



PEACE RIVER REGIONAL DISTRICT

## Peace River Regional District Official Community Plan Bylaw No. 1940, 2011

### **CONSOLIDATED FOR CONVENIENCE ONLY**

This is a consolidation of the bylaws listed below. The amending bylaw(s) has been combined with the original bylaw for convenience only. This consolidation is not a legal document. A certified copy of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

**Original Bylaw** Bylaw  
No. 1940, 2011

**Date of Adoption**  
October 27, 2011

#### **Amending Bylaw**

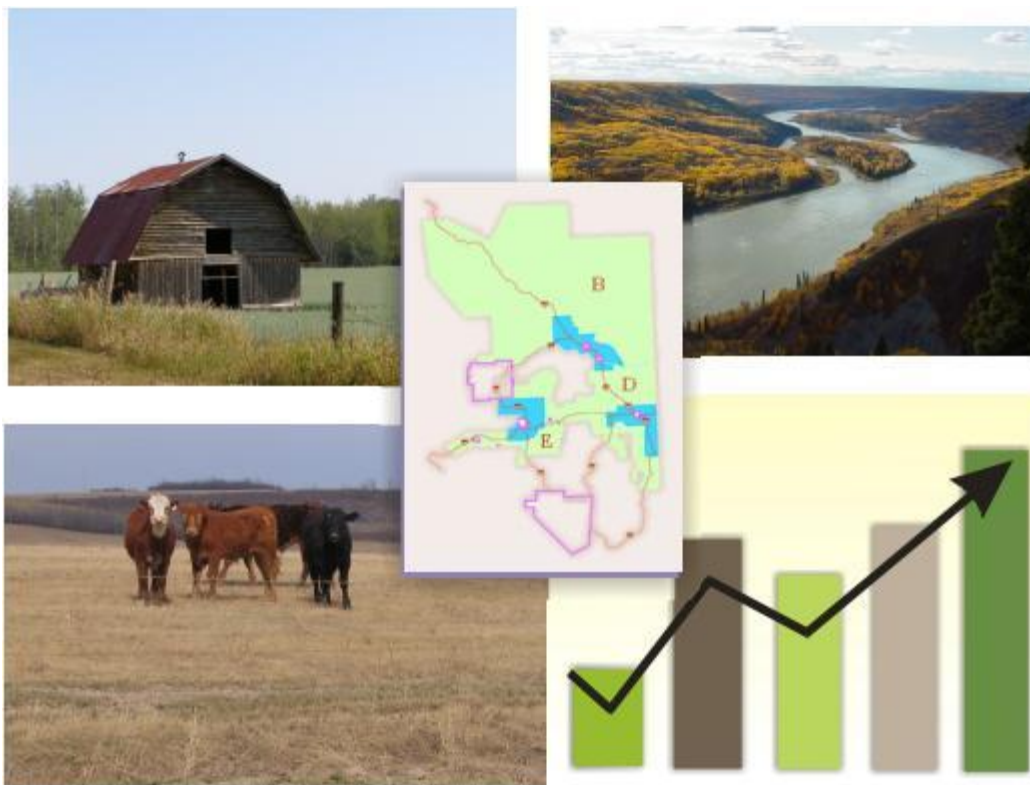
#### **Text Amendments**

#### **Map Amendments**

Bylaw No. 2070, 2013  
Bylaw No. 2074, 2013  
Bylaw No. 2100, 2013  
Bylaw No. 2112, 2014  
Bylaw No. 2173, 2014  
Bylaw No. 2202, 2015  
Bylaw No. 2314, 2018  
Bylaw No. 2328, 2018

# Peace River Regional District Rural Official Community Plan By-law No. 1940, 2011

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Rural  
Official Community Plan

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Peace River Regional District 

**Peace River Regional District  
Rural Official Community Plan  
By-law No. 1940, 2011**

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A by-law to adopt a Rural Official Community Plan  
for the Regional District to help guide future development

