

# PEACE RIVER REGIONAL DISTRICT

## South Peace Fringe Area



**Official Community Plan**

**Bylaw No. XXX, 2011**

**Peace River Regional District**  
**South Peace Fringe Area Official Community Plan**  
**By-law No. XXXX, 2011**

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

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

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

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

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

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

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

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

1. This by-law shall be cited for all purposes as the “South Peace Fringe Area Official Community Plan By-law **No. xxxx, 2011.**”
2. Schedules ‘A’, ‘B’, ‘C’ and ‘D’ which are attached to and form part of this by-law, are hereby adopted as the “South Peace Fringe Area Official Community Plan.”

3. "Dawson Creek Rural Area Official Community Plan By-law No. 477, 1986" and all amendments thereto are repealed in so far as they apply to lands affected by the adoption of this Official Community Plan By-law, as shown on Schedule 'B' maps and are consequently amended so that their operation and application is excluded from the areas delineated on Schedule 'B' maps hereto.
4. If any section, subsection, sentence, clause, phrases or map of this by-law is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this by-law.
5. This by-law shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2011.

Public Hearings held on the \_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2011.

CERTIFIED A TRUE and CORRECT copy  
of the "South Peace Fringe Area Official  
affixed Community Plan By-law No. XXXX, 2011."

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

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

\_\_\_\_\_  
Karen Goodings,  
Chair

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "South Peace Fringe Area Official Community Plan By-law No. XXXX, 2011" as read a third time by the Regional Board of the Peace River Regional District on this \_\_\_\_ day of \_\_\_\_\_, 2011.

Dated at Dawson Creek, B.C. this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

# Schedule A

## Peace River Regional District South Peace Fringe Area Official Community Plan



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# SECTION 1 – INTRODUCTION AND BACKGROUND

## 1.1 What Is The Official Community Plan?

To help guide the future development of municipalities in British Columbia, the Provincial Government authorizes municipalities to adopt community plans under the *Local Government Act, Section 875.1*.

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

Once adopted, the OCP serves as a foundation for all policies, regulations and decisions pertaining to land use and development in a regional district. It provides direction and a framework for the decisions that will shape the future form and character of the whole community. The OCP is a planning framework and a Regional District bylaw that can subsequently be modified through amendments. It is important to acknowledge that the OCP is an evolving and flexible document, but an OCP that is amended routinely, defeats the purpose of working towards a common horizon and the commitment of the Regional District and community.

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

## 1.2 Planning Area

The Peace River Regional District is located in north-eastern region of the Province of BC. The South Peace Fringe Plan Area (SPFA) covers approximately 95,900 ha. This area includes a large part of Electoral Area 'D' and rural areas surrounding the City of Dawson Creek and the Village of Pouce Coupe. The South Peace Fringe Area Official Community Plan (SPFA-OCP) focuses on the more densely populated areas, which coincide with the rural fire procreation and building inspection areas (planning area shown in Figure 1). The OCP aims at addressing unique land use and planning issues associated with this rural planning area.

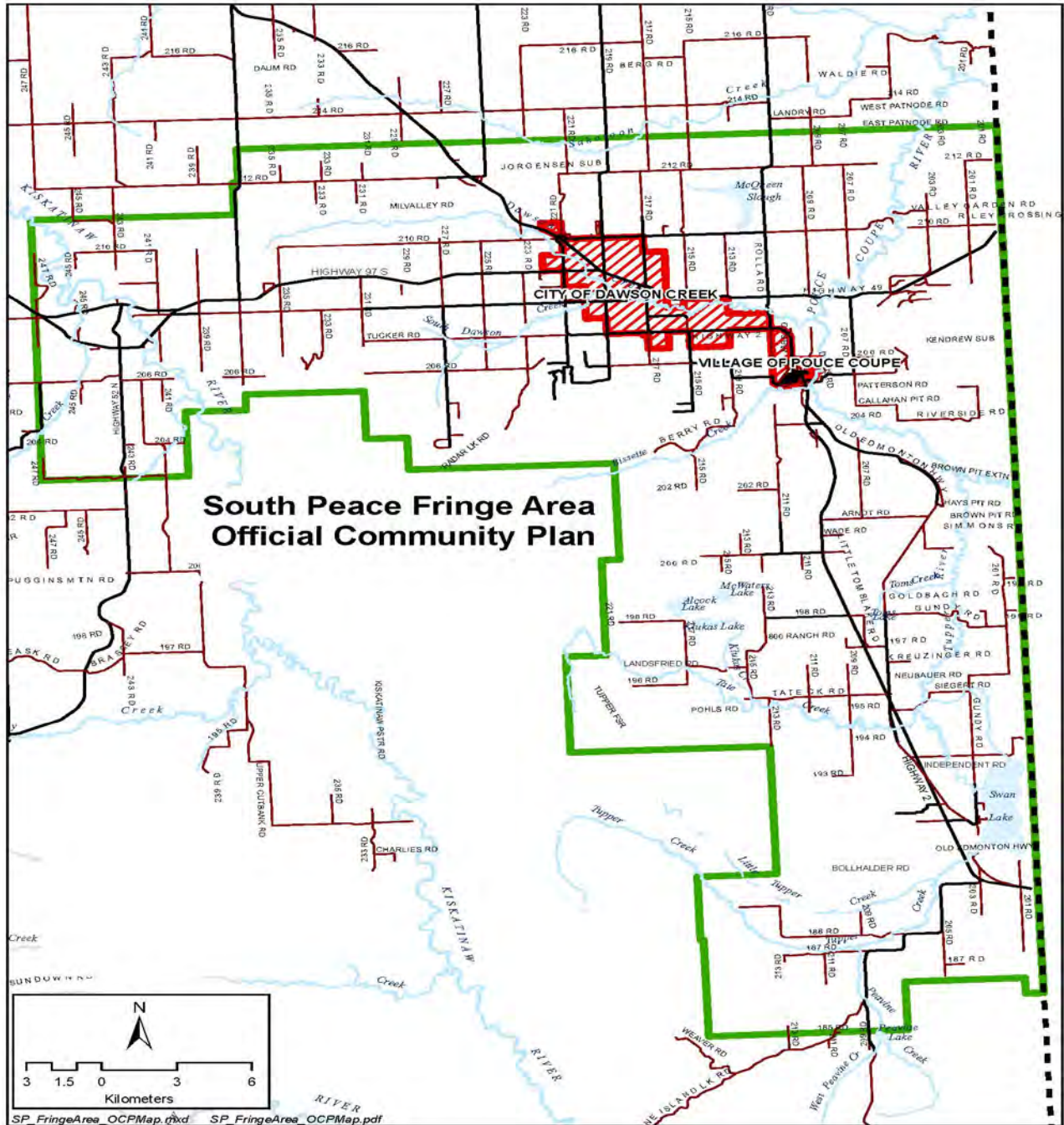


Figure 1 – Map Illustrating the South Peace Fringe Area OCP Planning Area

### 1.3 The Planning Process

Focus Corporation was retained in September of 2009 to assist the Peace River Regional District (PRRD) with reviewing and updating the OCP. A community based Advisory Committee was selected to represent different sections of the South Peace Fringe Area community.

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

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

Key documents reviewed included:

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

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

Opportunities for community input consisted of the following:

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

## SECTION 2 - REGIONAL HISTORY AND OVERVIEW

### 2.1 History<sup>1</sup>

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

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

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

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

The decade of the Great Depression plunged the Peace into a time of general economic hardship eased only by the fact that this area was never subject to the droughts of the southern Prairies. Many people left Saskatchewan and southern Alberta in desperation and moved north where there was land and water.

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

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

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

These industrial products join the more traditional agricultural products of the area, such as oil seeds, grains, cattle, bison and other livestock, which have been the economic mainstay of the region for decades. A survey of the economics of the Peace River area in 2004, particularly in the South Peace would show that oil and gas exploration are at an all-time high and that the population is increasing.

