



**REGIONAL DISTRICT
of Fraser-Fort George**



**CHILAKO RIVER NECHAKO
OFFICIAL COMMUNITY PLAN**





**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 2593

A BYLAW TO ESTABLISH AN OFFICIAL COMMUNITY PLAN FOR THE CHILAKO RIVER-NECHAKO AREA WITHIN ELECTORAL AREA C OF THE REGIONAL DISTRICT OF FRASER-FORT GEORGE

WHEREAS the Regional Board has, by Bylaw No. 1586 adopted an Official Community Plan for the Chilako River-Nechako area, and desires to replace it with a new Official Community Plan adopted by Bylaw pursuant to the *Local Government Act*;

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

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

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

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

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

1. This Bylaw shall apply to the land described on Map 1 in Schedule 'B', attached hereto and forming part of this Bylaw.
2. Schedules 'A' and 'B' attached hereto and forming part of this Bylaw, are hereby adopted as the Official Community Plan for the area to which this Bylaw applies.
3. If any section, subsection, sentence, clause, phrase or map of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. "Chilako River-Nechako Official Community Plan Bylaw No. 1586, 1996" as amended, is hereby repealed.

5. This Bylaw may be cited for all purposes as “Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010.

READ A FIRST TIME ON THE 21ST DAY OF JANUARY, 2010.

PUBLIC CONSULTATIONS IN RESPECT OF THIS BYLAW WERE HELD ON THE 23RD DAY, 24TH DAY, AND 25TH DAY OF FEBRUARY, 2010.

READ A SECOND TIME ON THE 18TH DAY OF MARCH, 2010.

PUBLIC HEARINGS IN RESPECT OF THIS BYLAW WERE HELD ON THE 20TH DAY, THE 21ST DAY AND THE 22ND DAY OF APRIL, 2010.

READ A THIRD TIME ON THE 17TH DAY OF JUNE, 2010.

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT ON THE 20TH DAY OF JULY, 2010.

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 19TH DAY OF AUGUST, 2010.

Chair

Corporate Officer

Chilako River-Nechako Official Community Plan

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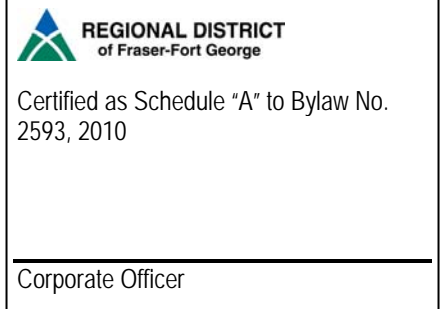
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1.0 GENERAL PROVISIONS

1.1 Purpose of Plan

The purpose of this Official Community Plan is to state the broad land use objectives and policies of the **Regional Board** for the Chilako River-Nechako area within the **Regional District** of Fraser-Fort George, as set out in the *Local Government Act*, and consists of:

- i) a statement of the **Regional Board's** objectives, **development** policies and an implementation program contained in Schedule 'A';
- ii) maps of existing and future land uses for the Chilako River-Nechako Area as set out in Schedule 'B'.

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

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

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

This plan is intended to be visionary in nature, and contains broad policies to guide general land use trends. Interpretation of this plan should be in that context.

Words that are depicted in 'bold' typeface are defined in Section 1.3.

1.2 Jurisdiction

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

All or parts of the Chilako River-Nechako Plan Area are within the jurisdiction of superseding legislation. No policy or land use designation removes the need to obtain approval required by any other jurisdiction. In particular, a number of objectives, policies and land use designations of this Plan apply to land which is located in the Agricultural Land Reserve (ALR). Where the provisions of this Plan provide for the **development** of

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land located in the ALR which is not consistent with the *Agricultural Land Commission Act*, regulations made thereunder, or policies of the Commission, the approval of the **Provincial Agricultural Land Commission** is required.

1.3 **Interpretation and Definitions**

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

In this Plan the following terms are clarified as follows:

“agriculture” means all uses involved in the raising of animals for food or clothing and the cultivation and harvesting of crops for sale and for land within the ALR all farm uses as defined in the *Agricultural Land Commission Act* including those activities designated as farm use under Part 2.2 of Regulation 171/2002.

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

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

“development” means effecting a change in the use of land or in the nature of the use of land by means of the subdivision of land, the installation of works and services, the building and placement of structures on land, the alteration of the land surface, or the clearing of vegetation if next to a water body;

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

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

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

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

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

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

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Agriculture and Lands or the Code of **Agricultural** Practice for Waste Management, B.C. Regulation 131/92, are not being adhered to.

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

“**Lakeshore Guidelines**” is an unofficial policy document of the **Regional District** for the protection of the region’s **lakes** from over **development** of their lakeshores;

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

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

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

“**processing of natural materials**” means screening, sorting, crushing and washing of natural materials, such as soil, gravel or rock, but does not include asphalt production.

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

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

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

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

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

“**urban**” means densities for residential **development** that exceed more than one dwelling unit per 2,000 square metres (21,523 sq. ft or .5 acre).

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2.0 GENERAL OBJECTIVES

The broad objectives of the **Regional Board** with respect to the form and character of existing and proposed land uses and service requirements within the Chilako River-Nechako Plan Area are set out in this section. These objectives are to be achieved through the implementation of the policies contained in Section 4.0.

The following are the objectives of the **Regional Board** with regard to the general form and character of land use in the Chilako River-Nechako Plan Area:

2.1 INTER-PLAN CONSISTENCY OBJECTIVES

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

2.2 Overall Objective

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

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

2.3 Resource Management Objective

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

2.4 Transportation Objective

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

2.5 Agricultural Objective

To recognize **agriculture** as a viable industry in the area and to support the general objectives of the **Provincial Agricultural Land Commission**, to preserve agricultural land and encourage the establishment and maintenance of farms and the use of land within the Agricultural Land Reserve compatible with agricultural purposes and to guide other forms of **development** so as to minimize negative impacts on **agricultural** uses.

2.6 Commercial Objective

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

2.7 Industrial Objectives

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

To encourage the continuation of the City of Prince George's role as the primary service, commercial and industrial centre for the region.

To promote an orderly sequence of future industrial and commercial **development** compatible with neighbouring land uses and transportation facilities.

To provide for small scale industrial uses and home based business to encourage local employment opportunities.

