

**Not Part of Bylaw No. 2157
Tabor Lake-Stone Creek Official Community Plan**

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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** to guide decisions on planning and land use management for the Tabor Lake-Stone Creek area within the **Regional District** of Fraser-Fort George, as set out in Part 26 of the *Local Government Act*, and consists of:

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

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

- (i) to reflect the wishes of residents of the Tabor Lake-Stone Creek 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.

1.1.2 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.

1.1.3 Words that are depicted in "bold" typeface are defined in Section 1.3.1.

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1.2 **JURISDICTION**

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

- 1.2.1 All or parts of the Tabor Lake-Stone Creek Plan Area are within the jurisdiction of superseding legislation, including but not limited to the *Forest Act*, *Petroleum and Natural Gas Act*, *Health Act*, *Highway Act*, *Land Act*, *Mines Act*, *Mineral Tenure Act*, *Water Act*, *Waste Management Act*, and the *Agricultural Land Commission Act*. No policy or land use designation removes the need to obtain approval required by any other jurisdiction. In particular, a number of objectives, policies and land use designations of this Plan apply to land that is located in the Agricultural Land Reserve (A.L.R.). Where the provisions of this Plan provide for the **development** of land located in the A.L.R. which is not consistent with the *Agricultural Land Commission Act*, regulations made thereunder, or Policies of the Commission, the approval of the **Agricultural Land Commission** is required.

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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.

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

“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 the word “Delegated”, then the reference is to the specific jurisdictional body.

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

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

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

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

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

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

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

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

- (a) the nutrient loading of the land exceeding the capability of the vegetation on the same property to utilize the nutrients and sediments prior to runoff from the property thereby creating pollution off site; and/or
- (b) creating a situation where "normal farm practices" pursuant to the *Farm*

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Practices Protection Act, or the Environmental Guidelines of the Ministry of Agriculture, Fisheries and Food, or the *Code of Agricultural Practice for Waste Management, B.C. Regulation 131/92*, are not being adhered to.

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

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

"**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 harvesting, extraction and preliminary sorting and grading prior to removal off-site processing of natural materials, mineral exploration, uses related to the operation of pipelines or railways, and similar uses;

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

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

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

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

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

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

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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 Tabor Lake-Stone Creek Plan Area are set out in this section. These objectives are to be achieved through the implementation of the policies contained in Section 3.0.

The following are the objectives of the **Regional Board** with regard to the general form and character of land use in the Tabor Lake-Stone Creek Plan Area:

2.1 **Inter-Plan Consistency Objectives**

The general objectives in this section are to be common throughout the **Regional District** where Official Community Plans are in place. They form the framework for the specific objectives, policies and land use designations in this Plan, and provide consistency between the different planning areas in the **Regional District** as noted in Section 2.2.

2.1.1 **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;
- (iii) accounts for expressions of Provincial (and other governmental) policies; and
- (iv) allows for the efficient and effective provision and use of public services.

2.1.2 **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 Local Resource Management Plans, Protected Area Strategy and similar resource planning exercises, including non-extraction uses such as wildlife management, watershed and scenic protection, lakeshore conservation and other special environmental considerations for the maximum long term benefit of the region's residents.

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2.1.3 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.

2.1.4 Agricultural Objective

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

2.1.5 Commercial and Industrial Objectives

- (i) To provide for the continuance and **development** of commercial land uses to meet the convenience and recreational needs of local residents and the travelling public.
- (ii) 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.
- (iii) To encourage the continuation of the City of Prince George's role as the primary service, commercial and industrial centre for the region.
- (iv) To promote an orderly sequence of future industrial and commercial **development** compatible with neighbouring land uses and transportation facilities.
- (v) To provide for small scale industrial uses and home based business to encourage local employment opportunities, without contradicting Objective 2.1.5 (iii).
- (vi) To recognize that resource extractive industries are often best located in rural areas close to the resource.

2.1.6 Crown Land Objective

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

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2.1.7 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.

- (i) To identify areas known to have potential hazardous conditions.
- (ii) To implement policies 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.