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WHEREAS Section 876 of the *Local Government Act* authorizes a local government to adopt an Rural 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 Rural 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 Rural Official Community Plan works towards achieving the purpose and goals referred to in Section 849 of the *Local Government Act*, as applicable within the Rural 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 "Rural Official Community Plan By-law No. 1940, 2011."
2. Schedules 'A', 'B' and 'C' attached to and forms part of this by-law, are hereby adopted as the "Rural Official Community Plan."
3. "North Peace Official Community By-law No. 820, 1993" and all amendments thereto are repealed and parts of the "Dawson Creek Rural Area Official Community Plan By-law No. 477, 1986" and "West Peace Official Community Plan By-law No. 1086, 1997" and all amendments thereto are repealed in so far as they apply to lands affected by the adoption of this Rural 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.

Peace River Regional District  
Rural Official Community Plan  
By-law No. 1940, 2011

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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 24<sup>th</sup> day of March, 2011.

READ A SECOND TIME this 28<sup>th</sup> day of July, 2011.

Public Hearings held on the 13<sup>th</sup>, 14<sup>th</sup> and 17<sup>th</sup> day of October, 2011.

READ A THIRD TIME this 27<sup>th</sup> day of October, 2011.

ADOPTED this 27<sup>th</sup> day of October, 2011.

CERTIFIED A TRUE and CORRECT copy  
of the "Rural Official Community Plan  
By-law No. 1940, 2011."

  
Faye Salisbury,  
Corporate Officer

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

  
Karen Goodings,  
Chair

  
Faye Salisbury,  
Corporate Officer

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## **1.0 Introduction and Background**

### **1.1 Purpose**

An official community plan (OCP) is a general statement of objectives and policies to guide decisions on planning and land use management, respecting the purposes of local government, within a designated planning area. This PRRD Rural Official Community Plan is a bylaw adopted by the Board of the Peace River Regional District to guide decision-making, stewardship, and future activity within the plan area.

The PRRD Rural Official Community Plan is an update and replacement for portions of other OCPs which had previously covered the Rural OCP plan area:

- Dawson Creek Rural Area OCP Bylaw No. 477, 1986
- North Peace OCP Bylaw No. 820, 1993; and
- West Peace OCP Bylaw No. 1086, 1997.

This PRRD Rural OCP also includes land that was previously not part of any prior OCP.

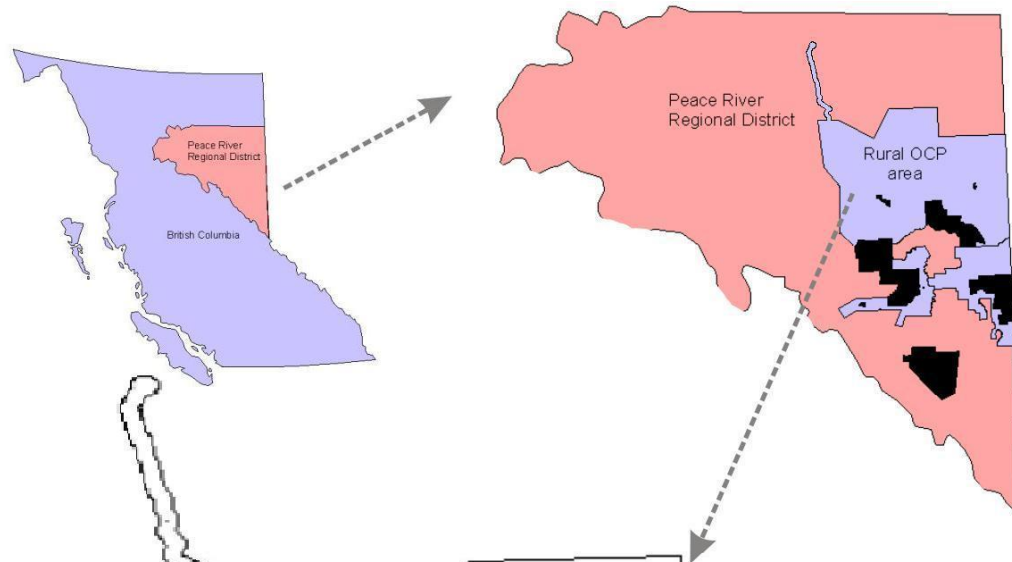
Whereas zoning and other bylaws provide regulations, this official community plan provides a policy framework with which zoning regulations must be consistent. In preparing this plan future development has been anticipated for five to ten years into the future but as circumstances change future amendments may be required. Revisions to this plan require public consultation and formal approval by the Board of the PRRD.