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

## 2.2 Land Use Patterns

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

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

## 2.3 Demographics

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

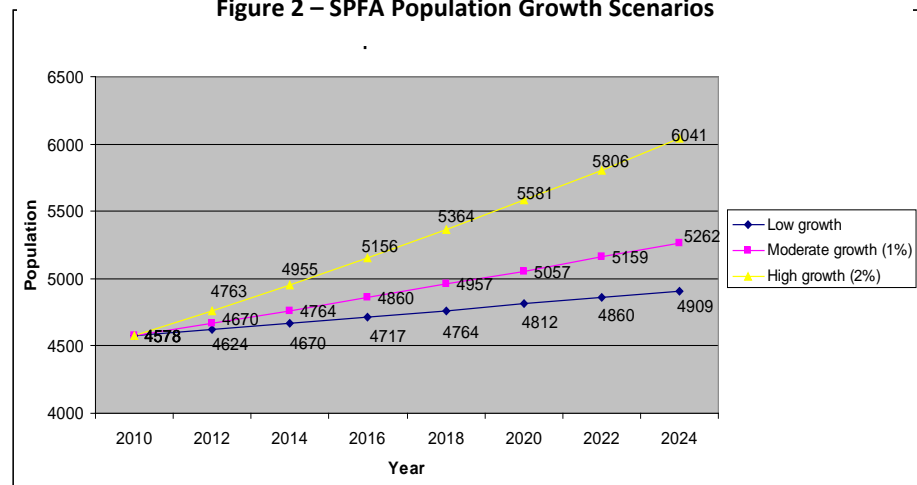
### Population Growth Trends

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

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

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

Figure 2 – SPFA Population Growth Scenarios



Graph 1 provides a “what if” scenario reflecting the above growth rate assumptions and illustrates how a probable growth scenario of 0.5% would see the current population of 4578 increase to 4909, which would result in 331 new residents in the SPFA by the year 2024. Using the possible growth rate of 1%,

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

### Population projections

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

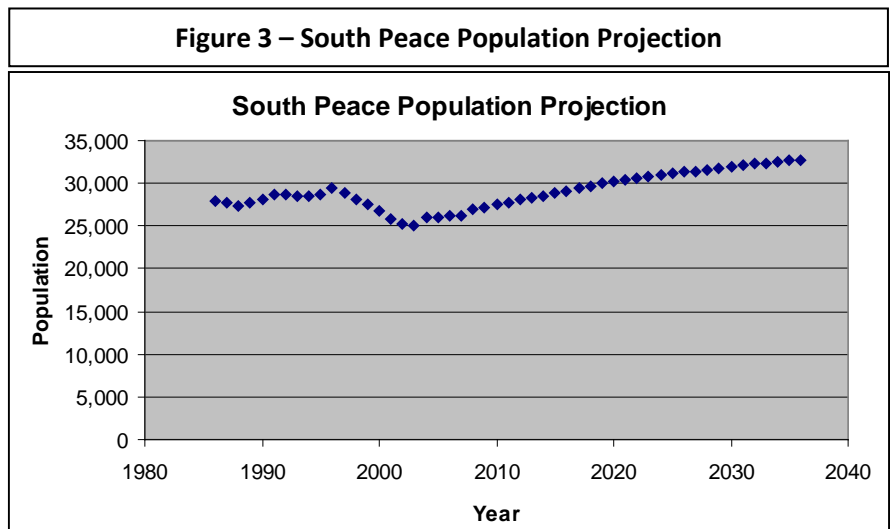
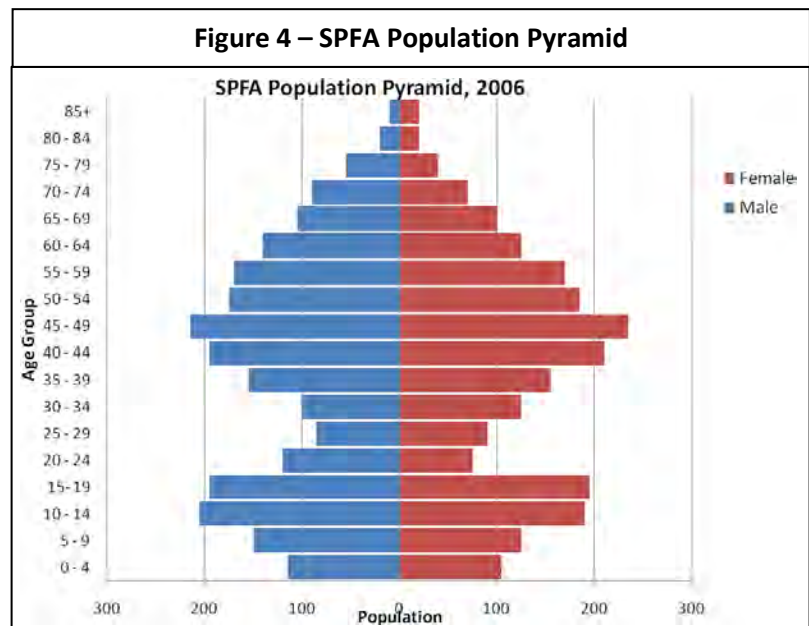


Figure 3 illustrates there is an anticipated population growth of 1% for the South Peace Region.

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

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



### 2.4 Housing Stock

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

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

**Figure 5 – SPFA Housing Typology**

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

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

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

For low growth (.5%) and moderate growth (1%) scenarios, there could be demand for between 118 and 244 new rural residential properties by the year 2024. Assuming an average parcel size of 1.6 ha (4 acres) this would translate approximately 250 to 600 ha of land in the .5% to 1% growth scenarios. Two possible areas to accommodate this demand outside the Agricultural Land Reserve are located toward Bear Mountain and Briar Ridge. (Resource: SPCDP, 2005)

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

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

## 2.5 Environment<sup>2</sup>

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

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

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

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

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

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

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

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<sup>2</sup> (Resource: [www.env.gov.bc.ca](http://www.env.gov.bc.ca))

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

## 2.6 Regional Economics<sup>3</sup>

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

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

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

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

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

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

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<sup>3</sup> (Resource: Provided by the South Peace Economic Development Commission)

**Tourism** - The Peace region has a vast amount of wilderness that is popular to all tourists along with its magnificent freshwater. The South Peace region is well known for beautiful scenery, wildlife, fishing, hunting, canoeing, river and lake boating, and hiking. In the winter season, there is a vast amount of snow for skiing, snowmobiling and skating.

**Wind Energy**- Wind energy in the Peace region has become a relatively new and expanding enterprise. Communities are now looking into the possibilities of direct and indirect economic development opportunities and partnerships from Independent Power Producers (IPP's) can provide them. The Peace region has some of the best opportunities for the creation of renewable energy opportunities.

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

## 2.7 Recreation

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

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

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

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

## 2.8 Transportation

Six major highways form the juncture in the South Peace Fringe Area including

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

- Highway 49 to the northern Peace River region of Alberta;
- Highway 52 E Toms Lake to Tumbler Ridge; and
- Highway 52 N Arras to Tumbler Ridge.

### **Roads**

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

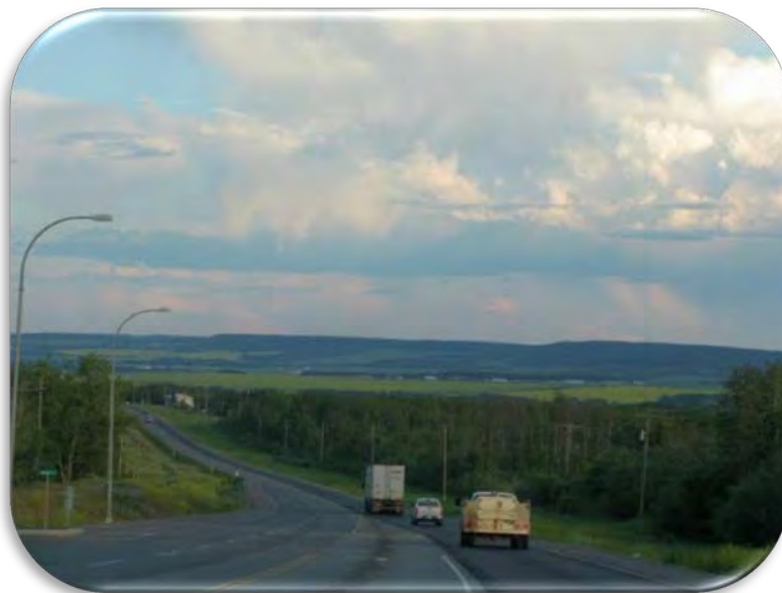
The majority of side road networks used by the oil and gas industry, rural residents, and both the agriculture and forest industries remain gravel surfaced. As the South Peace Fringe Area grows the demand for safe and effective transportation infrastructure increases. The Ministry of Transportation and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

### **Rail**

“In 2004 the government of BC sold BC Rail to CN who now controls and owns all of the railways in northern BC. CN provides shipping solutions to South Peace via Edmonton, Vancouver and Prince Rupert terminals. CN has made significant investments in the Northern Corridor rail line including extended sidings, upgrades to signal systems, increased bridge and tunnel clearances.” Rail also plays a major transportation role for the region and its economy. Dawson Creek acts as the rail transportation hub, occupying a strategic position as the transfer point on the provincial rail line and interconnection into the national rail system.

### **Air**

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



## SECTION 3 – GENERAL DEVELOPMENT STRATEGIES

The intent of this document is to facilitate the orderly and efficient development of the South Peace Fringe area for the benefit of all residents and businesses. The goals, objectives and policies set out in this Official Community Plan that strive to maintain and improve current services and protect and enhance the quality of life for residents and future generations.

### 3.1 TRIPLE BOTTOM LINE: A GUIDING FRAMEWORK

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

#### **Environmental Sustainability**

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

##### 3.1.1 Environmental Goals

- a. To preserve and protect the natural resources, rural identity and scenic beauty of the SPFA.
- b. To provide leadership and education in promoting water conservation for the protection of the quality and quantity of water and underground aquifers.
- c. To harmonize development and the natural environment, such as directing development to areas free of geotechnical and environmental hazards.
- d. To reduce and mitigate the environmental impacts of the resource industry while maintaining a vibrant and diversified economic base.
- e. To protect and enhance wildlife and wilderness connectivity opportunities through natural corridors, and surrounding watersheds.
- f. To promote the reduction of air pollutants and work with those authorities having jurisdiction to protect the air quality, specifically within sensitive air sheds.
- g. To encourage and support environmental stewardship partnerships focused around achieving the 3 R’s – Reduce, Reuse and Recycle.