To recognize that resource extractive industries are often best located in rural areas close to the resource.

2.8 Crown Land Objective

To recognize and complement the efforts of the Province in the fulfillment of the Prince George Area Crown Land Plan, to the extent that specific **developments** are consistent with this Plan.

2.9 Environmental Objectives

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

To identify areas known to have potential hazardous conditions.

To implement policies that are directed at minimizing public exposure to potential damage to property, threats to human life and negative impacts to the natural environment in areas subject to hazardous conditions.

2.10 Greenhouse Gas Reduction Objective

Greenhouse Gas Reduction Objective

There is increasing scientific evidence that links the emission of **greenhouse gases** to climate change. The provincial government, in partnership with local governments is dedicated to reducing **greenhouse gas** emissions in British Columbia to help combat climate change.

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

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

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

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

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

- i) Determine which provincially funded initiatives that target the reduction of **greenhouse gas** emissions are available to the Regional District.
 - a. These initiatives include but are not limited to; Smart Planning for Communities, B.C. Community Action on Energy and Emissions and the Greenhouse Gas Action Guide.
- ii) Reduce solid waste in the Regional District by 50%.
 - a. Implement waste diversion and reduction policies within the 2008 Regional Solid Waste Management Plan by 2015
 - b. Continue to operate the Landfill Gas collection system at the Foothills Regional Landfill and Recycling Depot and evaluate the feasibility to expand and diversify the operation as outlined in the Landfill Gas Management Plan.
- iii) The Regional District; as a corporation in their operations, to become carbon neutral by 2012.
 - a. Work within the *British Columbia Climate Action Charter* and Climate Action Toolkit to develop strategies and take steps to become carbon neutral.
- iv) No Net loss of farmland within the Regional District over the next 10 years.
 - a. Section 4.16 of this Plan outlines policies and general guidelines that discourage and restricts the fragmentation of agricultural land in the Regional District.

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- b. Limit subdivision of large parcels by promoting subdivision in established small parcel designations identified in the Plan.
 - c. Promote farming within the Regional District by allowing agricultural opportunities through designation as identified by the Plan.
- v) Create opportunities within the Regional District to establish secondary residences.
- a. Section 4.2 of this Plan outlines provisions that promote increasing the density of residences where appropriate.
- vi) Promote community outreach and public awareness campaigns.
- a. Continue a partnership with the Recycling and Environmental Action Planning Society (REAPS) to deliver programs in schools and the general population regarding recycling, composting, community garden workshops and other educational initiatives.
 - b. Continue a partnership with the Prince George Air Improvement Roundtable (PGAIR) that has a goal to continue to improve air quality in the Prince George area by providing scientific information and awareness campaigns to the public.
 - c. Continue to promote the Anti-Idling campaign at Regional District facilities.
- vii) Increase the percentage of buildings built above Building Code standards, with regard to energy efficiency, in the Regional District by 20%.
- a. Determine the feasibility of developing and implementing an incentive program to build greater energy efficient residences by 2015.
 - b. Determine the feasibility of prohibiting the installation of new fireplace inserts or woodstoves that do not meet either the Canadian Standards Association (CSA) B415 Standards or Environmental Protection Agency (EPA) certification.
 - c. Provide information to developers that encourages the building of greater energy efficient buildings.
- viii) The Regional District will explore new policies, strategies and initiatives that reduce the emission of **greenhouse gases** as they develop.

2.11 Recreation and Heritage Objectives

To encourage and facilitate the **development** of recreational opportunities, as well as, the identification and conservation of significant archaeological and heritage resources within the Plan Area.

2.12 Services and Infrastructure Objectives

To support the planning and implementation of rural services and infrastructure according to need, feasibility and public support in a manner that addresses those needs and provides for an enhancement of neighbouring services.

To ensure that **development** proposals are self supporting in terms of service and infrastructure requirements and add to the service level of the area.

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To support the search for alternate forms of energy which will be environmentally friendly and sustainable.

3.0 RELATIONSHIP TO OTHER PLANNING AREAS

As this plan includes part of the greater Prince George Area the objectives for land use relationships between this Plan, the City and other adjacent planning areas are as follows.

To not promote **development** proposals that would negatively impact adjacent planning areas.

To advise neighbouring jurisdictions of **development** proposals that are in close proximity for their information and comment.

To coordinate land use **development** that is adjacent to neighbouring jurisdictions such that it complements current and future land uses on either side of the jurisdictional boundary.

3.1 First Nations

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

To work with Local First Nations to recognize aboriginal cultural heritage.

3.2 Bulkley Nechako and Cariboo Regional Districts

To stay in contact with the neighbouring **Regional Districts** with respect to **development** proposals in the Plan Area that are in close proximity to their boundaries.

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4.0 GENERAL POLICIES

The policies of the **Regional Board** pertaining to general overall land use issues affecting the Chilako River-Nechako Plan Area are as follows:

- i) It is not the purpose of this Plan to set out detailed land use and subdivision regulations, which are established in zoning and other bylaws, and it is the policy of the **Board** that the uses, densities and servicing requirements described in this Plan are subject to further definition and adjustment in land-use management bylaws and permits that are consistent with this Plan.
- ii) Proposals that require consideration through a rezoning process are subject to evaluation as provided in Section 18.0, Subdivision and Rezoning Evaluation.

4.1 Residential Subdivision

The Plan provides for additions to the amount of land available for housing through subdivision for residential purposes mainly in the Rural Holdings and Rural Residential designations and through **infill** outside of those designations, provided that for land within the ALR, infill is not detrimental to agriculture. Generally, the Plan will:

- i) provide for a range of residential and rural residential lifestyle choices;
- ii) direct subdivision to designated Rural Holdings and Rural Residential ;
- iii) utilize existing communities as the main determinant in designating Rural Residential and Rural Holdings;
- iv) provide for a range of parcel sizes consistent with physical land features, existing settlement densities and servicing requirements;
- v) require a proven potable domestic water supply for new parcels less than 4 hectares (10 acres) in size, other than for a public **development** or utility use;
- vi) support subdivision of a parcel isolated from the remainder of the original parcel by Highway 16 W. Subdivision of a parcel dissected by a railway right-of-way, or **topographical constraint**, may be supported, subject to approval by other agencies and possible rezoning, throughout the Plan Area; and
- vii) small areas of existing subdivision may not be specifically recognized by Plan designations but are recognized through implementing bylaws.