2.1.8 Recreation and Heritage

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

2.1.9 Services and Infrastructure

To support the planning and implementation of rural services, infrastructure, and utilities 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.

To recognize the importance of utility corridors through the Plan area and to work with utility companies to ensure uses and subdivision within the vicinity of the corridor are designed in such a manner as to reflect the regulatory requirements governing the utility company and the corridor. High density uses will generally be directed away from utility corridors.

2.1.10 Community Care Facilities

To recognize the mandates of the Ministry of Children and Family Development and the Ministry of Health Services in the placement of facilities while encouraging a physical separation between facilities and take into account public input and the appropriateness of the use with the existing neighbouring land uses.

2.1.11 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**

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emissions within the province to improve the well being of the environment, communities and individuals. By signing the Charter, the Regional District has signed on to be carbon neutral, as a corporation, by 2012.

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

Coupled with GGRTA the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27, 2008) mandates local governments to include in their 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.

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- iii) The Regional District; as a corporation in their operations, to become carbon neutral by 2012.
 - a. Work within the *British Columbia Climate Action Charter* and Climate Action Toolkit to develop strategies and take steps to become carbon neutral.
- iv) No Net loss of farmland within the Regional District over the next 10 years.
 - a. This Plan outlines policies and general guidelines that discourage and restrict the fragmentation of agricultural land in the plan area.
 - b. Subdivision of large parcels is limited by promoting subdivision in established small parcel designations identified in the Plan.
 - c. Promote farming within the Regional District by allowing agricultural opportunities through designation as identified by the Plan.
- v) Create opportunities within the Regional District to establish secondary residences.
 - a. The General Housing policy of this Plan outlines provisions that promote increasing the density of residences where appropriate.
- vi) Promote community outreach and public awareness campaigns.
 - a. Continue a partnership with the Recycling and Environmental Action Planning Society (REAPS) to deliver programs in schools and the general population regarding recycling, composting, community garden workshops and other educational initiatives.
 - b. Continue a partnership with the Prince George Air Improvement Roundtable (PGAIR) that has a goal to continue to improve air quality in the Prince George area by providing scientific information and awareness campaigns to the public.
 - c. Continue to promote the Anti-Idling campaign at Regional District facilities.
- vii) Increase the percentage of buildings built above Building Code standards, with regard to energy efficiency, in the Regional District by 20%.
 - a. Determine the feasibility of developing and implementing an incentive program to build greater energy efficient residences by 2015.
 - b. Determine the feasibility of prohibiting the installation of new fireplace inserts or woodstoves that do not meet either the Canadian Standards Association (CSA) B415 Standards or Environmental Protection Agency (EPA) certification.
 - c. Provide information to developers that encourage the building of greater energy efficient buildings.
- viii) The Regional District will explore new policies, strategies and initiatives that reduce the emission of **greenhouse gases** as they develop.

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2.2 **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.

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

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

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

2.2.4 **First Nations**

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

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3.0 **LAND USE POLICIES**

3.1 **General Policies**

The policies of the **Regional Board** pertaining to general overall land use issues affecting the Tabor Lake-Stone Creek Plan area are as follows:

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.

Proposals that require consideration through a rezoning process are subject to evaluation as provided in Policy 6.2.

3.2 **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, Rural Residential and Settlement Centre designations and through **infill** outside of those designations. Generally, the plan will:

- (i) provide for a range of residential and rural residential lifestyle choices;
- (ii) direct subdivision to designated Rural Holdings, Rural Residential and Settlement Centre areas;
- (iii) utilize existing communities as the main determinant in designating Settlement Centres, Rural Residential and Rural Holdings;
- (iv) provide for a range of parcel sizes consistent with physical land features, existing settlement densities and servicing requirements;
- (v) encourage a proven potable domestic water supply for new parcels;
- (vi) allow for consideration of a subdivision of a parcel isolated from the remainder of the original parcel along a physical constraint such as a road or railway right-of-way or **topographical constraint** may be considered, subject to approval by other agencies, throughout the Plan area; and
- (vii) small areas of existing subdivision may not be specifically recognized by Plan designations but may be recognized through implementing bylaws.