#### **Economic Sustainability**

A healthy local economy is essential for a sustainable and liveable community. It provides the resources to allow residents and the community to prosper. It brings employment and a solid tax base to support services leading to healthier lifestyles and greater opportunities for personal and professional fulfilment. With a strong economy the community can achieve the higher standard of development, provide more services and enjoy an overall higher quality of life. The OCP recognizes the interrelated spheres of the local economy (including the business market, private and public companies, investments and trading), and the social economy (social enterprises, community-based entrepreneurship, social capital and investment).

### **3.1.2 Economic Goals**

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

### **Social Sustainability**

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

### **3.1.3 Community**

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

## 3.2 AGRICULTURE

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

### 3.2.1 Objectives

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

### 3.2.2 Policies

- a. To support the overarching principles of the Agricultural Land Commission::
  - i) To preserve agriculture land;
  - ii) To encourage farming in collaboration with other communities of interest; and
  - iii) To encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
- b) To work to align policies consistent with the Ministry of Agriculture’s *Farm Practice Protection Act* (Right to Farm) complimentary to the ALR farm land preservation program.
- c) To create and implement an agricultural strategic plan (ie. Agricultural Area Plan - AAP) that identifies practical solutions to issues and opportunities that strengthen farming and ultimately contribute to agriculture and the community’s long-term sustainability:
  - i) Clearly identify and realize the potential of the importance of ‘agriculture’ within this region and to the province, through the school systems and public advocacy groups;
  - ii) Measure of the real number of acres being taken out of farm production, by approved ‘temporary uses’, (ie. Wellsites, access roads, pipeline) over extended periods of time (ie. 5 to 30 years or more);
  - iii) Evaluate the cumulative impacts of ‘temporary uses’ on the loss of productive farm land and the effects on agriculture sustainability and food security for the future;
  - iv) Complete land use and farm inventories for farm development in this plan area;
  - v) Support the expansion of local food growers and community-focused agricultural forums;

- vi) Investigate in collaboration with the province with regards to reducing and eliminating “red tape” and bureaucracy on growing local food, raising, rearing and slaughtering of animals; and
  - vii) Promote agriculture energy initiatives that are cost effective for producers by reducing energy use and greenhouse gas emissions.”
- d) To encourage industry to consider alternative site locations for non-farm uses that focuses the impacts away from productive agricultural lands to areas such as:
- i) Non-ALR lands;
  - ii) Crown lands; or
  - iii) Marginal CLI Class 5 lands.
- e) To request that the province consider amendments to the *ALC Act* in order:
- i) Provide farmers with a new list of non-farm use activities allowed within the ALR, (restricted to a maximum number of acres) that directly contributes to additional farm income, that will benefit and assist with the farm operation, thus benefiting agriculture; and
  - ii) That the ALC re-gain its power of authority on applications for all proposed oil and gas activities and pipelines on agricultural land, rather than continue with the Delegation Agreement between the Agricultural Land Commission and the Oil and Gas Commission.
- f) To re-instate the support of quarter section subdivision without the requirement of an ALR subdivision application or delegate the decision-making of quarter section subdivisions in this Plan area to the Peace River Regional District.
- g) To recognize and support the Farmers’ Advocacy office who’s primary goal is to equip land owners to deal in their own best interests in the negotiation of surface leases and rights-of-way associated with the oil and gas industry.
- h) To ensure sufficient buffers, including roads and right-of-ways, between agricultural lands and adjacent, non-agricultural properties; use of ‘best practices’ guides from the ALC should be considered during the planning or development processes.
- i) To further enhance local decision-making and timely review of proposals, the Regional Board may consider entering into a delegation agreement with the ALC for all or part of the Plan area. Such an agreement shall only be considered through a public review process and in consultation with the agricultural sector.

### 3.3 ENERGY AND EMISSIONS

The planning and development of communities is an important factor regarding the viability and efficiency of alternative energy systems. While rural areas face challenges in sustainable energy planning, there are also unique advantages. The South Peace Fringe area is defined by its rural character

and the historical survey of land, which is divided into 63ha. (155 acre) parcels. Settlement is spread out over a large area, which may play to the region's advantage in the development of alternative and renewable energy systems that support energy self-reliance.

### **3.3.1 Objectives**

- a) To take responsibility for a sustainable, positive community future by ensuring the ongoing health of the social, economic and natural environment through climate protection.
- b) To support compact development and infill as a priority and reduce sprawl.
- c) To encourage the retrofitting of the existing built-form in order to reduce materials and improve energy efficiency.
- d) Increase local renewable energy production, while decreasing energy consumption, and improving energy efficiency, in order to demonstrate the importance of demonstrating leadership in sustainable energy.
- e) To address the importance of energy efficient local government buildings, equipment and facilities.
- f) To collaborate with other municipal, provincial and federal governments and with utilities to address energy and emissions management.
- g) Work with all stakeholders to better understand the local effects of climate change, and identifying both the benefits and impacts on the environment, society, and the economy.
- h) In cooperation with applicable stakeholders the PRRD will strive to reduce GHG emissions through the following:
  - i. Efficient land use, energy and transportation planning;
  - ii. Infrastructure design;
  - iii. Green procurement;
  - iv. Building retrofits;
  - v. Water conservation;
  - vi. Solid waste diversion; and
  - vii. Renewable energy.

### **3.3.2 Policies**

- a. As a signatory to the BC Climate Action Charter, the Regional District shares the charter's common goals and aspires:
  - i) To implement the PRRD Corporate Energy Plan(2009);
  - ii) To measure and report on the Plan area's greenhouse gas emissions profile and progress towards meeting the reduction target; and
  - iii) To create and support complete, compact, energy efficient communities.

- b) To strive to implement the actions recommended in the PRRD Corporate and Community Energy Plans (2009 and 2010 respectively), as timing and funding permits. Using a combination of value assessment from community input and technical analysis, the following Greenhouse Gas Emission Reduction Targets shown in Figure 7 have been estimated for the South Peace Fringe Planning area.

Figure 7 - Greenhouse Gas Emission Reduction Targets

South Peace Fringe OCP Area	Reduce GHG emissions by 2020 (from 2007 levels)	Reduce GHG emissions by 2030 (from 2007 levels)	Reduce GHG emissions by 2050 (from 2007 levles)
Total Community Reduction	15 %	30%	80%
Per Capita Reduction	25%	40%	--

Source: PRRD Community Energy Plan 2010, Prepared by PRRD and Stantec Consulting Ltd.

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

### 3.4 INTEGRATED WATER MANAGEMENT

Water and the uses of it, throughout the region is a high priority concern. Demand on water resources is increasing, which is affecting water quality and quantity.

The Kiskatinaw watershed is the primary source of water in the South Peace Fringe area. The watershed provides drinking water for approximately 20,000 people including the City of Dawson Creek and the Village of Pouce Coupe. Despite the Kiskatinaw's importance, it is not provincially recognized as a

community watershed. Other sources of water include springs, wells and surface water (dugouts) in rural area.

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

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

**Goal** - To ensure protection of the availability of clean potable water in the South Peace Fringe Area.

#### **3.4.1 Objectives**

- a. To collaborate with all stakeholders in the Peace Region with regard to water quality and quantity, and its uses.
- b. To work collaboratively with the province and stakeholders to investigate and create baseline data on water availability and potential demand for use.
- c. To use an integrated approach towards water management. To encourage development setbacks from water wells and water works for the oil and gas industry.(OGAA)
- d. To discourage development that would adversely affect the quality of surface and groundwater sources for present and future users and to collaborate with the provincial government in water protection.

#### **3.4.2 Policies**

- a. To encourage the development of integrated water management plans for commercial, industrial and large subdivision developments;
- b. To enable Environmental Health Officers (EHO) to proceed with water monitoring options for landowners, government agents relating to drinking water safety and measures under the Drinking Water Protection Act.
- c. To consult with the City of Dawson Creek concerning new development applications within the Kiskatinaw River Watershed upstream from the City's water supply intake;
- d. This Plan encourages the province to enact and maintain an effective groundwater regulation, which emphasizes protection of aquifers, and private and public water sources.

- e. To request that the province monitor the amount of water being used for resource extraction purposes and to determine the long term impacts that the displacement of this water may have on the watersheds.
- f. To encourage the province to monitor and report on water usage by resource extraction and prohibit/strongly discourage the use of potable drinking water for fracking purposes or any other primary extraction method.

### **3.5 HOUSING**

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

#### **3.5.1 Objectives**

- a. To encourage the provision of seniors' housing options.
- b. To use a regional approach towards planning for housing solutions.
- c. To permit manufactured homes as a principal dwelling unit in all residential designations subject to the Zoning Bylaw and the Building Bylaw unless otherwise specified through covenant.