4.2 Housing

Provisions for housing, including affordable housing, rental housing and special needs housing, are addressed through the following provisions:

- i) generally, residential use shall be limited to one residential unit per parcel unless otherwise stated below or in the designations section;
- ii) notwithstanding the policy to limit residential use to one residence per parcel, an additional residence may be permitted on parcels 2 hectares (5 acres) or larger subject to the ability to accommodate approved sewage disposal and evaluation

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through a rezoning process where necessary and if required, approval of the **Agricultural Land Commission** for sites in the Agricultural Land Reserve.

- iii) Within the Agricultural Land Reserve, more than one additional dwelling may be permitted, subject to the above criteria, and as per the policies and procedures of the Agricultural Land Commission. The Ministry responsible for agriculture will be consulted on the necessity of proposed additional dwellings for agricultural purposes.
- iv) a portion of a residence may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor space of the principal residence, the parcel can accommodate an approved sewage disposal system, meet applicable BC Building Code requirements and be zoned appropriately;
- v) generally, both conventional houses and **manufactured homes** are accepted in most areas of the Plan, however there may be some restrictions on size and dimensions, applied through zoning, based upon the needs of local communities;
- vi) generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified in Section 4.2.

4.3 Environment

The **Regional Board** supports the objectives and goals of the *Fraser Basin Management Program* in improving the Fraser River's environmental quality.

The **Regional Board** supports the elimination of health hazards and minimization of air and water pollution by working with the **Provincial** Ministries responsible, as they relate to land use.

The **Regional Board** will promote familiarity with the Codes of **Agricultural Practice** for Waste Management as provided by the Ministry of Environment. The **Regional Board** will strive to achieve the goals of avoiding conflicts between **agriculture** and other uses as promoted under the Farm Practices Protection (*Right to Farm*) Act in cooperation with the Ministry of Agriculture and Lands.

4.4 Solid Waste

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

4.5 Schools

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

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

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

4.6 Fire Protection

The **Regional Board** will assist in the establishment or extension of fire protection services where feasible with public support on a local service area basis. The availability of fire protection service should be considered when evaluating **development** proposals.

4.7 Other Public Services

The **Regional Board** will continue to assist rural area residents in assessing the feasibility of providing public services and utilities on a local service area basis in accordance with the *Local Government Act*.

4.8 Parks

The **Regional Board** will endeavour to remain involved in the provision of regional **public park** facilities as set out in its Regional Parks Plan as part of a broad distribution of park and tourist related public facilities in conjunction with the **Provincial** Ministries responsible for Parks, Transportation and Highways, and Forests, as well as, community and private facilities.

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

The Cranbrook Hill Trail System is designated PD/I, as shown on the Plan's maps, as a linear **public park**. Where portions of the trail affect land within the ALR, potential negative impacts on **agricultural** uses are to be addressed.

A large portion of District Lot 1897 is designated PD/I, as shown on the plan's maps, and is known locally as the Lost Lake Trails Area. This area is highly valued by many Beverly residents as an area for low impact recreation, as well as a natural wildlife habitat area.

The **Regional Board** may require the designation of land for **public park** within new subdivisions, as provided for in the *Local Government Act*, where deemed appropriate, and these **public parks** shall be held or developed for public and local community use.

4.9 Heritage

Part of the Plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. For most of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years.

The **Regional Board** will endeavour to monitor and record the existence of significant historical cultural resources for potential impact of proposed **developments**, as advised by the BC Archaeological Branch or Community Heritage Commission.

Significant known Heritage features in the Plan Area include the Alexander Mackenzie Heritage Trail, Punchaw **Lake** and the Telegraph Trail from Chilako (Mud) River to the Blackwater River.

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Developers are encouraged to consider archaeological resources during their project planning, design and construction. Archaeological sites, whether known or unrecorded, are protected through the *Heritage Conservation Act* as Provincial heritage sites (both private and Crown Land) or by virtue of being of particular historic or archaeological value or contain physical evidence of human habitation or use before 1846. Protected sites may not be destroyed, excavated or altered without permission of the Ministry responsible.

4.10 Highways/Roads

With the exception of the Yellowhead Highway 16 West, there are no major controlled access highways within the Plan Area. As a general policy the **Board** supports the corridor studies regularly performed by the Ministry of Transportation and Infrastructure, and supports any efforts to make Highway 16 West safer for the traveling public.

Generally, the **Board** supports upgrading of the local road network, and more specifically the following improvements and initiatives:

- i) the City of Prince George's existing and proposed road network to relieve Highway 16 from increasing local traffic levels; and
- ii) continued upgrades to the Blackwater Road as the access to the West **Lake** and former Baldy Hughes settlements.
- iii) Upgrade of the Otway Road-Miworth Road corridor to include a designated bike lane.
- iv) Investigating the feasibility of developing an alternative exit route for emergency purposes from the community of Miworth.

The **Regional Board** supports requirements by the Ministry of Transportation and Infrastructure for traffic impact analysis when considering major **development** proposals.

The **Board** will discourage subdivision and **development** that would significantly add to traffic on or accesses from **forestry** roads.

4.11 Railway

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

4.12 Rural Wildfire

The **Regional District** will work with the Ministry of Forests to identify areas of high risk for rural wildfire hazard and work to reduce this hazard through public information and subdivision evaluation. The **Regional District** supports the use of prescribed fire and/or other treatments (thinning/spacing/etc.) to reduce the interface wildlife risk, thereby protecting denser populated areas.

4.13 Fish Protection

The **Regional Board** recognizes the importance of the Fraser and Nechako Rivers and their tributaries as home to migratory salmon stocks. The **Regional Board** will consider **development** within the riparian areas of the Fraser River and Nechako River and their tributaries with respect to effects on fish stocks.

4.14 Environmentally Sensitive Areas

The **Regional Board** supports the concept of protecting environmentally sensitive areas and wildlife corridors. When such areas are designated by the Ministry of Environment during the Crown Land Planning process, the **Regional Board** will discourage **development** in these important areas.