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3.3 Housing

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

- (i) generally, residential use shall be limited to one residential unit per parcel unless otherwise stated below or in the designations section;
- (ii) notwithstanding the policy to limit residential use to one residence per parcel, one additional residence may be permitted on parcels 2 ha (5 acres) or larger subject to the ability to accommodate approved sewage disposal and evaluation through a rezoning process where necessary and if required, approval of the Agricultural Land Commission for sites in the A.L.R.

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

- (iii) a portion of a residence may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor space of the principal residence, the parcel can accommodate approved sewage disposal, meet applicable B.C. Building Code requirements and be zoned appropriately. Lakeshore properties require evaluation based on potential lake impact;
- (iv) both conventional houses and manufactured homes are permitted in most areas of the Plan, however there may be some restrictions, applied through zoning, based upon the needs of local communities;
- (v) housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified in Section 3.3.; and
- (vi) notwithstanding Section 3.3 (ii), for parcels not within the ALR, and subject to rezoning, additional residences may be permitted on a single parcel based on density not to exceed one dwelling for each 4 ha (10 acres) of a parcel; provided the property is able to handle on-site sewage disposal for all residences.

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3.4 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 in terms of the *Health and Waste Management Acts*. The **Regional Board** will strive to achieve the goals of avoiding conflicts between **agriculture** and other uses as promoted under the *Farm Practices Protection Act* in cooperation with the Ministry responsible for agriculture.

3.5 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 municipalities, for the future coordinated approach to handling the area's solid waste issues.

3.6 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 facilities and in selecting appropriate sites for schools. The locations 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 facilities, by being aware of **development** trends, the **Regional District** will strive to consult with the School District on residential **development** activity and proposals that could impact the need for educational services.

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

3.7 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.

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3.8 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*.

3.9 Transportation

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

(i) Highways/Roads

As a general policy the Board supports the Highway 97 South Corridor Plan and the Yellowhead Highway No. 16 East Corridor Plan.

Generally, the Board supports upgrading of the local road network.

All major **development** proposals may be required to provide traffic impact analysis.

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

The Board recognizes that the City of Prince George has a Major Street Network Plan and will consult with the City's Transportation Division where there is anticipated impact upon the City's road network.

(ii) Railway

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

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3.10 Parks, Recreation And Heritage

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

(i) Parks

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

Public parks are included in the Public Development/Institutional (PD/I) uses, policy 4.7, and are permitted throughout the Plan area.

(ii) Subdivision

The **Regional Board** may require the designation of land or payment of an amount that equals the market value of the land that may be required 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.

(iii) Heritage

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

Significant known heritage features in this Plan area include:

- (a) Fort George Canyon;
- (b) Native fish camp on island in Fraser River.

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

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3.11 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 floodwaters shall be floodproofed to the standards of the authority having jurisdiction.

3.12 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.

3.13 Fish Protection

The **Regional Board** recognizes the importance of the Fraser River and its tributaries as home to resident and migratory fishes. The **Regional Board** will consider **development** within the riparian areas of the Fraser River and its tributaries with respect to affects on fish habitat.

3.14 Agricultural Land

With respect to the protection of the agricultural land base the **Regional Board** 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 parcels size regulations;
- (iii) direct non-farming residential uses to existing residential settlements and away from existing or potential future agricultural areas;
- (iii) not promote **development** of agricultural land for non-agricultural uses unless it is shown that there is no practical alternative location or that it will not be detrimental to the long term agricultural potential of the land;
- (v) support the buffering of agricultural land in the ALR from the impact of new non-agricultural subdivision that may include the provision of leave strips.