### **1.2 Official Community Plan Area and Boundary**

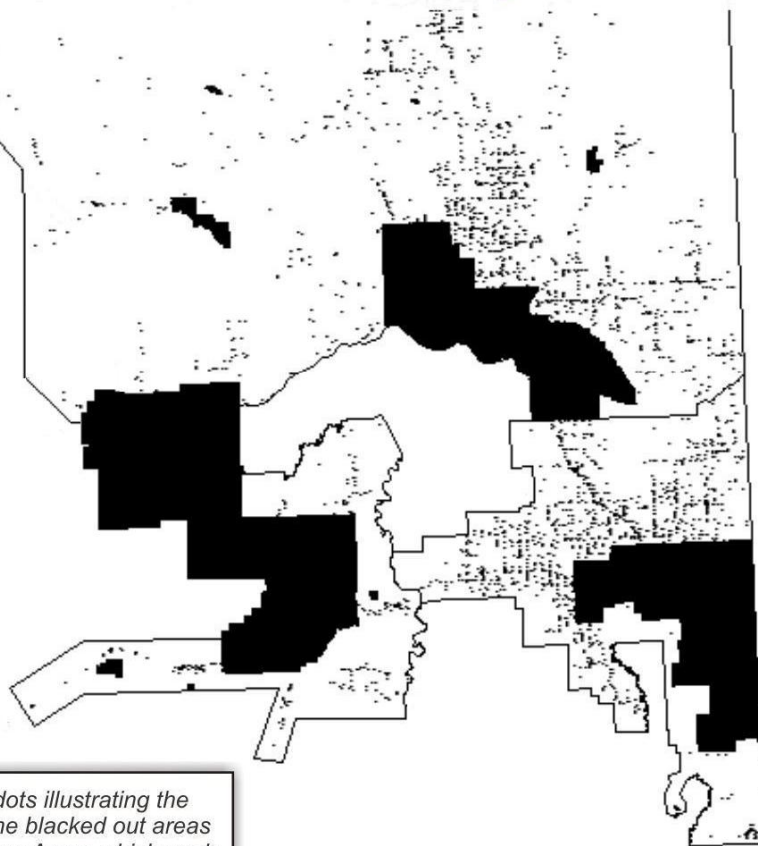
The PRRD Rural Official Community Plan area covers approximately 21,000 square kilometers, as illustrated on page 2 and in more detail in Schedule B. This area stretches generally to Minaker Park in the north; Kelly Lake in south; Lemoray in the west; the Alberta border to the east. It includes areas from Electoral Area 'B', Electoral Area 'D' and Electoral Area 'E'. This plan area shares portions of its jurisdictional boundaries with parts of two municipalities (District of Chetwynd and District of Hudson's Hope) and a portion of the province of Alberta. The plan area is within the Treaty 8 First Nation area.

While there is much Crown land throughout the plan area, the private land base is used predominantly for residential, agricultural, and resource extraction purposes. The private land hosts a scattered population and a low density development pattern, stretching across the identified planning area or in clusters surrounded by Crown land.

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Schedule A



## Rural Official Community Plan Area



*The Rural OCP area with dots illustrating the location of households. The blacked out areas are municipalities and Fringe Areas which each have their own independent plan.*



### 1.3 Jurisdiction

The objectives and policies contained in this Plan are those of the Board of the Peace River Regional District.

### 1.4 Legislative Authority

The PRRD Rural Official Community Plan has been prepared in accordance with the *Local Government Act*.

Superseding federal and provincial legislation affects the lands within the Rural Official Community Plan area. No policy or land use designation removes the need to obtain approvals required by other jurisdictions.