#### **3.5.2 Policies**

- a. Existing Manufactured Home Parks are recognized and conform to this Plan.
- b. New Manufactured Home Parks will be considered for development within either a High Density Residential designation or Rural Community, subject to a zoning amendment, or if the proposal is located outside these locations, it is subject to an official community plan and zoning amendment.
- c. Investigate the opportunity to initiate a regional housing task force with surrounding municipalities. The task force is to be used to build capacity and dialogue towards a diversified housing continuum.
- d. Secondary suites are recognized by this Plan as affordable housing options and are permitted within a single family dwelling, subject to zoning regulations.
- e. Multiple family dwelling units are permitted within High Density Residential designated areas or a Rural Community, subject to zoning regulations. Multiple family dwelling units shall not exceed a density of 25 dwelling units per hectare (10 dwelling units per acre).
- f. This Plan is supportive of alternative housing options, including affordable, special needs housing, rentals and housing for seniors.

### **3.6 HOME BASED BUSINESSES**

#### **3.6.1 Policies**

- a. As a priority, review and consider amendments to the Home Based Business (HBB) zoning regulations in relation to scale, type and location of the allowable businesses including but not limited to the following principles:
  - i. HBB use does not impact neighbouring residents;
  - ii. HBB may be regulated by 'area';
  - iii. HBB's that will require outdoor storage, parking and work areas should be directed away from property sizes of 1.6 ha (4 acres) and smaller;
  - iv. HBB use does not potentially create noise, odors, unsightliness or noxious fumes, high traffic volumes or safety issues within the community;
  - v. HBB is clearly incidental and subordinate to the principal use of the property;
  - vi. HBB are intended to be operated by persons residing on the property, with a limited number of non-residents employees;
  - vii. HBB supports local employment opportunity without undermining development of the commercial and industrial designated areas in this Plan; and
  - viii. HBB location and size of large external equipment and vehicle storage areas on farmland are not to be to the determinate of agricultural potential.

### **3.7 HEALTH AND QUALITY OF LIFE**

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

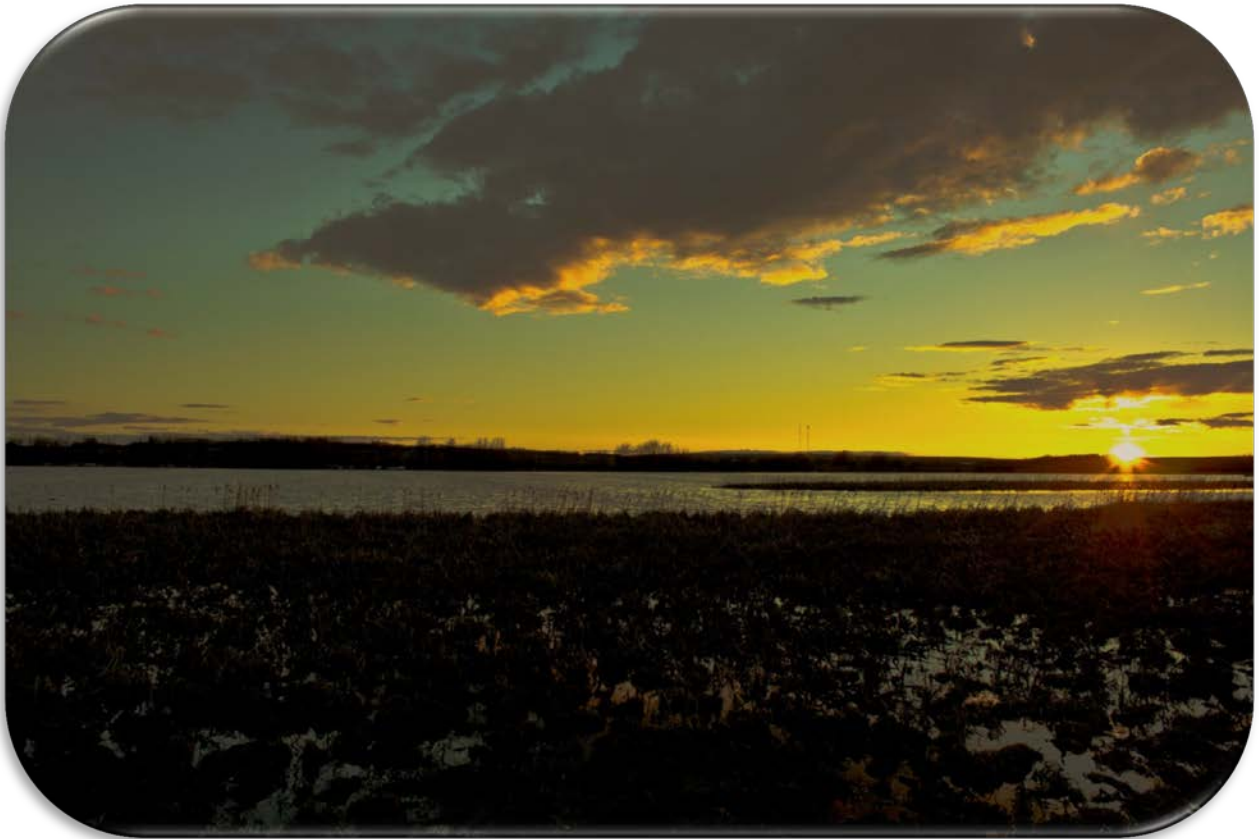
#### **3.7.1 Objectives**

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

#### **3.7.2 Policies**

- a) Support the development of a suitable air quality monitoring program to assess PM<sub>10</sub> and PM<sub>2.5</sub> indicators using the provincial Air Quality Health Index.
- b) Support collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage.
- c) Promote an EPA certified wood-stove replacement program for residential areas.
- d) Promote proper burning practices for residents (e.g. suitable weather, things not to burn, etc) and alternatives to burning (e.g. composting, biomass energy production, etc).

- e) All development is to use proper construction and development best management practices (e.g. silt fences, erosion control, etc).
- f) Non-compatible uses or hazardous uses are required to have buffer areas providing safe distances.
- g) Educate the public regarding alternative practices to chemical pesticides and chemical compounds, including proper disposal.



### 3.8 LAND USE DESIGNATIONS

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

Table No. 1 below details the amount and type of land uses within the South Peace Fringe Plan area.

**Table 1 – SPFA Land Use Designation**

<b>Designation</b>	<b>Area ha</b>	<b>Notes</b>
AG Agriculture AG-S Agriculture Small Holding		<i>The majority of lands are designated ‘Agriculture’ illustrating the extensive nature of agriculture in the plan area.</i>
RC Rural Community		<i>In addition to the adjacent municipalities, 2 Rural Community’s are identified to support growth, focusing opportunity for residential, light industrial, commercial, civic and park uses.</i>
RN Rural Neighbourhood		<i>Residential Neighbourhoods identify existing residential subdivisions, with extended designated areas to provide opportunity for new development on mainly non-ALR lands.</i>
Residential HDR High Density Residential MDR Medium Density Residential LDR Low Density Residential		<i>Areas designated for various types and densities of residential development</i>
COM Commercial		<i>Identified designated areas for commercial development</i>
Industrial LI Light Industrial HI Heavy Industrial AI Agriculture Industrial		<i>Identified designated areas for light, heavy and agricultural development</i>
CIVIC Civic, Assembly Institutional,		<i>Includes existing schools and community halls</i>
PARK Park and Natural Environment		<i>Includes provincial parks and local recreational areas</i>
<b>TOTAL Plan Area</b>		

## SECTION 4 – RESOURCE

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

### Goal

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

#### 4.1.1 Objectives

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

#### 4.1.2 General Policies

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

#### **4.1.3 Forestry**

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

#### **4.1.4 Mineral Resource**

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

#### **4.1.5 Petroleum Resource**

- a. To advocate a more proactive management strategy to address public concern regarding petroleum activities and facilities that impacts the environment, agriculture and residents quality of life within this Plan area.
- b. To collaborate with and guide the provincial government to establish standards when locating oil and gas production facilities near residents, public developments or community facilities, such as schools or community halls, which include the following principles:
  - i) Based on best industrial practices and scientific knowledge for the protection of the environment and the public's health and safety;
  - ii) To encourage multiple-use and sharing facilities, pipelines, right-of-ways and access to minimize the cumulative impacts of development, while utilizing the least amount of land; and
  - iii) For regular evaluation, enforcement and updates to the guidelines in a timely fashion, which keep pace to changes within the industry.
- c. To work collaboratively with the province to maintain the intent of the official community plan land use designations when considering the Disposition of Petroleum and Natural Gas Rights and that a joint effort to identify various levels of critical to low concern areas relating to future land use development when reviewing the these Rights in the pre-tenuring referral process;

- d. To work collaboratively with provincial and federal governments and stakeholders to research and identify the establishment and management of shared utility corridors.
- e. To direct future major roads, utility or communication corridors away from productive agricultural land.
- f. To encourage Oil and Gas companies to complete “certificates of restoration” on oil and gas areas within a reasonable timeframe, allowing for soil to be returned to its natural state, rather than a sterilized clean state and advocate these practices by the OGC.
- g. In order to improve industrial practices, the Oil and Gas Commission is encouraged to:
  - i) Develop a process to track the reclaiming of disturbed areas and enforce time restrictions;
  - ii) Develop best management practices in order to protect soil for agricultural purposes; and
  - iii) Develop a mechanism for measuring cumulative impacts from well and facility sites.
- h. To encourage the province to monitor the effectiveness of these OGAA Regulations to the industry, public expectations and to the environmental impacts and consider amendments in a timely manner.
- i. To recognize and encourage industry’s, provincial and local government’s commitments respecting community-based initiatives related to the oil and gas industry, and to the support being provided to individual land owners, which include:
  - i) Good Neighbourhood Program
  - ii) Living Together – Working Together
  - iii) Farmer’s Advocacy Office, Dawson Creek, BC ([www.farmersadvocate.ca](http://www.farmersadvocate.ca))
- j. To recognize that pipeline right-of-ways traverse through the plan area that may impact adjacent land use or alter development plans subject to provincial and federal regulations. For detail on right-of-ways contact the Oil and Gas Commission or the National Energy Board, directly.