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4.0 **LAND USE DESIGNATIONS AND MAPS**

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 and policies have been grouped into the following categories:

- 4.1 Agriculture/Resource (Ag/Res)
- 4.2 Rural Holdings (RH) and Rural Residential (RR)
- 4.3 Settlement Centre (SC)
- 4.4 Lakeshore Settlement (LS)
- 4.5 Local, Recreation and Highway Commercial (LC, RC, HC)
- 4.6 Industrial Designations (H/Ind, L/Ind)
- 4.7 Public Development/Institutional (PD/I)

4.0.1 **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:

General Index Map

Map No. 1	Tabor Lake
Map No. 2	Tabor Lake South
Map No. 3	Buckhorn/Sunshine Cres.
Map No. 4	Scott Road
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4.0.2 **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 future land uses or
- (ii) an existing use, that does not have clearly defined boundaries.

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4.1 AGRICULTURE/RESOURCE (AG/RES)

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

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

4.1.2 Land Use

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

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

4.1.3 In addition to Section 4.1.2, the following uses may be permitted within the Agriculture/Resource designation, subject to evaluation through a rezoning process where necessary provided there is minimum impact on adjacent agricultural uses:

- (i) uses that are compatible with or complimentary to agricultural or resource extraction uses including, but not limited to, environmental management or the preliminary processing of resource products;
- (ii) Recreation Commercial uses as set out in Section 4.5;
- (iii) Local Commercial uses as set out in Section 4.5;
- (iv) Public Development/Institutional uses as set out in Section 4.7.

4.1.4 Mineral and Aggregate Resources

The approximate location of known sand and gravel deposits that may be suitable for future extraction are noted on the plan maps and this activity is recognized as an accepted use within the Agriculture/Resource designation. The extraction and removal of sand and gravel deposits may be 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, use of

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the land comes under the *Land Act*.

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

4.1.5 Residential Use

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

4.1.6 Parcel Sizes

Within the Agriculture/Resource designation the density for the creation of new parcels is a minimum of 60 ha (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 A.L.R.:

- (i) the minimum parcel size may be reduced to recognize the creation of a parcel under the homesite severance policy of the **Agricultural Land Commission** or a subdivision for a relative as detailed in the *Local Government Act*;
- (ii) for lands with topographical severances pursuant to Policy 3.2 (vi) lands located within the ALR, in consultation with the **Agricultural Land Commission**, proposed subdivisions along **topographical constraints** will be assessed for their potential impact on adjacent agricultural operations and the long term agricultural potential of the area;
- (iii) further, where it has been established to the satisfaction of the Board, in consultation with the **Agricultural Land Commission**, where required, that the land is not suitable for agricultural use, the minimum parcel size may be reduced to 4 ha to 15 ha (10 to 37 acres) to provide individual larger rural residential parcels subject to a rezoning process, provided there is not a significant impact upon adjacent agricultural uses;
- (iv) for Ag/Res land next to lakes refer to the Lake Protection/ Development Permit Areas Section 5.1.

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4.2 **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:

4.2.1 The Rural Holdings (RH) and Rural Residential (RR) designations identify areas for 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.

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

4.2.3 **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 parcels not sufficient in size to achieve compliance with *Farm Practices Protection Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, or neighbour conflicts or lakeshore impacts noted in Section 5.1).

4.2.4 In addition to Section 4.2.3, 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 4.5;
- (ii) Local Commercial uses as set out in Section 4.5;
- (iii) Public Development/Institutional uses as set out in Section 4.7.

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4.2.5

Parcel Sizes

Within the Rural Holdings (RH) designation the density for creation of new parcels is based on a minimum parcel size of 15 ha (37 acres), with the following exceptions that may require evaluation through a rezoning process:

- (i) the minimum parcel size may be reduced to 6 ha (15 acres) where such density is consistent with neighbouring parcel sizes and will not have a noticeable detrimental impact upon neighbouring agricultural uses; and
- (ii) the minimum parcel size may be reduced to 1.6 ha (4 acres) where the purpose is to permit infill subdivision consistent with neighbouring parcel sizes.
- (iii) the minimum parcel size may be reduced to recognize the creation of a parcel under the homesite severance policy of the **Agricultural Land Commission** or a subdivision for a relative as detailed in the *Local Government Act*;
- (iv) topographical severances pursuant to Section 3.2 (vi). For lands located within the ALR, in consultation with the Agricultural Land Commission, proposed subdivisions along **topographical constraints** will be assessed for their potential impact on adjacent agricultural operations and the long term agricultural potential of the area;