### 1.5 The Planning Process

In January 2001, the Board of the Peace River Regional District endorsed the development of a Comprehensive Rural Plan & Regulation as part of a long range planning program. The Moberly Lake-based business Interraplan Inc. assisted the PRRD staff with a public consultation campaign in 2003. This first round of public consultation included 9 community workshops, a mailed survey (130 returned), 3 focus group sessions (including PRRD Agriculture Advisory Committee and Provincial Agricultural Land Commission), community meetings with 4 First Nation groups (Halfway, West Moberly, Saulteau, and Doig River), 19 interviews with individuals from specialized fields (including oil & gas producers, agricultural industry, forestry, real estate, tourism, water management, heritage protection, transportation, education, and community development). This consultation is documented in the *Peace Region Rural Community Dialogue* (January 2004).

Work continued on the Rural OCP with the mapping of over 30 rural places, research into the historical and geographic context of each community, and the reviewing of community facilities. In 2009, a second round of public consultation began with a new survey which was mailed to 600 randomly-selected households throughout the plan area. With 112 returned (19% return rate), a priority profile was established. The results are documented in the PRRD Rural OCP Survey Report (November 2009).

Other means of participation were used in order to be as inclusive as possible. A website ([ruralocp.ca](http://ruralocp.ca)) was established, capable of displaying comments. Individualized comment forms promoting public input into this plan were distributed with mail-email-phone-fax contact information.

In Fall 2009, further public input was sought through another 23 meetings across the rural area. These were either hosted by the PRRD or by volunteer community groups. Each event was advertised throughout the relevant community and attracted 308 residents. Meetings were held in the following locations:

- |                 |               |                 |  |
|-----------------|---------------|-----------------|--|
| • Montney       | • Farmington  | • Osborn        | • Sunset Prairie                       |
| • Upper Halfway | • Tower Lake  | • Pink Mountain | • Cutbank/Fellers Heights              |
| • Rose Prairie  | • Doe River   | • Wonowon       | • McLeod School (Groundbirch/Progress) |
| • Upper Cache   | • Landry      | • Buick         | • Chetwynd (West Peace area)           |
|                 | • Rolla       | • Prespatou     |  |
|                 | • Kelly Lake  | • Cecil Lake    |  |
|                 | • Bessborough |                 |  |

A Technical Advisory Committee was put together with representatives from the following agencies:

- |   |   |
|---|---|
| • Ministry of Agriculture and Lands             | • Agricultural Land Commission                      |
| • Ministry of Transportation and Infrastructure | • Ministry of Energy, Mines and Petroleum Resources |
| • Ministry of Tourism, Culture and the Arts     | • Oil and Gas Commission                            |
| • Ministry of Environment                       | • Northern Health Authority                         |
| • City of Dawson Creek                          | • School District 59                                |
| • Village of Pouce Coupe                        | • School District 60                                |
| • District of Chetwynd                          | • City of Fort St. John                             |
| • District of Hudson's Hope                     |   |
| • District of Taylor                            |   |

The Technical Advisory Committee met together in Spring 2010 to review the planning approach and to provide input for the draft. A second meeting of the Committee was held in Fall 2010 to discuss specific points of a draft document. Draft copies were also forwarded First Nation groups and the Treaty 8 Tribal Association, as well as the PRRD's Agricultural Advisory Committee and the Electoral Area Directors' Committee for comment. Neighbouring Regional Districts in British Columbia and Counties in Alberta also received draft copies.

A program of extensive public review of the draft OCP was conducted in Fall 2010. A summary guide booklet was mailed to all land-owners with invitations to open houses and directed to where full copies of the draft OCP could be obtained, including online, at the PRRD offices, or at the open houses which were held in the following locations:

- |                 |              |  |
|-----------------|--------------|--|
| • Montney       | • Farmington | • McLeod School (Groundbirch/Progress) |
| • Upper Halfway | • Rolla      | • Chetwynd (West Peace area)           |
| • Upper Cache   | • Buick      |  |
| • Beryl Prairie | • Cecil Lake |  |
|                 | • Clearview  |  |

Thanks to this review by members of the public, as well as the Technical Advisory Committee and others, revisions were made to the draft. A revised OCP was reviewed by the Electoral Area Directors' Committee before being sent to the Board of the Peace River Regional District for statutory adoption.

