

## DEVELOPMENT SERVICES: LAND USE PLANNING

The principal functions of Land Use Planning are:

- to prepare land use plans and policies to promote the allocation of resources in support of planned and orderly development for RDFFG Board consideration;
- to serve the community by responding to a wide range of inquiries and applications related to the use and development of land;
- to administer RDFFG land use bylaws, standards and policies;
- to provide the opportunity for meaningful public consultation which respect policy and the law; and
- to act as advisors to the RDFFG Board on planning and development matters.

Policies of the RDFFG Board concerning land use are expressed in the form of Official Community Plans and regulations adopted in the form of bylaws.



## ONLINE RESOURCES

Our website has further information relating to land use including:

- Industrial Land Use profiles
- Economic Opportunities Plans
- Lakeshore Guidelines
- Regional Board meeting agendas
- Online web mapping application (RDGeo) and shared GIS data
- Application forms and information brochures
- Official Community Plan and Zoning Bylaws (unofficial consolidated versions)

## CONTACTS

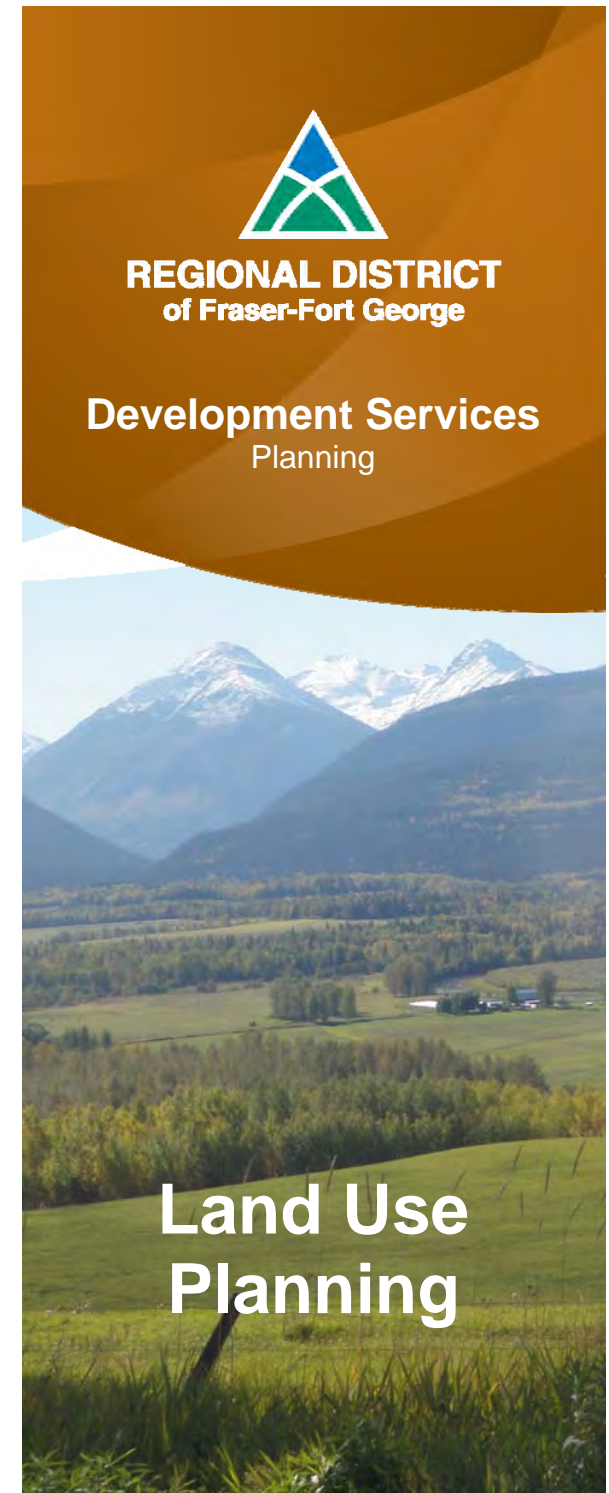
For more information, please contact  
Development Services: Planning

[developmentservices@rdffg.bc.ca](mailto:developmentservices@rdffg.bc.ca)



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## OFFICIAL COMMUNITY PLANS

The RDFFG has eight Official Community Plans that state the general land use objectives and policies used to guide land use decisions within the electoral areas of the RDFFG. Proposed development must be consistent with the OCP.

## ZONING

Zoning bylaws regulate the use, size and siting of land and buildings. Zoning Bylaw No. 833 applies to most of the land in the RDFFG electoral areas, with the exception of Electoral Area 'E'.

Land use in Electoral Area 'E' is regulated by Hixon-Woodpecker Rural Land Use Bylaw No. 932. A Rural Land Use Bylaw contains a combination of simplified Official Community Plan policies and zoning regulations.

The zoning regulations that apply to a property may only be changed through a formal application for a zoning bylaw amendment, which includes public notification, a public hearing, and approval of the RDFFG Board. An OCP amendment may also be required.

## ALR

The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled.

If you wish to subdivide, use your land for non-farm purposes, or exclude your land from the ALR, you must obtain the approval of the Provincial Agricultural Land Commission.

ALR applications are made through the RDFFG office.

## PERMITS

**TEMPORARY USE PERMITS** may be issued by the Regional Board to allow industrial or commercial uses, not otherwise permitted by zoning, on a temporary basis for up to three years.

A Temporary Use Permit may specify conditions such as number of employees, hours of operation, or screening requirements. The application process includes public notification and a public meeting.

**DEVELOPMENT VARIANCE PERMITS** may be issued by the Regional Board to vary zoning regulations, such building setbacks, maximum building, or maximum/minimum building size. Development Variance permits cannot change land use (permitted uses) or density (minimum parcel size).

**DEVELOPMENT PERMITS** may be issued by the Regional Board or delegated staff to allow development within a Development Permit Area designated by an Official Community Plan.

Development Permit Areas may be established to protect the natural environment, protect development from hazard conditions, and establish guidelines for the form and character of commercial development in particular areas.

For property located in a Development Permit Area, a development permit is required for:

- subdivision of land;
- construction of, addition to, or alteration of, a building or structure;
- alteration of land including landscaping and clearing; and installation of sewage disposal systems

## LAKESHORE GUIDELINES

The Lakeshore Guidelines were established to help property owners develop their lakeshore properties. The document is available in pdf format from the website, or as a paper copy from the Regional District.

## SPECIAL EVENTS

A Special Events License may be required from the Regional District for events expected to have attendance of more than one thousand people.

The Provincial Liquor Control and Licensing Branch policies may require input from the local government (Regional Board) for proposed liquor licenses, including Special Occasions Licenses.

Applications should always be submitted well in advance of the event.

## HOUSE NUMBERING

The Regional District issues civic addresses for identification of homes and businesses for Emergency 9-1-1 service. House numbers are not assigned for vacant lots.

A house number is issued based on the location of a home on a property. If you do not have a number, or would like us to confirm your number, please contact Planning.

## SUBDIVISION

Applications to subdivide land are made to the Ministry of Transportation and Infrastructure, which serves as the Provincial Approving Officer under the Land Title Act. Subdivision applications are referred to the Regional District for comment relating to how the proposal meets the official community plan, zoning bylaw, subdivision servicing bylaw, Agricultural Land Reserve regulations, and minimum road frontage.