4.2.6

Within the Rural Residential (RR) designation the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres), with the following exceptions that may be considered through the evaluation of a rezoning process:

- (i) where land is suitable for on-site sewage disposal on parcels smaller than 1.6 ha (4 acres), the minimum parcel size may be reduced to 0.8 ha (2 acres); or
- (ii) where a community sewer system with adequate capacity exists, or, if constructed, would solve servicing problems associated with on-site sewage disposal, the parcel size may be reduced to 0.4 ha (1 acre).

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4.3 **SETTLEMENT CENTRE (SC)**

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

4.3.1 The Settlement Centre designation generally identifies the geographically well defined established communities of Tabor Lake, Red Rock and Stoner. The designation provides for existing and future residential uses and may also provide for a range of community facilities and services. The Settlement Centres will generally be the main recipients of future non-residential **development** in the Plan area to service the needs of adjacent residential development. The Settlement Centre designations are depicted on the Plan maps in Schedule 'B'.

4.3.2 **Land Use**

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

- (i) residential;
- (ii) **home business**; and
- (iii) **agriculture (intensive agriculture** use may be restricted on parcels not sufficient in size to achieve compliance with *Farm Practices Protection Act* standards, Environmental Guidelines for various commodity groups or with the Code of Agricultural Practice for Waste Management, neighbour conflicts or lakeshore impacts noted in Section 5.1).

4.3.3 In addition to Section 4.3.2, the following uses may be permitted within the Settlement Centre designation, subject to evaluation through a rezoning process where required:

- (i) **manufactured home park**;
- (ii) Commercial uses as set out in Section 4.5;
- (iii) Rural/Service industrial uses as set out in Section 4.6;
- (iv) Public Development/Institutional uses as set out in Section 4.7;
- (v) Park and Recreational uses as set out in Section 3.10.

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4.3.4

Parcel Sizes

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

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

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4.4 **LAKESHORE SETTLEMENT (LS)**

The Lakeshore Settlement (LS) 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 as follows:

4.4.1 Land Use

Within the Lakeshore Settlement (LS) designation the primary uses of land will generally be limited to:

- (i) residential (either seasonal or permanent);
- (ii) **home business**;
- (iii) for lands within the ALR, agriculture is a permitted use subject to guidelines in Section 5.1.2.

4.4.2 In addition to Section 4.4.1 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 4.5;
- (ii) Local Commercial uses as set out in Section 4.5;
- (iii) Public Development/Institutional uses as set out in Section 4.7.

4.4.3 Lakeshore Development

In reviewing **development** proposals 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 5.1.

4.4.4 Parcel Sizes

Within the LS designation the maximum density for creation of new parcels is based on a minimum parcel size of 0.8 ha (2 acres), subject to the "**Lakeshore Guidelines**", of the **Regional Board**. Exceptions to the 0.8 ha (2 acre) parcel size density that may require evaluation through a rezoning process are as follows:

- (i) the maximum density allowable may be changed to a minimum parcel size of 1.6 ha (4 acres) or larger if required to accommodate on-site sewage disposal;

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- (ii) the maximum density allowable may be changed to a 0.4 ha (1 acre) minimum parcel for **infill** if the proposed parcels are capable of accommodating on-site sewage disposal;
- (iii) where the provision of an approved **community sewage system** is available the minimum parcel size may be reduced to 0.2 ha (0.5 acres) for **infill** of parcels on systems or extensions to the system provided the density of lakeshore subdivision, based on evaluation of the lake's recommended subdivision density in the "**Lakeshore Guidelines**".