## **2.0 Context**

### **2.1 Demographics**

In preparing this OCP, a study was written in 2009 concerning the demographic profile and population trends within the plan area and the sub-areas of Electoral Area 'B', 'D', and 'E'. The study used statistics derived from the last 4 national censuses.

Table 1. Population in Rural Plan Area

<b>ROCP</b>	<b>1991</b>	<b>1996</b>	<b>2001</b>	<b>2006</b>
<b>B</b>	3,479	4,014	3,719	4,477
<b>D</b>	2,013	2,281	2,126	2,025
<b>E</b>	1,269	1,377	1,219	1,074
<b>Total</b>	6,761	7,672	7,064	7,576

These figures illustrate a solid rise in population between 1991 and 1996 (average 2.7% annually), followed by a general decline between 1996 and 2001 (average 1.6% annual loss). By 2006, the population loss had continued in Electoral Areas 'D' and 'E' while the population rose significantly in Electoral Area 'B'. These numbers, as well as anecdotal evidence, suggest rural de-population is occurring throughout much of the plan area, along with significant population growth in a few communities (mostly in the northern areas).

Additional demographic data illustrates an aging population and a slight household size decline throughout the electoral areas.

Table 2. Change in population characteristics in the PRRD

	<b>Median age</b>			<b>Ave. household size</b>	
	<b>2001</b>	<b>2006</b>	<b>Change</b>	<b>2001</b>	<b>2006</b>
Electoral Area B	28.7	30.0	+ 1.3	3.3	3.2
Electoral Area D	38.2	41.7	+ 3.5	2.8	2.7
Electoral Area E	37.2	41.0	+ 3.8	2.8	2.6
Other jurisdictions					
• PRRD	32.7	34.2	+ 1.5	2.7	2.6
• BC	38.4	40.8	+ 2.4	2.5	2.5

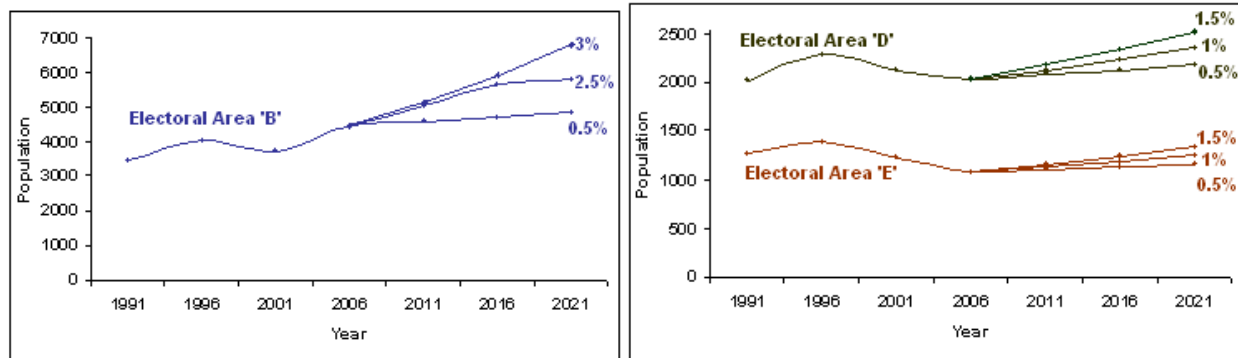
The school districts' 2008-2016 student projections were also consulted in the demographics study. School District 60 (Peace River North) operates 6 schools in the Rural OCP area and projected significant growth at their Clearview and Upper Halfway schools, as well as moderate growth at the Prespatou school. They anticipated declines in student population at their Buick, Upper Pine, and Wonowon schools. School District

59 (Peace River South) operates 3 schools in the Rural OCP area of which they projected increases in student numbers at the Rolla and McLeod schools and a decline in the Parkland school. There are other students living in the Rural OCP area that may be home-schooled, attend religious schools, or commute to other schools in municipalities or fringe areas.