4.15 Flooding hazards

To protect against the loss of life and to minimize property damage associated with flooding events, the **Regional Board** encourages **agricultural**, park and open-space recreational uses of flood susceptible lands. Where floodable lands are required for **development**, the construction and siting of buildings and **manufactured homes** to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood proofed to the standards of the Authority having jurisdiction. Lands next to streams or water bodies that are known to have a potential for flooding are either identified on the Plan's maps or are in close proximity to the following water courses:

- i) Fraser River;
- ii) Nechako River;
- iii) Beaverley Creek;
- iv) Chilako (Mud) River;
- v) Blackwater River;
- vi) Tachintelachick Creek.

4.16 Agricultural Lands

Most of the Plan Area has Agricultural Land Reserve land. Future logging for beetle-killed timber may open up even more **agricultural** potential of the Plan Area.

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

- i) support the ***Agricultural Land Commission Act*** with its general objective of protecting agricultural land for future food production;
- ii) discourage and restrict the fragmentation of **agricultural** land by subdivision by means of generally large minimum parcel size regulations;
- iii) direct non-farm residential uses to existing residential settlements and away from existing or potential future **agricultural** areas;

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- iv) not promote **development** of **agricultural** land for non-**agricultural** uses unless it is shown that there is no practical alternative location and that it will not be detrimental to the long term **agricultural** potential of the land;
- v) support of the buffering of **agricultural** land in the Agricultural Land Reserve from the impact of new non-**agricultural** subdivision that may include the provision of fencing or buffers.

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5.0 LAND USE DESIGNATIONS AND MAPS

5.1 Land Use Designations

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

Land Use Designations

- i) **Agriculture/Resource** (Ag/Res);
- ii) Rural Holdings (RH) and Rural Residential (RR);
- iii) Lakeshore Settlement (LS);
- iv) Local, Recreational and Highway Commercial (LC, RC, HC);
- v) Light, Intermediate and Heavy Industrial (L/IND, I/IND, H/IND);
- vi) Public **Development/Institutional** (PD/I);

Special Management Areas

- vii) Slope Instability – Miworth **Development** Permit Area;
- viii) Prince George Fringe Area.
- ix) Lake Protection – **Development** Permit Areas

5.2 MAPS

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

- i) Map No. 1 General Index Map;
- ii) Map No. 2 Miworth;
- iii) Map No. 3 Isle Pierre;
- iv) Map No. 4 Bednesti/Berman Lake
- v) Map No. 4A Bednesti/Berman Lakes (detail);
- vi) Map No. 5 Norman Lake
- vii) Map No. 5A Norman Lake (detail)
- viii) Map No. 6 Telachick/McBride Timber Road;
- ix) Map No. 7 Beaverley – Blackwater Road;

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- x) Map No. 8 Nadsilnich (West) Lake
- xi) Map No. 8A Nadsilnich (West) Lake (detail)
- xii) Map No. 9 Baldy Hughes
- xiii) Map No. 10 McBride Timber Road South
- xiv) Map No. 11 Punchaw Lake

6.0 CONCEPTUAL DESIGNATIONS

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

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

7.0 AGRICULTURE/RESOURCE (AG/RES)

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

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

7.1 Land Use

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

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

7.2 Additional Uses

The following uses may be permitted within the **Agriculture/Resource** designation, subject to evaluation through a rezoning process where necessary:

- i) Rural and Service Industrial uses as set out in Section 11.2;
- ii) Uses that are compatible with or complementary to **agriculture** or resource extraction uses including, but not limited to, reclamation of existing sites, or the preliminary processing of resource products;
- iii) Recreation-Commercial uses as set out in Section 10.2 c); within the **Agriculture/Resource (Ag/Res)** designation, a campground/lodge use shall be limited to a maximum of 10 units of accommodation either in a lodge or cabins, and a maximum of 25 campsites;
- iv) Local-Commercial uses as set out in Section 10.2 a)
- v) Public **Development/Institutional** uses as set out in Section 12.1, provided that where located within the Agricultural Land Reserve, they are needed to serve the community within which they are located.

All proposed non-farm uses in the Agricultural Land Reserve are subject to application and evaluation.

7.3 Mineral and Aggregate Resources

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

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

7.4 Residential Use

Notwithstanding the policy of limiting the number of residential uses per parcel, additional residences for farm help or for resource extraction camps may be permitted. The Ministry of Agriculture and Lands will be consulted on requests for additional residences for farm help to determine validity.

7.5 Minimum Parcel Size

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

- i) Smaller parcels may be permitted under the homesite severance policy of the **Agricultural Land Commission**;
- ii) Lands with **topographical constraints** pursuant to Section 4.1 vi); for lands located within the Agricultural Land Reserve, proposed subdivisions along **topographical constraints** will be assessed for their potential impact on adjacent agricultural operations and the long term agricultural potential of the property and of the area.

8.0 RURAL HOLDINGS (RH) AND RURAL RESIDENTIAL (RR)

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

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

8.1 Land Use

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

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

8.2 Additional Uses

The following uses may be permitted within the Rural Holdings (RH) designation, subject to evaluation through rezoning procedures:

- i) Rural and Service Industrial Uses as set out in Section 11.2.

The following uses may be permitted within the Rural Holdings and Rural Residential designations, subject to evaluation through rezoning procedures:

- i) Recreation-Commercial uses as set out in Section 10.2 c). A campground/lodge use shall be limited to a maximum of 10 units of accommodation either in a lodge or cabins, and a maximum of 25 campsites;
- ii) Local-Commercial uses as set out in Section 10.2 a);
- iii) Public-**Development**/Institutional uses as set out in Section 12.1, provided that where located within the ALR, they are needed to serve the community within which they are located;
- iv) All proposed non-farm uses in the Agricultural Land Reserve are subject to application and evaluation.

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8.3 Parcel Sizes

- a) Within the Rural Holdings designation the density for creation of new parcels is based on a minimum parcel size of 15 hectares (37 acres), with the following exceptions that may require evaluation through a rezoning process and approval by the **Agricultural Land Commission** for lands within the ALR:
 - i) the minimum parcel size may be reduced to 6 hectares (15 acres) where such density is consistent with neighbouring parcel sizes and will not have a noticeable detrimental impact upon neighbouring **agricultural** uses;
 - ii) the minimum parcel size may be reduced to 1.6 hectares (4 acres) where the purpose is to permit **infill** subdivision consistent with neighbouring parcel sizes; and
 - iii) the minimum parcel size may be reduced to create a subdivision for a relative as detailed in the *Local Government Act*.