## SECTION 5 - AGRICULTURE (AG)

The vast majority of the plan area has low density population development with broad scale agricultural and resource extraction activities. This land base is valued for its high food production capability and right-to-farm.

### Goal

To recognize agriculture as a primary industry and a major contributor to the local economy, that shapes the rural life-style and character of the fringe area and is a precious commodity needed for food security.

#### 5.1.1 Objectives

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

#### 5.1.2 Policies

- a. Within the Agriculture designation the principal uses of land will generally be limited to:
  - i) Agriculture, and uses which are compatible or complementary to agriculture, such as agri-tourism, residential, home based businesses, kennels, airstrip, trapping, hunting, outfitting establishments, ecological reserves;
  - ii) Businesses directly complementary to the agricultural industry, such as a grain elevator, fertilizer distribution facility or a feed and supply store, subject to zoning regulations;

- iii) Temporary work camps of a specified size are permitted, subject to zoning regulations or a temporary use permit process.
- b. To direct non-agricultural uses to appropriate designated areas and away from existing or potential agriculture areas.
- c. Within the “Agriculture” designation the minimum parcel size will not be less than the historical quarter section size of 63ha (155 acres) with the following exceptions:
  - i) Where land is within the Agricultural Land Reserve and the creation of the new parcel is in compliance with Agricultural Land Commission’s Homesite Severance Policy.
  - ii) Where the proposed new parcel is separated from the remainder by a railway, road right-of-way, or significant topographical constraint.
  - iii) Where the parcel to be created has low agricultural capability based on soil rating in the Canada Land Inventory (Class 5 – excluding Class 5C – Class 6 and Class 7 rated soils) subject to the review under section 16 (Preservation Area and Safety) if applicable.
  - iv) Where the proposed lot uses an abandoned homesite on an agricultural parcel.
  - v) Where the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner, the subdivision is limited to not more than one lot per parent parcel, such a subdivision can be approved on a one time only basis per parent parcel, subdivision or land use proposals will be examined and considered in areas designated ‘Agriculture’, subject to the factors as set out in this document.
  - vi) The location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
  - vii) Where the land is within the ALR, a farm business rationale is presented which involves a benefit for agriculture.

## 5.2 AGRICULTURE – SMALL HOLDING (AG-S)

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

### 5.2.2 Policies

- a. Within the Agricultural - Small Holding designation the principal uses of land will generally be limited to those uses as stated in the ‘Agriculture’ designation, subject to zoning regulations. An airstrip, asphalt plant or work camps are not permitted in this designation.
- b. Agricultural- Small Holding land parcels provide for family, hobby farm opportunities and lend themselves to specialized farming, organic farming and rural lifestyle choices.
- c. The location and extent of future Agricultural-Small Holding development is generally directed to the Tomslake, Tupper, Briar Ridge and Arras areas. (See Schedule – Land Use Designations).
- d. Within the Agricultural-Small Holding designation the minimum parcel size will not be less than 15 ha (37 acres) with the following exceptions:

- i) Creation of a new parcel that meets the residential requirements of the owner through a Homesite Severance in substantial compliance to Policy No. 11, March 2003, of the *Agricultural Land Commission Act*;
- ii) Creation of a new parcel where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint;
- iii) Creation of a new parcel where the proposed parcel has low agricultural capability soils rating, a Canada Land Inventory (CLI) of Class 5 (excluding Class 5C), 6 or 7, or topographical constraints with slopes of greater than 10% and that these exceptions meet the following:
  - 1) rezoning is not required;
  - 2) the subdivision is limited to not more than one lot per parent parcel;
  - 3) such subdivision is approved on a one-time only basis per parent parcel; and
  - 4) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
- e. Subdivision or land use proposals will be examined and considered in areas designated 'Agriculture Small Holding'.



## SECTION 6 - RURAL PLACES

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

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

### Goal

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

#### 6.1.1 General Objectives

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

#### 6.1.2 General Policies

- a. Encourage sub-neighbourhood plans to be developed for designated settlement areas within the SPFA.
- b. Subdivision or land use proposals will be examined and considered in areas designated RC, RN HDR, MDR and LDR.
- c. Proposed subdivision demonstrates orderly sequence of development, being on land adjacent to existing subdivision that clearly promotes compact development.

- d. Those parcels designated RC, RN, HDR, MDR or LDR, that are currently being used for agriculture, may continue, until these areas are developed for residential use and are subject to zoning regulations.
- e. Re-Subdivision of existing isolated residential land parcels are supported to promote infilling and compact development.

## **6.2 RURAL COMMUNITY (RC)**

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

### **Goal**

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

#### **6.2.1 Objective**

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

#### **6.2.2 Policies**

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

*Note: The boundaries of the Rural Community designations take into consideration multiple factors including existing development, the Agricultural Land Reserve (ALR), infrastructure,*

*development patterns, lot sizes, public input, and the goals & objectives of this plan. Where ALR land is included within a Rural Community, the intention is to enhance the existing community, utilizing existing infrastructure and facilities, while allowing for agricultural use to continue within the Rural Community during its growth period.*

### **6.3 RURAL NEIGHBOURHOOD (RN)**

This Plan supports and recognizes existing residential subdivision areas in the South Peace Fringe area, which provide for a rural residential lifestyle. Opportunity for infilling or new residential development is supported within (RN) designations to provide housing options within the rural area setting.

#### **Goal**

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

#### **6.3.1 Objectives**

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

#### **6.3.2 Policies**

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

*Note: The boundaries of the Rural Neighbourhood (RN) designations take into consideration multiple factors including existing development, the Agricultural Land Reserve (ALR), development patterns, lot sizes, public input, and the goals & objectives of this plan. Development within the RN is to be located on lands lying outside the ALR or on lands having topographical constraints, low agricultural capability or*

*are fragmented land parcels, in order to avoid impacts to productive lands or to farming operations, but allow for rural living lifestyle opportunities.*

## **6.4 HIGH DENSITY RESIDENTIAL (HDR)**

### **6.4.1 Policies**

- a. Within High Density Residential (HDR) designation the principal use of land will generally be limited to residential and home based business, subject to zoning regulations;
- b. Within the HDR designation, the minimum parcel size of lands is 1.6 ha (4 acres) with the following exceptions:
  - i) 1000 sq. metres (0.25 acre) for lands connected to a community sewage system;
  - ii) 0.8 ha (2 acres) for lands where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal; and
- c. High Density Residential subdivision will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development.

## **6.5 MEDIUM DENSITY RESIDENTIAL (MDR)**

### **6.5.1 Policies**

- a. Within the Medium Density Residential (MDR) designation the principal use of land will generally be limited to residential and home based business, subject to zoning regulations; and
- b. Within the MDR designation the minimum parcel is 1.6 ha (4 acres) with the following exception:
  - i. 0.8 ha (2 acres) for lands where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal.

## **6.6 LOW DENSITY RESIDENTIAL (LDR)**

### **6.6.1 Policies**

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

## SECTION 7 - COMMERCIAL

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

### Goal

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

#### 7.1.1 Objectives

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

#### 7.1.2 Policies

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

## SECTION 8 - INDUSTRIAL AREAS

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

### Goal

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

#### 8.1.1 Objectives

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

#### 8.1.2 General Policies

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

- ii) Within the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, the current land use zone will continue to allow for the existing use, while providing opportunity for this area to support future Commercial and Industrial uses;
  - iii) Within the area located at Mile 3 of the Alaska Highway No. 97(N), the current land use zone will continue to allow for the existing use, while providing opportunity for this area to support future Industrial use;
  - iv) Existing Heavy Industrial (HI) areas have been designated as such in this Plan;
  - v) No land has been pre-designated for future Heavy Industrial use at this time;
  - vi) Agriculture-Industrial development will be directed to the east of the City of Dawson Creek on lands lying between the railway right-of-way and Highway No. 49; and
  - vii) Proposal for new industrial development outside the designated areas are not encouraged and will only be considered through an amendment process to this Plan and zoning by-law.
- b. Any lands within the ALR identified for development by the Industrial Land Use Study, will require ALC approval prior to development.
  - c. To ensure that industrial uses shall not create environmental or health hazards and must be compatible with adjoining land uses. Further, that noise, light, dust and air emissions from industrial activities are kept at a level so as not to be a nuisance to surrounding areas.