The demographics report also consulted the PRRD Housing Needs Study, 2001-2013, by The Real Estate Foundation of BC and the Canadian Land Centre. It estimated an average population increase of 0.6% annually to 2031. Its concluding recommendation was that there would be a need for a total of 7,980 new owner-occupied dwellings and 2,130 new rental units to be constructed in the PRRD's municipalities, fringe areas, and the rural area by 2031, in addition to repairing or replacing the existing housing stock.

## 2.2 Projected Population Growth

Given these demographic trends three projections were estimated: a high, medium, and low growth rate. Because of the difference in trends between Electoral Area 'B' contrasted to Electoral Areas 'D' and 'E', different growth rate projections were used. In Electoral Areas 'D' and 'E' which have experienced population loss, the projected growth rates varied from a low of 0.5%, a medium 1.0%, and a high rate of 1.5% annually. In Electoral Area 'B', the low growth rate is projected to be 0.5% annually, a medium rate of about 2.5%, and a high growth rate of 3%.



For the purposes of this OCP, preparations will be made for the medium growth rate in Electoral Area 'B', the medium growth rate for Electoral Areas 'D', and the low rate for Electoral Area 'E'. There are more conservative growth rates in the Rural OCP areas of Electoral Areas 'D' & 'E' because of the declining population levels between 1996-2006. The low growth rate was used in Electoral Area 'E' to correspond to the decline since 1991 and the historically lower growth rates in that area relative to other areas of the Peace Region. In Electoral Area 'B', most recently the population has been expanding; however, the area has been subject to large swings in population levels in the past. Today, the larger average household size and younger median age in Electoral Area 'B', relative to the other areas, indicate that there is a potential for a greater need for additional housing. These trends should be monitored and the figures adjusted as new information becomes available.

Table 3. Expected Population Growth and Projections

ROCP	1991	1996	2001	2006	2011	2016	2021	Growth Rate
B	3,479	4,014	3,719	4,477	5,036	5,665	6,370	2.5%
D	2,013	2,281	2,126	2,025	2,126	2,232	2,344	1.0%
E	1,269	1,377	1,219	1,074	1,101	1,129	1,157	0.5%
<b>Total</b>	<b>6,761</b>	<b>7,672</b>	<b>7,064</b>	<b>7,576</b>	<b>8,263</b>	<b>9,026</b>	<b>9,871</b>	<b>2.0%</b>

This projection (in Table 3) states that there will be 1,450 new residents between 2006 and 2016, or 2,295 new residents between 2006 and 2021. This projection translates into 472 new dwellings by 2016 and 746 new dwellings by 2021 in the Rural OCP area.

Projected demographic changes in Electoral Area 'E' involve reversing rural depopulation and can be accommodated using existing, vacant parcels. In Electoral Area 'D' projected population growth can be accommodated in identified Rural Communities or Neighbourhoods plus the re-population of some existing parcels. In Electoral Area 'B' population growth in identified Rural Communities or Neighbourhoods is required to accommodate the projected population growth.

### 2.3 Amount and Type of Land Uses

The amount and type of land uses (as of the adoption of this OCP) are tabulated below and illustrated in Schedule B.

Table 4. Amount and type of land uses

Designation	Area /ha	Potential Lots*	Potential Population	Notes
Agriculture – Rural	2,096,682	8,585 Based on private lands	23,000	Significant amount of Crown land. Present population estimated at 6,440 people (2011), based on an estimation of 2,300 buildings (2011) and 2.8 people per household.
Rural Community	4,357	2,178 Based on 1.6 ha minimum lot size	6,100	14 areas designated for development, including residential, civic, park, commercial, and light industrial uses. Present population estimated at 994 people (2011), based on an estimation of 355 buildings (2011) and 2.8 people per household.
Rural Neighbourhood	630	303 Based on 1.6 ha minimum	882	5 areas designated for residential development. Present population estimated at 322 people (2011), based on an estimation