- b) Within the Rural Residential designation the density for creation of new parcels is based on a minimum parcel size of 1.6 hectares (4 acres), with the following exceptions that may be considered through the evaluation of a rezoning process:
 - i) where land is suitable for on-site sewage disposal on parcels smaller than 1.6 hectare (4 acres), the minimum parcel size may be reduced to 0.8 hectares (2 acres);
 - ii) where the provision of a community sewer system and a community water system with adequate capacity exists, or if constructed would solve servicing problems associated with the inability of a property to be able to accommodate on-site sewage disposal on parcels of 0.8 hectares (2 acres) or larger, the parcel size may be reduced to 0.4 hectares (1 acre); or
 - iii) the minimum parcel size may be reduced to create a subdivision for a relative as detailed in the *Local Government Act*.
 - iv) Within the Baldy Hughes RR designation, development to urban densities may be permitted subject to adequate community water and/or sewage system availability.

8.4 Rural Residential/Holdings Communities

The various Rural Residential, Rural Holdings designations have the following community **development** guidelines:

- i)
 - a) Miworth, on Map 1, is an established community located west of Prince George on the Nechako River that has limited land area to accommodate subdivision growth; and
 - b) as the soils in the Miworth area are generally good for on-site sewage disposal, the subdivision density policy 8.3 b) (ii) applies, with a minimum parcel size of 0.4 hectares (1 acre), subject to confirmation of the Authority responsible for on-site sewage permitting and associated subdivision approval, at the point of subdivision.

- ii)
 - a) West Cranbrook Hill, on Map 2, is an established rural residential community that may have some potential for expansion subject to;
 - b) addressing geotechnical landslip concerns next to the CN Railway;

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- c) consideration of impacts to the Cranbrook Hill Greenway; and
 - d) impacts on land uses within the City of Prince George immediately east of the area.
- iii)
- a) Beaverley is the largest rural residential area in the Plan Area located on the southwest boundary of Prince George on Highway No. 16 West such that the existing vacant parcels and potential for future subdivision will be a major recipient of the anticipated housing needs over the term of this Plan;
 - b) the subdivision density policy of 1.6 hectares (4 acres) for new parcel creation as stated in policy 8.3 b) applies to Beaverley;
 - c) a substantial portion of District Lot 1897 is designated Public **Development/Institutional**. This area should remain a natural park/public open space for the enjoyment of the residents of the Beaverley area and for preservation of the natural habitat found in this area.
 - d) **manufactured homes** are not to be encouraged in the Beaverley community north of Highway 16 W, except the Hillcrest/Westbe Road area, as requested by the community to recognize continuance of existing **development** and housing patterns; and
 - e) as Beaverley has been and continues to be a major recipient of housing, the **Regional District** will work with School District No. 57 to identify lands required to meet the future educational needs of residents in the area.
- iv)
- a) the Rural Holding designations in the vicinity of Haldi **Lake** on the south boundary of the City of Prince George are to be developed such that access to the area is to be via Blackwater Road and not Haldi Road;
 - b) the Blackwater Road access requirement to the **development** of this area recognizes the local residential nature of Haldi Road whereby further traffic should not be encouraged at this time.

8.5 Lakeshore Parcels

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

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9.0 LAKESHORE SETTLEMENT (LS)

The Lakeshore Settlement designation is applicable to lands next to lakeshores as shown on the Plan maps. Policies of the **Regional Board** that pertain to areas designated Lakeshore Settlement (LS) and the protection of the Region's **lake** resources are as follows:

9.1 Land Use

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

- i) residential (either seasonal or permanent);
- ii) **home business**.

9.2 Additional Uses

In addition to Policy 9.1, the following uses may be permitted within the LS designation, subject to evaluation through a rezoning process:

- i) Recreation Commercial uses as set out in Section 10.2 c);
- ii) Local Commercial uses as set out in Section 10.2 a); and
- iii) Public **Development**/Institutional uses as set out in Section 12.1.

All uses are subject to retention of a vegetated lakeshore buffer area.

9.3 Lakeshore Development Guidelines

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

For **development** within Lakeshore Settlement lands, refer to **Lake Protection/Development Permit Section 13.3**.

9.4 Subdivision Density

Within the LS designation, the maximum density for creation of new parcels is based on a minimum parcel size of 0.8 hectare (2 acres), subject to the "**Lakeshore Guidelines**", of the **Regional Board**. All proposed lots must be capable of handling onsite sewage disposal. Exceptions to the 0.8 hectare (2 acres) parcel size density that may require evaluation through a rezoning process are as follows:

- i) the maximum density allowable may be changed to a 0.4 hectare (1 acre) minimum parcel for **infill** if the proposed parcels are capable of accommodating on-site sewage disposal and are consistent with the requirements of the "**Lakeshore Guidelines**";
- ii) where the provision of an approved **community sewage system** is available, the minimum parcel size may be reduce to 0.2 hectare (0.5 acres) for **infill** of parcels on

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the system or extensions to the system provided the density of lakeshore subdivision, based on the **lake's** capacity as provided for in the "**Lakeshore Guidelines**", is not exceeded.

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

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

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

10.1 Commercial Locations

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

- i) Local Commercial uses at locations best suited to serve rural populations;
- ii) Recreational Commercial uses on a broad basis throughout the Plan Area; and
- iii) Highway Commercial uses on controlled access Highways at sites that best serve the traveling public.

10.2 Commercial Land Uses

- a) Within the Local Commercial (LC) designation the use of land shall generally be limited to:
 - i) retail and service outlets catering to the needs of local residents including, but not limited to, a general/convenience store, post office, gasoline sales and service station, arts/crafts sales and neighbourhood pub; and
 - ii) residential.
- b) Within the Highway Commercial (HC) designation the use of land shall generally be limited to:
 - i) all those uses permitted in Section 10.2 a) (LC) and 10.2 c) (RC); and
 - ii) other commercial uses catering to the traveling public including, but not limited to, restaurant and overnight tourist accommodation.
- c) Within the Recreational Commercial (RC) designation the use of land shall generally be limited to:
 - i) commercial or public uses intended to provide mostly outdoor recreational opportunities including, but not limited to, campground, recreational lodge or resort, golf course, ski-hill, restaurant and neighbourhood pub;
 - ii) recreational airport, race track, drive-in theatre, roller rink and similar commercial recreational facilities; and
 - iii) residential in conjunction with the commercial use.