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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4.5 **LOCAL, RECREATION AND HIGHWAY COMMERCIAL (LC,RC,HC)**

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

4.5.1 **Commercial Locations**

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

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

4.5.2 **Local Commercial (LC) Land Use**

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: general/convenience store, post office, gasoline sales and service station, arts/crafts sales and neighbourhood pub; and
- (ii) **residential.**

4.5.3 **Highway Commercial (HC) Land Use**

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

- (i) all those uses permitted in Section 4.5.2 and 4.5.4;
- (ii) other commercial uses catering to the travelling public including, but not limited to: restaurant and overnight tourist accommodation.

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4.5.4 Recreation Commercial (RC) Land Use

Within the Recreation 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, and similar commercial recreational facilities; and
- (iii) residential in conjunction with the commercial use.

4.5.5 Parcel Sizes

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

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4.6 **INDUSTRIAL (H/Ind, L/Ind)**

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

4.6.1 The Heavy Industrial (H/Ind) and Light Industrial (L/Ind) designations typically identify existing industrial sites as well as potential future industrial sites. Rural and Service Industrial uses are not map designations and may be considered within the Agriculture/Resource (Ag/Res), Rural Holding (RH), Rural Residential (RR) and Settlement Centre (SC) designations through a rezoning process.

4.6.2 **Industrial Locations**

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

- (i) Heavy Industrial uses are to be considered in areas that are in close proximity to existing industry, essential transportation, and services. They are to be situated in areas that are environmentally sound, especially with respect to the Prince George airshed, such as those sites identified in the 2000 Prince George Industrial Study;
- (ii) Light Industrial uses in rural areas away from the City of Prince George may be considered on a limited basis for local employment opportunities subject to a Plan amendment;
- (iii) provisions will be made for the accommodation of **home businesses** throughout the Plan area; and
- (iv) industrial uses are to be generally located so as to avoid conflicts with residential and other established land uses.

4.6.3 **Rural and Service Industrial Land Use**

Within the Settlement Centre (SC), Rural Holdings (RH), Rural Residential (RR), and Agriculture/Resource (Ag/Res) designation areas, Rural and Service Industrial uses shall generally be limited to:

- (i) logging/trucking/trades contractors, automobile/equipment repair, R.V. storage and mini warehousing, equipment/animal auction yard, public works yard, household goods repair, greenhouse, nursery, agricultural products processing - not including an abattoir, limited resource processing and other like uses;
- (ii) A floor space maximum of 500 square meters (5380 sq. ft.), for buildings utilized in the Rural or Service Industrial use; and
- (iii) residential in conjunction with the industrial use.

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4.6.4 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 4.6.3;
- (ii) manufacturing and warehousing/storage uses which are not associated with significant noise levels or emissions to the air, land or water; and
- (iii) a floor space maximum of 1000 square metres (10,760 sq. ft) for buildings utilized in the light industry.

4.6.5 Heavy Industrial (H/Ind) Land Use

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

- (i) light industrial uses listed above with no maximum floor space;
- (ii) sawmill, planer mill, pulp mill and other timber processing and manufacturing uses;
- (iii) mining, minerals processing and related industry; and
- (iv) other heavy industrial uses including abattoirs, petroleum storage and processing or utility complexes, vehicle and equipment salvage.

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

4.6.7 Parcel Sizes

Within the Light Industrial and Heavy Industrial designations, the minimum parcel size for the creation of new parcels is generally 2 ha (5 acres). Larger parcel sizes would be encouraged within this designation to provide for buffering and fire separation.

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4.7 **PUBLIC DEVELOPMENT/INSTITUTIONAL (PD/I)**

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

4.7.1 **Land Use**

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

4.7.2 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, fire hall, school, domestic waste disposal/treatment site, park, **public open space**, government office and other similar public uses;
- (ii) utilities;
- (iii) church, camp, private school and other similar quasi-public uses;
- (iv) **agriculture**;
- (v) residential;

4.7.3 Uses of land identified below are not designated in this Plan and will require an amendment to Plan and rezoning before being permitted:

- (i) group home, corrections or rehabilitation oriented facility and other similar institutional uses; and
- (ii) public airport.