## **8.2 Light Industrial (LI)**

### **8.2.1 Policies**

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

### **8.3 Agriculture Industrial (AI)**

#### **8.3.1 Policies**

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

### **8.4 Heavy Industrial (HI)**

#### **8.4.1 Policies**

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

## SECTION 9 - CIVIC, ASSEMBLY AND INSTITUTIONAL (CIVIC)

### Goal

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

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

#### 9.1.1 Objectives

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

#### 9.1.2 Policies

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

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



## SECTION 10 - PARKS, RECREATION AND NATURAL ENVIRONMENT (P)

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

### Goal

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

#### 10.1.1 Objectives

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

#### 10.1.2 Policies

- a. Within the Park designation the principal uses of land will generally include but are not limited to: public parks, outdoor recreation, campgrounds, cultural and heritage sites of all residents of the area, agriculture, ecological reserves, work that supports ecological protection, conservation or restoration, and structures for interpretive purposes. Park uses are delineated on Schedule B.
- b. Public Parks, ecological reserves, fish and wildlife habitat areas are permitted in all land use designations.
- c. To work with adjacent municipalities and provincial agencies in identifying issues of air quality and work collaboratively towards managing development in such a manner to minimize impacts.

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



## SECTION II - SERVICES, UTILITIES AND TRANSPORTATION

Despite the extensive boundaries of the fringe area official community plan and the challenges to extend utilities and services to such rural places, it is important to improve and maintain these services.

### Goal

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

#### 11.1.1 Objectives

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

#### 11.2 Fire Protection

##### 11.2.1 Policies

- a. To encourage and support existing Dawson Creek, Pouce Coupe, Arras, and Tomslake Rural Fire Protection service areas as defined on Schedule B, providing services to the South Peace Fringe area residents; and
- b. To facilitate requests for expanded fire protection service areas, where feasible.

### **11.3 Communications**

#### **11.3.1 Policies**

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

### **11.4 Solid Waste**

The Peace River Regional District Waste Management Plan guides the solid waste management function, consisting of a coordinated approach to handling area's solid waste issues. It works towards enhancing the services and addresses the requirements of area residents with timely plan reviews and evaluations.

#### **11.4.1 Policies**

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

### **11.5 Regional Emergency Response**

#### **11.5.1 Policies**

- a. To support collaborative work and the required co-ordination to provide an effective Regional Emergency Response Plan, for the protection and benefit of rural area residents.

### **11.6 Sewer and Water**

#### **11.6.1 Policies**

- a. As opportunity and mutual benefits are identified, the Regional Board may work cooperatively with adjacent municipalities and rural area residents to consider the feasibility of new or extensions to existing sewer or water system services.
- b. Schedule B delineates three existing sewer service areas within this Plan and are described as:
  - I. Chilton Sewer Service Area – this system provides services for approximately 40 residences with room for additional capacity; and
  - II. Harper/Imperial Sewer Service Area – this new system provides services for approximately 50 residences with room for additional capacity.

### III. Friesen Sewer Service Area

- c. To consider the development of a Subdivision Servicing by-law associated with adjacent municipalities in areas which have sewer servicing.

## 11.7 Public Utility Use

### 11.7.1 Policies

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

## 11.8 Transportation

### 11.8.1 Policies

- a. To support the facilitation of a safe and efficient road network by partnering with the Ministry of Transportation and Infrastructure and adjacent municipalities to develop a Rural Road Network Plan, which consider issues of mobility, access and safety, development patterns, including emergency access requirements.
- b. To support road improvement projects as identified in official reports and audits, and the need for traffic impact analysis when considering major development proposal, of which none are anticipated at this time.
- c. To encourage the Ministry of Transportation and Infrastructure to undertake necessary improvements to local area roads that will facilitate the safety of highway users, such as designing and utilizing optimal major intersections, the use of turning lanes, acceleration and deceleration lanes at key intersections or consider additional signage where deemed appropriate.
- d. To support the transportation of dangerous goods on alternative routes that would least impact existing and future residential areas.
- e. To encourage the Ministry of Transportation and Infrastructure in maintaining and improving the five (5) major highways; Alaska Highway No. 97(N), Hart Highway No. 97(S), Highway No. 52, Edmonton Highway No. 2 and Highway No. 49, as high volume capacity highways for through traffic, as referenced Schedule B;

- f. To work with the Ministry of Transportation and Infrastructure, and industry stakeholders to identify opportunities, challenges and management procedures for surrounding natural resource roads, as per the Natural Resource Road Act.
- g. To advocate that public road allowance being accessed for resource development, be constructed to the Ministry of Transportation and Infrastructure's Standard Specifications for Highway Construction (MOT Section 1400, Supplement to TAC Geometric Design Guide) in the interest of public health and safety, and for ease of transition into the public road network system.
- h. To advocate and plan for adequate rail service for efficient bulk transportation and efficient intermodal train service. This includes capacity for expected train lengths and frequency of rail based traffic found in SPFA, and thus planning for impacting road crossing safety, automobile idling, noise pollution and higher risk to emergency disasters, water protection, and the natural ecosystem.
- i.
- j. To safeguard the Dawson Creek Airport from developments on its periphery that may create aviation safety hazards.



## SECTION 12 - PRESERVATION AREAS AND SAFETY

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

### 12.1.1 Objectives

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

### 12.1.2 Policies

- a. As areas become known and verified as hazardous, direct development away from these areas or manage development in a manner that reduces risk to life or damage to property.
- b. The location and extent of areas identified as 'Preservation Area', that may be subject to hazardous conditions are delineated on Schedule C based on the Canada Land Inventory, Soil Capability for Agriculture' (1969).

Lands identified as 'Preservation area' have a classification rating of Class 6 and 7, with a subclass of T; depicting adverse topography. Class 6 soils are capable only of producing perennial forage crops and improvements practices are not feasible. Class 7 soils have no capability for arable culture or permanent pasture.

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

- c. Lands identified as having a hazard or identified as a 'Preservation Area' may where possible be used for parks, open space, recreation or agricultural uses.
- d. Proposals for new development in areas identified as 'Preservation' may be considered in the context of a review based on the following:
  - I. potential impact of the proposed development on natural drainage systems;
  - II. potential instability of soils;
  - III. steepness of topography, with implications for road access and on-site sewage disposal;
  - IV. susceptibility of the site to periodic or permanent flooding;
  - V. potential impact of the development on agricultural activities on the subject property and nearby properties; and
  - VI. susceptibility of the site to potentially hazardous industrial operations.

- e. In considering an application for subdivision, the Subdivision Approving Officer, may consider requiring a report by a registered professional, such as an engineer or hydrologist, for sites within a 'Preservation area'.
- f. Where floodable lands are required for development, the construction and siting of buildings, structures and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwater are to be flood proofed or located to those standards specified by the Ministry of Environment.
- g. To work with the province to reduce the risk of 'wildfire' hazard including efforts to develop physical fireguards, to protect populated areas from wildfire.



## SECTION 13 - TEMPORARY USE PERMITS

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

### 13.1.1 Objective

- a. To consider the issuance of temporary use permits, subject to specific conditions of the permit to provide for flexibility and diversity that affords employment and economic opportunities.

### 13.1.2 Policies

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

## **SECTION 14 - IMPLEMENTATION**

### **14.1 Background**

The Community Plan is intended to act as a guide for all land uses activities, and will be implemented through the Zoning by-law and other implementation by-laws, through collaborative efforts with other agencies and actions of the Regional Board.

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

### **14.2 Official Community Plan Consistency**

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

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

### **14.3 Zoning By-laws**

The Zoning by-law will implement the policies of this OCP, by regulating the use of the land with specific regulations that control the size, uses, siting and other details of development on a parcel of land. The zoning by-law is amended where necessary to ensure consistency with the OCP.

### **14.4 Other By-laws**

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

All lands within this Plan area are subject to the Peace River Regional District Building by-law and the BC Building Code.

### **14.5 Subdivision and Development Guidelines**

Where a proposed subdivision or rezoning may be permitted by the Plan, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a

rezoning application submitted to the Regional District by the applicant, may consider factors including but are not limited to the following:

- I. The extent of the development and potential impact on the subject property and neighboring properties;
- II. The agriculture capability and CLI soil rating of the area proposed for subdivision;
- III. The ability of the parcel to be an integral part of the existing farm operation, if applicable;
- IV. The extent of potential impacts on agriculture on the subject property or in the area;
- V. Proposal demonstrates orderly and compact development as a priority to avoid sprawl;
- VI. The severity of topographic features (slope) of the proposed parcel and whether it is suitable for subdivision or if applicable more difficult to farm;
- VII. Can development accommodate an on-site sewage disposal system or be connected to a community sewage system as authorized by the agency having jurisdiction;
- VIII. The availability of existing services to the site, including but not limited to, fire protection, roads, electricity, telephone, natural gas, or the ability to provide the services to the site;
- IX. Adequate off-street parking can be provided where necessary;
- X. Impact on the transportation network;
- XI. Environmental impact and potential for hazardous conditions;
- XII. Development demonstrating a reduction of green house gas as a goal, is encouraged;
- XIII. Public opinion as received through the public information meetings or hearing requirements of the *Local Government Act*; and
- XIV. Any other issues that may be relevant to a specific proposal.

#### **14.6 On-site Sewage**

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

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

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

#### **14.7 By-law Enforcement**

The Regional District shall work towards resolving any acts in violation of this by-law.