10.3 Parcel Size

Within the Local Commercial and Highway Commercial designations the density for creation of new parcels is based on a minimum parcel size of 1.6 hectares (4 acres),

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however, a smaller parcel size may be permitted for parcels that are serviced by Community sewer and water systems or are capable of accommodating approved on-site sewage disposal.

10.4 Services

Parcels created within the Commercial designations require the following servicing:

- i) parcels smaller than 4 hectares (10 acres) may be required to be provided with or have proven access to a potable water supply; and
- ii) parcels smaller than 1.6 hectares (4 acres) shall be required to be provided with a community sewer system connection if on site sewage disposal is not approved.

Additional residences for staff accommodations may be permitted for Commercial uses where the location is relatively remote, in excess of 50 km (30 miles) from a Rural Residential settlement or municipality.

11.0 INDUSTRIAL DESIGNATION/USES

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

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

11.1 Industrial Locations

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

- i) Heavy industrial uses are to be considered in areas in close proximity to existing industry, essential transportation and services. They are to be located in areas that are environmentally sound, such as those identified in the Prince George Area Industrial Land Profile;
- ii) Light and Intermediate Industrial uses in rural areas away from the City of Prince George may be considered on a limited basis for local employment opportunities subject to a Plan amendment;
- iii) Rural and Service Industrial uses will be generally directed to Rural Holdings and **Agriculture/Resource** Areas, subject to a rezoning process;
- iv) Provisions will be made for the accommodation of **home businesses** throughout the Plan Area; and
- v) Industrial uses are to be generally located so as to avoid conflicts with residential and other established land uses. Buffer areas will be considered and encouraged as part of the evaluation process.

11.2 Rural and Service Industrial

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

Within a Rural Holdings or **Agriculture/Resource** designation Rural and Service Industrial Uses shall include but are generally not limited to: logging/trucking contractors, automobile/equipment repair, equipment/animal auction yard, public works yard, household goods repair, greenhouse, nursery, **agriculture** products processing – not including an abattoir, limited resource processing; and other like uses. Rural and Service Industrial uses will typically not generate significant air, water, or ground contamination.

A floor space maximum of 500 square meters (5,380 sq. ft.), for buildings utilized in the rural or service industrial use.

Residential in conjunction with the industrial use.

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11.3 Light Industrial (L/IND) Land Use

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

- i) Rural and Service Industrial uses listed in Section 11.2;
- ii) manufacturing and warehousing/storage uses which are not associated with significant noise levels or emissions to the air, land or water, and may include associated sales in conjunction with the use;
- iii) a floor space maximum of 1,000 square metres (10,769 sq. ft) for buildings utilized in the light industry.

11.4 Intermediate Industrial (I/IND) Land Use

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

- i) Light Industrial uses listed in Section 11.3 with no maximum floor space;
- ii) industrial uses that have minimal air, ground, or water emissions, either in the short term or cumulatively in the long term. Uses that may be considered through a rezoning process may include, but are not limited to:

logging and **forestry** industries (sawmills), service industries incidental to mineral extraction, primary manufacturing industries, beverage industries, machinery industries, electrical and electronic industries.

11.5 Heavy Industrial (H/IND) Land Use

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

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

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

11.6 Parcel Size

Within the Light Industrial and Intermediate Industrial designations, the minimum parcel size for the creation of new parcels is generally 2 hectares (5 acres).

Within the Heavy Industrial designation the density for creation of new parcels is based on a minimum parcel size of generally 4 hectares (10 acres) or larger.

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12.0 PUBLIC DEVELOPMENT/INSTITUTIONAL (PD/I)

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

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

12.1 Land Uses

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

- i) community recreation area/facility, firehall, school, domestic waste disposal/treatment site, park, **public open space**, government office and other similar uses;
- ii) utilities;
- iii) church, school and other similar uses;
- iv) **agriculture**;
- v) residential;
- vi) airport.
- vii) proposed uses of land identified below not currently designated PD/I in the Plan, will require an amendment to the Plan and rezoning before being permitted: group home, corrections or rehabilitation oriented facility and other similar institutional uses.

12.2 Parcel Sizes/Services

Generally, parcel size shall be conducive to the use proposed.

13.0 SPECIAL MANAGEMENT AREAS

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

13.1 Lake Protection – Development Permit Areas

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

To protect the natural environment, its ecosystems and the biological diversity of **lake** resources, some **lakes** and islands within the Plan Area are designated, pursuant to the *Local Government Act*, for mandatory **Development** Permits for **development** within 300 metres (984 ft.) from the **natural boundary** of a **lake**. Those specific **lakes** are: Berman, Bednesti, Norman, West, Punchaw, Tamarac, Lynx, and Shesta.

13.2 Objectives for Designing Development Permit Areas

The special conditions and objectives for designating the **lakes** for protection through the use of **Development** Permits are as follows:

- i) to ensure the protection of the water quality of the **lake**, since the trophic status of each **lake** is, or could become, such that the cumulative impact of surrounding **development** could over future years have a significant detrimental effect on water quality;
- ii) protection of riparian habitats.

It is these special conditions and objectives, as detailed in the **Regional District "Lakeshore Guidelines"** that justify the designation of lakeshore property.

13.3 Guidelines for Issuance of Development Permits

The main guidelines for the issuance of **Development** Permits, pursuant to the *Local Government Act*, which will assist in achieving the objectives set out above, are:

- i) **development** will be evaluated with respect to the distance of buildings and structures from the **natural boundary** of the **lake**, impact to the first 15 metres (50 ft.) of riparian vegetation, impact to water quality, and to fish and wildlife habitat with the following general guidelines:
 - a) **development**, including construction of buildings and structures be at least 15 metres (50 ft.) from the **natural boundary** of a **lake**;
 - b) accessory buildings less than 50 square metres (538 sq. ft.) in size that are accessory to the principle residential or recreational use of a property, are exempted from the requirement of obtaining a **Development** Permit if they are to be located beyond 50 metres (165 ft.) from the **natural boundary** of a **lake**;