4.7.4 **Parcel Sizes**

Generally, there is no minimum parcel size requirements for uses listed in 4.7.2 (i) and (ii). For all other uses, parcel size shall be conducive to the use proposed.

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5.0 **SPECIAL MANAGEMENT AREAS**

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

5.1 **LAKE PROTECTION/DEVELOPMENT PERMIT AREAS**

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

To protect the natural environment, its ecosystems and biological diversity of lake resources, all lakes within the Plan area are designated, pursuant to the *Local Government Act*, for mandatory Development Permits for **development** generally within 100m (330 ft) from the **natural boundary** of a lake. An additional 30m (100ft) on either side of a stream to a distance of 300m (985 ft) from the **natural boundary** of Tabor Lake is designated as a mandatory Development Permit area. Development Permit areas are shown on the Plan's maps.

5.1.1 **Objectives for Designating Development Permit Areas**

- (i) Protection of riparian habitats
- (ii) Protect future water quality, 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 detrimental effect on water quality.

5.1.2 **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 in Section 5.1.1 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 of riparian vegetation, impact to water quality and to fish and wildlife habitat with the general guidelines that:
 - (a) buildings and structures be situated a minimum of 20 m (65 ft) from the **natural boundary** of a lake;
 - (b) accessory buildings less than 50 sq. m (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 m (165 ft) from the natural boundary of a lake or 30m (100 ft) from a

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designated Development Permit stream;

- (c) an area, not greater than a distance of 100 m (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 the **development**.
- (ii) the location of sewage disposal systems will be evaluated with respect to the distance from the lake, the soil type, and other site conditions to minimize or eliminate nutrients and harmful organisms entering the lake with the general guideline that:
- (a) sewage disposal systems should be located as far as possible from the lakeshore. Soil permeability will determine whether a sewage disposal system may be constructed 30 m (100 ft) to 150 m (500 ft) from the natural boundary of a lake;
 - (b) natural vegetation is retained or planted between the sewage disposal system and the lake.
- (iii) **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 waterbodies;
 - (b) agricultural buildings to be utilized for the confinement or feeding of livestock or **intensive agriculture** operations within 100 m (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 m (165 ft) from the **natural boundary** of a lake.

5.1.3

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.

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5.1.4 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 waterbody.

5.1.5 The surfaces of lakes in the Plan area are considered **public open space** with public access through government owned lands.

5.1.6 WATERCOURSES

The **Regional Board** supports the protection of watercourses and adjacent habitat through the retention of natural vegetation as outlined in the "Stream Stewardship: A Guide for Planners and Developers" produced by Fisheries and Oceans Canada and the Ministry of Water, Land and Air Protection. 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.

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5.2 **RURAL COMMUNITIES**

The various Rural Residential, Rural Holdings and Settlement Centre designations have the following community guidelines.

5.2.1 **TABOR LAKE** has developed as a rural residential area along Giscome Road (formerly the main highway east of Prince George) and on the west shore of the lake.

- (i) The **Regional Board's** general policy for Tabor Lake is to recognize and support the area's role as a rural residential area that has potential for growth, from both existing vacant lots and additional subdivision. This policy and the designated properties on the Plan's maps are anticipated to be sufficient to meet housing needs over the short term.
- (ii) Over the medium to long term, additional growth could potentially be accommodated on the lands between Highway 16 and Giscome Road, as well as between Tabor Lake and Prince George. Further, the non-ALR lands in DL 634, have some subdivision potential. These lands are either not in the ALR, or have limited agricultural viability because they are too small and have marginal soils for northern agriculture and are surrounded by existing Rural Residential subdivisions.

5.2.2 The **BUCKHORN** Rural Residential area is located at the junction of Highway 97 and Buckhorn Lake Road and contains some existing subdivided parcels.

- (i) The Board's general policy for Buckhorn is that, as it is surrounded by lands in the A.L.R., it will not be a focus for major settlement, but serves as a community centre for a larger rural area.
- (ii) With respect to subdivision, the density policy of 1.6 ha [4 acre] parcels will generally apply in the Buckhorn Community, unless a **community sewage system** is constructed to resolve on-site sewage disposal problems.
- (iii) The Rural Residential designation allows some potential for **infill** subdivision, especially if a **community sewage system** and/or water system is installed.
- (iv) Lands in the vicinity of Scott Road, not in the A.L.R., have been identified for additional Rural Residential subdivision potential.