#### **14.8 Agricultural Land Commission**

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

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

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

With regard to the Agriculture Land Reserve regulations, the Regional Board may develop regulations as deemed appropriate, for uses permitted on ALR land, for which local government is restricted from prohibiting. Such regulation shall only be considered through a public review process and in consultation with the agricultural sector.

#### **14.9 Metric Units and Footnotes**

- a. metric units are used for all measurements in this by-law. The approximate equivalents of these units in imperial measure shown in brackets following each metric measurement are included for convenience only and do not form part of this by-law.
- b. Foot Notes are used in this by-law for information and convenience purposes only and do not form part of this by-law.

#### **14.10 Maps and Designations**

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

##### **Land Use Designations**

AG	“Agriculture”
AG-S	“Agriculture Small Holding”
RC	Rural Community
RN	Rural Neighbourhood

HDR	“High Density Rural Residential”
MDR	“Medium Density Rural Residential”
LDR	“Low Density Rural Residential”
Com	“Commercial”
LSI	“Light/Service Industrial”
HI	“Heavy Industrial”
CIVIC	“Civic, Assembly, Institutional”
P	“Park, Open Space and Natural Environment”

Schedule “C”, illustrates the areas that are Sensitive Ecosystems

Schedule “D”, are Development Permit Area maps illustrating the areas that are affected by Development Permit guidelines.

## SECTION 15 - DEVELOPMENT PERMIT AREAS

A Development Permit Area (DPA) is a set of development guidelines pertaining to a specific area as specified by the [Official Community Plan](#). Any proposed building and subdivision within a DPA requires the issuance of a development permit. The authority for local governments to establish DPAs is set out in the *Local Government Act*, Sections 919.1 and 920. (BC Climate Action)

The flexibility of DPA guidelines allows the Regional District's staff to exercise discretion in granting or refusing a permit on a case by case basis, while providing objective principles to guide conditions for approving or refusing Development Permit applications.

The purpose of a Development permit area (DPA) may:

- a) Protect development from hazardous conditions;
- b) Protect agricultural land;
- c) Protect the natural environment, its ecosystems and biological diversity;
- d) Revitalize an area in which a commercial use is permitted;
- e) Establish objectives for the form and character of intensive residential development, and/or to establish objectives for the form and character of commercial, industrial or multi-family residential development; and
- f) Establish objectives to promote energy conservation, water conservation and reduce greenhouse gases.

### 15.1 General Policies

- a) Once a permit is issued the development must be in accordance with the terms of the permit and the permit will be registered on the title of the land.
- b) The Regional Board may require the posting of a bond or letter of credit in order to ensure compliance with the conditions of the permit.
- c) The purpose of the development permit areas is to have the applicant address the matters raised in the guidelines. The Regional Board has attempted to avoid making the guidelines appear prescriptive regulations. Various design professionals will be capable of addressing these guidelines, and the Regional Board encourages applicants to hire them where appropriate.

### 15.2 Swan Lake Development Permit Area

Swan lake has roughly 40 developed lots, with the southwestern shore having the highest density. While there are some permanent residences, most are summer cabins. There is also a Provincial Park on Swan Lake, which encompasses 0.67km<sup>2</sup> along the northwest shoreline. This park provides camping and picnicking sites, a swimming area, baseball diamonds, a playground and the only public parking and boat launch on the lake. The two main challenges for Swan Lake are the control of phosphorus (nutrient) and sediment loading.

**Category:** The Swan Lake Development Permit Area is designated pursuant to Section 919.1(1)(a) and (b) of the *Local Government Act*, to protect the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.

**Area of Application:** Swan Lake Development Permit Area applies to lands shaded on parcels bordering Swan Lake on Schedule D of this OCP.

**Justification:** Swan Lake is classified as a ‘limited development lake. “Limited Development Lakes” are those lakes that, by virtue of their size and existing development patterns, are only able to accommodate a limited amount of development. The purpose of this development permit areas is to maintain a majority of undeveloped lakeshore areas which is necessary to sustain existing environmentally sensitive areas and wildlife habitat. As per the Peace River Regional District Lakeshore Development Guidelines, a maximum development perimeter of 30% has been established for this Limited Development designated Lake, which leaves only 4% of the lake perimeter available for development. As 26% of the perimeter of Swan Lake has previously been developed, only 4% of the perimeter of the lake remains for potential development.

Pursuant to Section 919 of the Local Government Act, the Swan Lake Development Permit Area is established to address the following:

- a. Onsite septic systems effectively treat human waste water and wash water (grey water) as long as they are properly located, designed, installed, and maintained. When these systems fail they may become significant sources of nutrients and pathogens. Poorly maintained pit privies, used for the disposal of human waste and grey water, can also be significant.
- b. Oil and fuel leaks are the main concerns with boat operation on small lakes. With larger boats, sewage and grey water discharges are issues. Other problems include litter, the spread of aquatic plants, and the churning up of bottom sediments and nutrients in shallow water operations. Agriculture includes grain, livestock and mixed farming. These practices can alter water flow and increase sediment and chemical/bacterial/parasite inputs to water bodies.
- c. Human activities that impact water bodies range from small but widespread and numerous “non-point” sources throughout the watershed to large “point” sources of concentrated pollution (e.g. outfalls, spills, etc.). Undisturbed watersheds have the ability to purify water and repair small amounts of damage from pollution and alteration. However, modifications to the landscape and increased levels of pollution impair this ability.
- d. Lawn and garden fertilizer, sediment eroded from modified shorelines or infill projects, oil and fuel leaks from vehicles and boats, road salt, and litter can all be washed by rain and snowmelt from properties and streets into watercourses. Phosphorus and sediment are of greatest concern, providing nutrients and/or rooting medium for aquatic plants and algae. Pavement prevents water infiltration to soils, collects hydrocarbon contaminants during dry weather and increases direct runoff of these contaminants to Swan Lake during storm events.

**Specific Development Guidelines:**

**GUIDELINES:** Within the Swan Lake Development Permit Area, no person shall:

- a. subdivide land;

- b. alter land;
- c. removal/deposit of soil, rocks, boulders, rip rap, gabions, prefabricated concrete elements or other materials;
- d. construct a road, bridge, driveway, parking area, patio, swimming pool, hot tub, spa, water feature, septic tank or sewage effluent drainfield;
- e. construct a retaining wall, dock abutment, concrete stairway or similar structure;
- f. construct a dock, install a piling in the foreshore, construct a hydrothermal heating/cooling loop in the foreshore or beyond;

**OR;**

Prior to the owner receiving a development permit from the PRRD, the application shall sufficiently address the following guidelines:

- a. Roads and driveways should be located as far as possible from the edge of a slope or from the marine riparian area, to keep turbidity of runoff low and generally prevent sediment, sand, gravel, oils, fuel and road salt from entering watercourses or the sea. Temporary sediment controls during construction may be specified in a development permit, and reclamation of disturbed areas will occur immediately following construction. Driveways, if proposed within the development permit area, should be angled across any slope's gradient, where possible, and be composed of porous materials such as gravel, road mulch or grass, to keep runoff to a minimum. For driveways that are already paved, a portion of the runoff can be diverted by the use of transverse channels or small berms at regular intervals.
- b. Footpaths or trails to the shoreline should be planned to avoid erosion, using slope contours rather than a straight downhill line, and be narrow to minimize impacts on drainage patterns. Impacts to a slope can be minimized by elevating stairways above the natural vegetation.
- c. Site preparation and development should be carried out in a manner that minimizes the need for vegetation clearing. In order to control erosion and to protect the environment, the development permit may specify the amount and location of new tree and vegetative cover to be planted or retained.
- d. The Ministry of Environment's Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (2004) will be respected.

A Development Permit will not be required for the construction, addition or alteration of a principal building, provided that at least one of the following are met:

- a. The construction is for the purposes of a single family dwelling unit or duplex within a residential area.
- b. Minor exterior addition or alterations with an estimated construction value not exceeding \$2,500".
- c. Construction within a building that does not require exterior alterations.
- d. Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including:

- i. Emergency actions for flood protection and erosion protection;
- ii. Removal of hazard trees (as determined by a qualified professional); and
- iii. Clearing of an obstruction from bridge, culvert or drainage flow.

## APPENDIX I

### Acronyms and Definitions

#### Acronyms

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

#### Definitions

<b>Accessory</b>	A use, building or structure which is incidental and subordinate to and located on the same parcel as a principal use, building or structure.
<b>Affordable Housing</b>	Housing affordability is a function of housing cost and household income. Affordable housing is defined as housing which has a market price or rent that does not exceed 30% of income households which have income that is 80% or less than the median household income for the community. Affordable housing includes a variety of tenure models including ownership, rental, co-housing, cooperative and rental.
<b>Agriculture</b>	Means the use of land, buildings, or structures, involved in carrying on a farm business involving: a) the growing, producing, raising or keeping animals or plants, including without limitations of the following: i) Apiculture, ii) Greenhouse, nursery, specialty wood and turf crops iii) Livestock, poultry, farmed game, fur bearing animals and exotic animals. iv) Mushrooms, v) Tree field and forage crops; b) the processing of primary agriculture products harvested, reared or produced by the farming operation, but does not include an abattoir; c) the retails sales of farm products.
<b>Agri-Outlet</b>	Means a use for the wholesale sale of agricultural goods, materials and services including without limitation, sale and storage of seed, fertilizer and chemical products;
<b>Agri-Tourism</b>	Means tourist activities accessory to an agricultural use having farm assessment classification and without limitations may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm tourist accommodations, guest ranches, farm inns, bed and breakfast and campsites.
<b>Bio-energy</b>	Bioenergy is a type of renewable energy derived from biomass. Biomass is material produced by living organisms. It often refers to plant material produced through photosynthesis. However, some biomass can also be derived from animals and microorganisms.