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- c) an area, not greater than a distance of 100 metres (330 ft.) from the **natural boundary** of a **lake**, may be defined as an area to remain free of **development**;
 - d) the erosion of sediments or surface runoff will not enter the **lake** as a result of **development**.
- ii) **development** of land for **agricultural** purposes is to be done in a manner that minimizes the potential impact on the **lake** environment with the general guidelines that:
- a) clearing of land for **agricultural** purposes or the **agricultural** use of the land is to meet or exceed the requirements of **Provincial** and/or Federal Legislation and Guidelines for **agricultural** uses next to water bodies;
 - b) **agricultural** buildings to be utilized for the confinement or feeding of livestock or **intensive agriculture** operations within 100 metres (330 ft.) of the **natural boundary** of a **lake** require a **Development** Permit prior to construction;
 - c) clearing of land for the purposes of **development** and management of **agricultural** forage crop production does not require a **Development** Permit if it is further than 50 metres (165 ft.) from the **natural boundary** of a **lake**.
- iii) within a **Development** Permit Area, as defined in this Plan, proponents of any **development** are strongly encouraged to consider the aesthetic qualities of the **lake**. As **development**, recreation and other human related activities increase, it is important to protect and maintain the aesthetic values that make **lakes** attractive for that use.
- iv) it is encouraged that all buildings and structures within a **Development** Permit Area blend into the natural environment as much as possible by using “earthy” colours such as greens and browns and the placement of any building or structure to reduce the visual impact when viewed from the water body.
- v) the surfaces of **lakes** in the Plan Area are considered **public open space** with public access through government owned lands.

13.4 **Watercourses**

The **Regional Board** supports the protection of watercourses and adjacent habitat through the retention of natural vegetation in riparian areas next to streams and water bodies. Vegetation retention next to streams and water bodies is encouraged throughout the Plan Area as supported by Fisheries & Oceans Canada and the various guidelines produced by the Ministry of Environment, and the Ministry of Agriculture and Lands. Watercourses within a **lake** watershed are of particular importance as impacts to these areas can directly influence a **lake**'s trophic status and should be protected through the retention of riparian vegetation.

The **Regional Board** supports protection of the scenic corridors along the Nechako and Fraser rivers in recognition of their high aesthetic and recreational values. The **Regional Board** supports responsible management of the Nechako and Fraser Rivers through the Plan Area with a view of preservation for this river in conjunction with the goals of the *Fraser Basin Management Program*.

13.5 Development Permit Lakes

To protect the natural environment, and water quality of **lake** resources, the **lakes** identified below are designated for mandatory **Development** Permits for **development** within 300 metres (984 ft.) from the lakeshore, or as shown on the Plan's maps.

Key **lakes** within the Chilako River-Nechako Official Community Plan area have lands designated and have been identified in the **Lakeshore Guidelines** for having limited or no **development** potential, specifically with respect to creation of additional lakeshore lots.

13.6 Berman Lake

Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Berman **Lake** shoreline is currently developed to 50%. Within the **Lakeshore Guidelines**, Berman **Lake** is designated a Special Case **Lake** due to it being a shallow lake with a mean depth of 2.6 metres. This plan does not support further subdivision that would create new Lakeshore lots, including the creation of new lots on any islands on Berman **Lake**.

13.7 Bednesti Lake

The **Lakeshore Guidelines** have identified the Bednesti **Lake** shoreline as being developed to its maximum. Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Bednesti **Lake** shoreline is currently developed to 49%. Therefore, this Plan does not support any further subdivision that would create new Lakeshore lots, including the creation of new parcels on any islands, as well as the north side of Bednesti **Lake**.

13.8 Norman Lake

The **Lakeshore Guidelines** have identified the Norman **Lake** shoreline as being developed to its maximum. Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Norman **Lake** shoreline is currently developed to 37%. Therefore, this Plan does not support any further subdivision that would create new Lakeshore lots, including the creation of new parcels on any islands as well as the south side of Norman **Lake**.

13.9 Nadsilnich (West) Lake

The **Lakeshore Guidelines** have identified the Nadsilnich (West) **Lake** shoreline as being developed to its maximum. Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Nadsilnich (West) **Lake** shoreline is currently developed to 57%. Therefore, this Plan does not support any further subdivision that would create new lakeshore lots.

13.10 Punchaw Lake

Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Punchaw **Lake** shoreline is currently developed to 15.5%. The plan supports future subdivision along Punchaw **Lake** until development of the lakeshore reaches a maximum of 35%.

13.11 Shesta Lake

Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Shesta **Lake** shoreline is currently developed to 5.3%. Within the **Lakeshore Guidelines**, Shesta **Lake** is designated a Special Case **Lake**. This plan supports limited subdivision that would create lakeshore lots that would not negatively impact the lake and/or surrounding area.

13.12 Lynx Lake

Using the formula for development in the **Lakeshore Guidelines**, it has been calculated that the Lynx **Lake** shoreline is currently developed to 31%. Lynx **Lake** is not classified within the **Lakeshore Guidelines** due to having a surface area less than 60 hectares. This plan only supports further subdivision that would create new Lakeshore lots that would not negatively impact the **lake** and/or surrounding area. This plan supports a public stakeholder review process for any proposed lot creation(s).

13.13 Tamarac Lake

Tamarac **Lake** is not classified within the **Lakeshore Guidelines** due to having a surface area less than 60 hectares. Currently, Tamarac **Lake** is entirely surrounded by two large private parcels. This plan only supports further subdivision that would create new lakeshore lots that would not negatively impact the **lake** and/or surrounding area. This Plan supports a public stakeholder review process for any proposed lot creation(s).

14.0 SLOPE INSTABILITY

That area shown on the Plan maps, in the proximity of the Miworth Community, is hereby designated as the Miworth **Development** Permit Area, thereby identifying areas of unstable slopes and hazardous **development** conditions.

The objective of designating the Miworth **Development** Permit area is to ensure that no **development** occurs on or near the identified potential landslip areas which may affect their stability. Management of **development** will provide protection for the Miworth community and the Canadian National Railway, as well as other **development** below, upon or in close proximity to the unstable land.

The main guidelines for the issuance of **Development** Permits, pursuant to the *Local Government Act*, that will assist in achieving the objective set out in Section 4.2 (B) is that where issuance of a **Development** Permit is being considered for a subdivision consistent with the Plan or a building permit, then:

- i) drainage, location of waste disposal areas, clearing of trees, location of buildings and any other relevant items will be evaluated to ensure that **development** does not adversely affect the stability of the land; and
- ii) as part of the issuance of a permit, areas may be designated within which no drainage or related systems may be constructed, works may be required to preserve or enhance natural water sources, the planting or retention of trees may be required, and building setback requirements may be varied or supplemented, within the authority of the *Municipal Act*.