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5.2.3 The **15 MILE ROAD** area is located west of Highway 97 and the railway and contains primarily existing subdivisions.

- (i) The **Regional Board's** general policy for this Rural Residential area is to provide for some minor new **infill** or incremental subdivision in a manner that has the least impact on agricultural pursuits in the area.
- (ii) Since there is a significant amount of subdivision at a 0.8 ha [2 acre] density, that density may be applied to **infill** and additional subdivision under Section 4.2.6 (i), where the soils are sufficient to handle on-site sewage disposal.
- (iii) Commercial-Local use may be considered through rezoning procedures in this Rural Residential community.

5.2.4 **RED ROCK** is a community located on Highway 97.

- (i) The **Regional Board's** general rationale in designating Red Rock as a Settlement Centre is based on its role as a focal point for a larger rural area, as well as the existing small lot subdivision.
- (ii) Many of the existing small residential parcels have on-site servicing problems. The density policy for subdivision in the Settlement Centre set out in Section 4.3.4 (i) may apply.
- (iii) If the Red Rock community requires additional land for subdivision, the expansion should proceed in a general east or southeast direction away from the railway and onto the poorest agricultural land in the immediate vicinity, subject to approval by the Agricultural Land Commission. Buffering requirements should be considered as per Section 3.14 (v).

5.2.5 **STONER** is a community with relatively little potential for growth, although an area of undeveloped land is included for possible future subdivision, should the need arise.

- (i) With the existing small parcels and generally good soils for on-site sewage disposal, a 0.8 ha [2 acre] density for subdivision [Section 4.2.6 (i)] will generally apply.
- (ii) Commercial-Local/Highway uses in the Settlement Centre designation may be considered through rezoning procedures provided that satisfactory Highway access is provided.

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6.0 **IMPLEMENTATION**

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

6.1 **Land Use Regulation**

The Tabor Lake-Stone Creek 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.

6.1.1 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.

6.1.2 **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.

6.1.3 **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*.

6.1.4 Section 6.1.3 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) seasonal sale of fresh produce;
- (ii) seasonal sale of food and refreshments;
- (iii) holding of a consignment farm or equipment auction;
- (iv) temporary sawmill;
- (v) **home business** not accommodated by zoning provisions;
- (vi) processing of natural materials and preparation of construction and road building materials; and
- (vii) temporary employee accommodation in conjunction with a use allowed by permit or zoning.

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6.1.5 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.

6.1.6 A Temporary Use Permit for a use located adjacent to a controlled access highway or other major road may not be approved where the Ministry of Transportation indicates that it has objections to the proposed use with reference to traffic safety, and the jurisdictions of other Agencies will be accounted for.

6.1.7 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.

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

6.1.9 Development Proposals Contrary to the Plan

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

- (i) Approval by the **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*;
- (iv) Approval by the Minister, pursuant to the *Local Government Act*.

6.1.10 Agricultural Land Commission

Proposals for the non-agricultural use or subdivision of lands within the Agricultural Land Reserve (A.L.R), that are not permitted by the *Agricultural Land Commission Act*, regulations thereto or Policies 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.

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- 6.1.11 The **Regional Board** recognizes that the **Agricultural Land Commission's** mandate for the preservation and enhancement of agricultural land requires 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 **Agricultural Land Commission** in the development of this Plan, it is understood that the Commission does concur with the content of the Plan, thereby setting a level of certainty of the nature of future **development** directions in the Plan area.

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

- 6.1.13 Building Inspection

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

- 6.1.14 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 lake resource.

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6.2

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; and
- (ix) any other issue that may be relevant to a specific proposal.

Certified a true and correct copy of
Schedule 'A' of Bylaw No. 2157, 2004

Martin Taylor, Deputy Secretary