmospheric composition.
Development	Means (a) removal, alteration, etc. of vegetation; (b) disturbance of soils; (c) construction of buildings and structures; (d) creation of non-structural impervious or semi-impervious surfaces; (e) flood protection works; (f) construction of roads, trails, docks, wharves, and bridges; (g) provision and maintenance of sewer and water services; (h) development of drainage systems; (i) development of utility corridors; (j) subdivision as defined in section 872 of the Local Government Act.
Development Permit Areas (DPA)	Means an area in which development and/or land alteration must follow specific guidelines and regulations as stated in a Development Permit.
Ecosystem	Means the basic functional unit in ecology, the interacting system of a biological community and its non-living environmental surrounds. These are inseparable and act upon each other.
Environmentally Sensitive Areas (ESA's)	Means those areas identified by a community and contained with Development Permit Area ESA's contain significant natural environmental features and their associated lands that require a level of protection to ensure their preservation. Natural environmental features may include land or land and water that contain fish or wildlife Habitat, Watercourses, estuaries, Riparian Areas, woodland vegetation, rock outcrops and lands with steep slopes.
Food Security	Access by all people at all times to enough food for an active, healthy life. Food security includes at a minimum: ready availability of nutritionally adequate and safe foods; and, an assured ability to acquire acceptable foods in socially acceptable ways.

Fracking	Means the process of initiating and subsequently propagating a fracture in a rock layer, by means of a pressurized fluid, in order to release petroleum, natural gas, coal seam gas, or other substances for extraction.
Gas Processing Plant	Means a facility for the extraction from natural gas of hydrogen sulphide, carbon dioxide, helium, ethane, natural gas liquids or other substances, but does not include a facility that a) has a processing capacity less than 150,000 m ³ /day, and b) uses a non-regenerative system for the removal of hydrogen sulphide or carbon dioxide.
Greenhouse Gas (GHG)	Components of the atmosphere that contribute to the "greenhouse effect." Some greenhouse gases occur naturally, while others come from activities such as the burning of fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.
Manufactured Home	Means any structure containing one single family 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 a parcel on which are installed or intended to be installed three (3) or more Manufactured Homes for the use as dwellings, and is subject to "Peace River Regional District Manufactured Home Park By-law No. 816, 1992."
Habitat	Means the place where population (human, animal, plant or microorganism) lives and its surroundings, both living and non-living.
Heritage	Means the set of all things, places and ideas inherited from the past which are of special significance to the collective life of a community, including both natural and human-built elements.
Heritage Site	Land, whether designated or not, including land covered by water, that has a Heritage value to British Columbia, a community or an aboriginal people.
Home Based Business	Means an occupation or profession which is carried out entirely within a dwelling or accessory building or both, by the residents of the dwelling.
Infill	As far as land use planning in BC is concerned, this term means to add new residential units to an existing Neighbourhood. This may or may not include population increase as people per household declines. This can include a house, an apartment unit, a condominium or any other form of housing.
Industrial Development	Means any land development activity in the community, including but not limited to, non-offensive types of industry, processing and manufacturing activities, but not including development activity intended solely for residential, retail and or office use. Industrial development also includes any addition, remodeling, relocation or construction requiring an amendment

	to an approved Industrial Comprehensive Development Zone
Institutional	Means an area specifically designated to encourage and contain new public and private Institutional development within the District. Typical of such development might be health care services complementary to those already in existence such as extended care and assisted living facilities. Institutional also refers to Public Utility lands.
Lakeshore Development Guidelines	Means the policy document entitled Peace River Regional District Lakeshore Development Guidelines, dated July 2000.
Landscaping	Means landscaping that provides sufficient quantity and quality of plant materials to screen parking, building, or hardscape areas of a project and provides colour and viewing interest.
Local Government Act	A law enacted by the BC Legislature formerly called the Municipal Act. The purposes of this Act are: (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities, (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.
Mitigation (re. Climate Change)	An intervention to reduce the extent of global warming through reducing the sources or enhance the sinks of greenhouse gases.
Neighbourhood	An imprecisely defined area within which people live, work, learn, and/or play. Its edges may be well-defined or more loosely felt by residents. Although it is often defined by a radius equal to an easy walk, its size may vary, from an easily walkable district to a larger region. In some cases, neighborhoods may overlap, especially where they are well-connected.
Oil and Gas Production Facility	Includes a battery, oil treater, pumping station, compressor station, dehydrator, gas injection station, line heater, water disposal facility, waste processing facility, water injection station, or upon designation of an authorized officer of the division, any other system of vessels and equipment designed to accommodate production or disposal or both production and disposal of well effluent products and by-products, but does not include a Gas Processing Plant.
Open Space	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used for recreation, circulation or for viewing. Walkways, plant beds, lawns and terraces within an open space area may be included as part of such open space area. Paved parking lot areas used for auto circulation or parking do not qualify as open space.
Public Utility Use	Means the use of land, buildings, or structures providing for the servicing of community water, community, sewer, drainage,

	electrical, radio and/or television receiving or broadcasting, telephone exchange, telecommunication relay, natural gas utility distribution, air navigation aid, solid waste disposal transfer stations, transportation and similar services where such use is established by a municipality, the Regional District, an Improvement District or a utility company regulated by government legislation.
Procurement	Means the acquisition of goods and/or services at the best possible total cost of ownership, in the right quantity and quality, at the right time, in the right place for the direct benefit or use of governments, corporations or individuals, generally via a contract.
Regional Parks and Trails Master Plan	Means a Plan which will define future direction, policies, priorities, and actions for the Peace River Regional District with respect to existing and potential future regional parks and support of regional trail networks.
Renewable Energy	Means any naturally occurring, theoretically inexhaustible source of energy such as solar, wind, tidal, wave, and hydroelectric power that is not derived from fossil or nuclear fuel.
Riparian Areas	Means a streamside protection and enhancement area (SPEA's). Riparian areas are the terrestrial areas adjacent to a waterbody that are influenced by the soil moisture contributed by the waterbody.
Secondary Suite	Secondary Suite is an urban planning term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite is considered "secondary" or "accessory" to the primary residence on the parcel.
Setback	Means the minimum distance required under the zoning by-law between a building or structure and a specified parcel line or from the natural boundary as defined in the Land Act, or a specified Watercourse, whichever is applicable.
Special Needs Housing	Means housing for those with special needs. Special needs households consist of those households with individuals who require support to obtain and maintain housing, and may include persons with physical and mental disabilities, mental illness and addictions.
Sprawl	The unlimited outward expansion of suburbs created by low-density residential and commercial development. Sprawl is characterized by low-density greenfield development; the separation of residential, work and shopping areas; lack of well-defined centres; and a road network consisting of very large blocks with limited points of entry into the blocks.
Three "R's"	Means (1) reduce greenhouse gases in the environment, (2) reuse products, and (3) recycle items that can no longer be used.
View Corridor	A three dimensional area extending out from a viewpoint. The width of the view corridor depends on the focus of the view.

Watercourse	Means a naturally formed or man-made body of water that perennially or intermittently contains surface water, including a lake, pond, reservoir, river, stream, creek, spring, ravine, swamp, but does not include a constructed ditch or surface drain.
Watershed	Area of land that contributes runoff to a particular, common body of water.

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Schedule B - Land Use Maps # 1 – 8

Schedule C - Development Permit Areas

Schedule D - Fire Protection Area Areas

Schedule E - Preservation Areas

Schedule F - Kiskatinaw Watershed