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15.0 PRINCE GEORGE FRINGE AREA

The Chilako River-Nechako OCP area shares a common boundary with the City of Prince George at the Plan's north easterly limit. Otway Road to Miworth, the Beaverley subdivision, and the Blackwater Road/Murault Road areas are the residential areas that are in close proximity to the municipal boundary. These areas require specific consideration to help coordinate **development** in relation to existing and future **development** within the municipality, and therefore the **Regional Board** will endeavour to:

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

16.0 RURAL COMMUNITIES

Miworth

The community of Miworth is located approximately 4 kms west of Prince George on Otway Road which turns into Miworth Road in the Regional District. Otway Road is currently the only access road into the Miworth area.

The majority of the development in the Miworth area is situated between the railway and the Nechako River; however, there is a 63-lot subdivision to the west of the railway that is part of Miworth. Miworth is a community consisting mostly of year-round residential lots.

Facilities in Miworth include a community hall, community skating rink, solid waste transfer station and Wilkins Regional Park.

Beaverley

The community of Beaverley is located approximately 1.5 kms southwest of Prince George on Highway 16 West. The Beaverley community spans both sides of Highway 16 West with the majority of the residences on the north side of the highway. Beaverley is situated between the Chilako (Mud) River and the City of Prince George boundary.

Beaverley is a mixed use community consisting mostly of smaller residential lots, hobby farm and large farming operations. Facilities in Beaverley include a volunteer fire hall, gas station with store and community park.

West Lake

The community of West Lake is located approximately 10 kms south of Prince George on Blackwater Road. The community has a small subdivision area along Blackwater Road with the remaining development along the shores of West Lake.

The West Lake community consists mostly of year-round residential lots with some lakeshore recreational lots still existing. Facilities at West Lake include a solid waste transfer station, a community hall and Scouts Canada camp.

West Lake Provincial Park, operated by BC Parks, is located on the north shores of West Lake and is accessed off West Lake Road. The West Lake Provincial Park is a day use park only and provides facilities including a picnic area, boat launch, beach access and day use area.

Bednesti Lake / Berman Lake/ Norman Lake

The communities of Bednesti, Berman and Norman Lake are located approximately 35 kms southwest of Prince George on Highway 16 West. The communities are located on the south side of Highway 16 West following Norman Lake Road.

Berman Lake is located approximately 2.5 kms south on Norman Lake Road. The Bednesti Lake access road is approximately 3.5 kms south on Norman Lake Road and Norman Lake is located approximately 16 kms south on Norman Lake Road.

The majority of settlement in this area is along the shore of the three lakes, with very little development occurring along Norman Lake Road.

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Bednesti and Berman Lake both have a mixed community of year-round residential lots and seasonal recreational lots. Norman Lake is predominately a recreational lake with seasonal recreation lots.

Facilities in the area include a solid waste transfer station, Berman Lake Regional Park, Bednesti Lake Resort including restaurant, store, campsites, motel, cabins and Saik'uz Gateway Arts and Culture Exchange Centre and the Norman Lake store.

Dahl Lake Provincial Park, operated by BC Parks, is located on the east shores of Norman Lake and is accessible from Norman Lake Road. Dahl Lake Provincial Park is a day use park only and has a picnic area.

17.0 IMPLEMENTATION

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

17.1 Land Use Regulation

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

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

17.2 Zoning and Subdivision

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

17.3 Temporary Use Permits

The entire Plan Area is hereby designated as an area where the **Regional Board** may consider the issuance of temporary commercial or industrial use permits, pursuant to the *Local Government Act*.

Policy 17.3 will provide the **Regional Board** with the ability to consider issuance of temporary use permits for commercial or industrial uses including, but not limited to:

- i) provision of temporary tourist accommodation;
- ii) seasonal sale of fresh produce;
- iii) seasonal sale of food and refreshments;
- iv) holding of a consignment farm or equipment auction;
- v) temporary sawmill;
- vi) **home business** not accommodated by zoning provisions;

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- vii) processing of natural materials and preparation of construction and road building; materials; and
- viii) temporary employee accommodation in conjunction with a use allowed by permit or zoning.

The general conditions that will be considered by the **Board** in issuing a permit for a temporary commercial or industrial use include those issues considered in the rezoning process and may include the holding of a public forum.

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

17.4 Other Regulations

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

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

17.5 Development Proposals Contrary to the Plan

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

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

17.6 Agricultural Land Commission

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

The **Regional Board** recognizes that the **Provincial Agricultural Land Commission's** (PALC) mandate for the preservation and enhancement of **agricultural** land requires

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their analysis of individual applications for subdivision or non-farm use of land within the Agricultural Land Reserve based on the specific merits of each proposal, and the Commission is not obligated to approve applications that comply, or alternatively, refuse applications that do not comply, with this Plan.

However, in consulting with the PALC in the **development** of this Plan, it is understood that the Commission does concur with the content thereof towards setting a level of certainty of the nature of future **development** directions in the Plan Area.

Proposals for non-**agricultural** use, subdivision or exclusion from the ALR that are approved by the **Agricultural Land Commission** remain subject to the policies and regulations of the **Regional District**.

17.7 Building Inspection

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

17.8 On-Site Sewage

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

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18.0 SUBDIVISION AND REZONING EVALUATION

Where a proposed use or subdivision may be permitted by plan policy or land use designation, subject to evaluation through a rezoning process, then factors to be considered by the **Regional Board** in the evaluation include, but are not limited to, the following:

- i) consistency with the objectives, policies and land use designations of this Plan;
- ii) consistency with the provisions or orders of the **Agricultural Land Commission** for lands within the Agricultural Land Reserve;
- iii) the extent of agricultural **development** and potential for impact upon neighbouring **agricultural** use;
- iv) the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
- v) public opinion as received through the public information and hearing requirements of the *Local Government Act*;
- vi) the availability of existing services to the site, including but not limited to fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;
- vii) impact on the transportation network;
- viii) environmental impact and potential for hazardous conditions;
- ix) any other issue that may be relevant to a specific proposal.

Any proposed parcels that are to be less than 4 hectares (10 acres) in size shall be provided with or have proven access to a sufficient domestic water supply.