<b>Buffer</b>	Means an area typically within a lot, adjacent to and parallel with a property line, consisting of either existing vegetation or created by use of planted trees, shrubs, berms and fencing, and designed to obscure views from adjacent lots or public roads by at least 50% of the see through visibility.
<b>Climate Change</b>	Changes in long-term trends in the average climate, such as changes in average temperatures. According to the United Nations Framework Convention on Climate Change (UNFCCC), climate change is a change in climate that is attributable directly or indirectly to human activity that alters atmospheric composition.
<b>Commercial Land Treatment Facility</b>	Means a facility at which petroleum products, hydrocarbons, or industrial by-products that contaminate soil, are either stored or site or are decomposed of by being spread onto the ground, subject to provincial regulations.
<b>Community Energy System</b>	Community energy is an approach to supplying thermal energy in the form of steam, hot water and cold water through a distribution system of pipe from a central plant to individual users. Users then extract the energy from the distribution system for their individual heating, cooling and process requirements.
<b>Development</b>	Means (a) removal, alteration, etc. of vegetation; (b) disturbance of soils; (c) construction of buildings and structures; (d) creation of non-structural impervious or semi-impervious surfaces; (e) flood protection works; (f) construction of roads, trails, docks, wharves, and bridges; (g) provision and maintenance of sewer and water services; (h) development of drainage systems; (i) development of utility corridors; (j) subdivision as defined in section 872 of the Local Government Act.
<b>Development Permit Areas (DPA)</b>	Means an area in which development and/or land alteration must follow specific guidelines and regulations as stated in a Development Permit.
<b>Ecosystem:</b>	Means the basic functional unit in ecology, the interacting system of a biological community and its non-living environmental surrounds. These are inseparable and act upon each other.
<b>Environmentally Sensitive Areas (ESA's)</b>	Means those areas identified by a community and contained with Development Permit Area ESA's contain significant natural environmental features and their associated lands that require a level of protection to ensure their preservation. Natural environmental features may include land or land and water that contain fish or wildlife habitat, watercourses, estuaries, riparian areas, woodland vegetation, rock outcrops and lands with steep slopes.

<b>Food Security</b>	Access by all people at all times to enough food for an active, healthy life. Food security includes at a minimum: ready availability of nutritionally adequate and safe foods; and, an assured ability to acquire acceptable foods in socially acceptable ways.
<b>Fracking</b>	Means the process of initiating and subsequently propagating a fracture in a rock layer, by means of a pressurized fluid, in order to release petroleum, natural gas, coal seam gas, or other substances for extraction.
<b>Green Building</b>	Means the practice of increasing the efficiency of buildings and their use of energy, water and materials, and reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance and removal - the complete building life cycle.
<b>Greenhouse Gas (GHG)</b>	Components of the atmosphere that contribute to the "greenhouse effect." Some greenhouse gases occur naturally, while others come from activities such as the burning of fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.
<b>Growth Management</b>	A general term used regarding regulation of land use and development that seeks to focus, guide or contain urban development.
<b>Manufactured Home</b>	Means any structure containing one single family dwelling whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Manufactured Home Act;
<b>Manufactured Home Park</b>	Means a parcel on which are installed or intended to be installed three (3) or more manufactured homes for the use as dwellings, and is subject to "Peace River Regional District Manufactured Home Park By-law No. 816, 1992."
<b>Habitat</b>	Means the place where population (human, animal, plant or microorganism) lives and its surroundings, both living and non-living.
<b>Heritage</b>	Means the set of all things, places and ideas inherited from the past which are of special significance to the collective life of a community, including both natural and human-built elements.
<b>Heritage Site</b>	Land, whether designated or not, including land covered by water, that has a heritage value to British Columbia, a community or an aboriginal people.
<b>Home Based Business</b>	Means an occupation or profession which is carried out entirely within a dwelling or accessory building or both, by the residents of the dwelling
<b>Infill</b>	As far as land use planning in BC is concerned, this term means to add new residential units to an existing neighbourhood. This may or may not include population increase as people per household declines. This can include a house, an apartment unit, a condominium or any other form of housing.

<b>Industrial Development</b>	Means any land development activity in the community, including but not limited to, non-offensive types of industry, processing and manufacturing activities, but not including development activity intended solely for residential, retail and or office use. Industrial development also includes any addition, remodeling, relocation or construction requiring an amendment to an approved Industrial Comprehensive Development Zone
<b>Institutional</b>	Means an area specifically designated to encourage and contain new public and private Institutional development within the District. Typical of such development might be health care services complementary to those already in existence such as extended care and assisted living facilities. Institutional also refers to Public Utility lands.
<b>Landscaping</b>	Means landscaping that provides sufficient quantity and quality of plant materials to screen parking, building, or hardscape areas of a project and provides colour and viewing interest.
<b>Local Government Act</b>	A law enacted by the BC Legislature formerly called the Municipal Act. The purposes of this Act are: (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities, (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.
<b>Mitigation (re. Climate Change)</b>	An intervention to reduce the extent of global warming through reducing the sources or enhance the sinks of greenhouse gases.
<b>Neighbourhood</b>	An imprecisely defined area within which people live, work, learn, and/or play. Its edges may be well-defined or more loosely felt by residents. Although it is often defined by a radius equal to an easy walk, its size may vary, from an easily walkable district to a larger region. In some cases, neighborhoods may overlap, especially where they are well-connected.
<b>Open Space</b>	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used for recreation, circulation or for viewing. Walkways, plant beds, lawns and terraces within an open space area may be included as part of such open space area. Paved parking lot areas used for auto circulation or parking do not qualify as open space.
<b>Public Utility Use</b>	Means the use of land, buildings, or structures providing for the servicing of community water, community, sewer, drainage, electrical, radio and/or television receiving or broadcasting, telephone exchange, telecommunication relay, natural gas utility distribution, air navigation aid, solid waste disposal transfer stations, transportation and similar services where such use is established by a municipality, the Regional District, an Improvement District or a utility company regulated by government legislation.

<b>Procurement</b>	Means the acquisition of goods and/or services at the best possible total cost of ownership, in the right quantity and quality, at the right time, in the right place for the direct benefit or use of governments, corporations or individuals, generally via a contract.
<b>Regional Growth Strategy</b>	Growth management is a process involving collective action between government, residents and businesses to develop solutions to problems associated with rapid population growth, and ensure the long-term livability of the region. The strategy represents an agreement, developed and approved by the member municipalities and the regional district in partnership, on social, economic, and environmental goals and priority actions.
<b>Riparian Areas</b>	Means a streamside protection and enhancement area (SPEA's). Riparian areas are the terrestrial areas adjacent to a waterbody that are influenced by the soil moisture contributed by the waterbody.
<b>Rural Community</b>	Land use designation created to support growth, focusing opportunity for residential, light industrial, commercial, civic and park uses.
<b>Secondary Suite</b>	Secondary Suite is an urban planning term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite is considered "secondary" or "accessory" to the primary residence on the parcel.
<b>Setback</b>	Means the minimum distance required under the zoning by-law between a building or structure and a specified parcel line or from the natural boundary as defined in the Land Act, or a specified watercourse, whichever is applicable.
<b>Special Needs Households</b>	Special needs households consist of those households with individuals who require support to obtain and maintain housing, and may include persons with physical and mental disabilities, mental illness and addictions.
<b>Sprawl</b>	The unlimited outward expansion of suburbs created by low-density residential and commercial development. Sprawl is characterized by low-density greenfield development; the separation of residential, work and shopping areas; lack of well-defined centres; and a road network consisting of very large blocks with limited points of entry into the blocks.
<b>View Corridor</b>	A three dimensional area extending out from a viewpoint. The width of the view corridor depends on the focus of the view.
<b>Three "R's"</b>	Means (1) reduce greenhouse gases in the environment, (2) reuse products, and (3) recycle items that can no longer be used.
<b>Viewscape</b>	Means a physiographic area composed of land, water, biotic, and cultural elements which may be viewed and mapped from one or more viewpoints and which has inherent scenic qualities and/or aesthetic values.
<b>Watercourse</b>	Means a naturally formed or man-made body of water that perennially or intermittently contains surface water, including a lake, pond, reservoir, river, stream, creek, spring, ravine, swamp, but does not include a constructed ditch or surface drain.

<b>Watershed</b>	Area of land that contributes runoff to a particular, common body of water.
<b>Zero-till</b>	A minimum tillage practice in which the crop is sown directly into soil not tilled since the harvest of the previous crop.