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Schedule A

		lot size		of 115 houses (2011) and 2.8 people per household.
Residential	67	30	78	Present population estimated at 78 people (2011), based on an estimation of 28 buildings (2011) and 2.8 people per household. Additional residential lots may be found within the RC/RN designations above.
Commercial	230	12	-	Additional commercial lots may be found within the RC designation.
Light Industrial	37	19	-	Additional light industrial lots may be found within the RC designation.
Heavy Industrial	636	16	-	
Civic, Assembly, Institutional	103	-	-	Additional civic lots may be found within the RC designation.
Park and Natural Environment	11,026	-	-	Includes provincial, regional parks, and other protected lands.
Comprehensive Development	108	-	-	Torwood Lodge, north of the Peace Reach arm of Williston Lake.
<b>Plan area total</b>	<b>2,118,990</b>		30,060	

\*Assumes 20% of area not available for subdivision due to roads, topography, indivisible area, etc.

### **3.0 General Goals, Objectives, and Policies**

A goal is an accomplishment that is desirable to achieve; it describes where the community wants to go. Objectives are strategies that explain how that goal will be reached. Values that have been communicated to the PRRD – through formal consultation, as well as on-going communication with the members of the public, other government agencies, and stakeholder organizations – create these goals and objectives which form the foundation for this OCP. The policies expressed throughout this OCP guide decisions on planning and land use management within the area covered by this OCP and work towards the goals referred to in this OCP.

#### **3.1 Goals & Objectives**

1. *Goal:* Land use that is supportive to the agricultural community and its industry.
  - a. *Objective:* To encourage preservation and enhancement of the agricultural sector.
  - b. *Objective:* To maintain a sufficiently large population in rural communities and the farming and ranching areas to ensure the continuing viability of community facilities and rural commercial establishments.
  - c. *Objective:* To support the longevity of the agricultural industry through encouragement of farm diversification initiatives, allowing for



uses compatible with agriculture, and generally supporting family and corporate farms.

*d. Objective:* To promote agricultural products from the Peace Region.

2. *Goal:* Protection of the rural lifestyle which provides residents with rural characteristics such as peace, privacy, friendliness, access to community facilities, the enjoyment of open space, and the quiet enjoyment of the land; all of which contribute to a desirable rural way-of-life.

*a. Objective:* To provide for the continuance and enhancement of the lifestyle enjoyed by rural residents and to provide for the availability of this lifestyle to future rural residents.

*b. Objective:* To promote a peaceful setting for the rural area.

*c. Objective:* To recognize the importance of public influence in the development process, and to encourage public participation in the land use planning issues affecting the rural areas.

*d. Objective:* To help avoid potential land use conflicts by directing the type and location of future development in a manner consistent with surrounding land uses and transportation facilities.

*e. Objective:* To respond to written complaints, in a timely manner, regarding land use conflict through by-law enforcement.

*f. Objective:* To work with utility providers or companies to provide improved services to area residents such as but not limited to: electrical, telecommunications, and natural gas.

3. *Goal:* Effective provision of local and regional government services to the rural area.

*a. Objective:* To plan for population growth in rural communities and neighbourhoods while directing more high density development to the municipalities and Fringe Areas.

*b. Objective:* To promote the continuing viability of existing community facilities such as public schools, community halls, and recreation facilities.

*c. Objective:* To assist community organizations, residents, and applicable agencies, in determining the feasibility of additional public facilities and local government services in the rural area, where such facilities and services are affordable to the residents receiving the facilities and services.

*d. Objective:* When helping build public facilities, to include accessibility features and remove barriers to universal accessibility.

*e. Objective:* To implement the PRRD Solid Waste Management Plan and effectively manage domestic solid waste throughout the rural area.

*f. Objective:* To collaborate with provincial agencies, member municipalities, and volunteer organizations to provide emergency management and preparedness for the region.

4. *Goal:* A supportive and respectful relationship with provincial government ministries and agencies.
- a. *Objective:* To collaborate with the Ministry of Transportation and Infrastructure to improve, upgrade and maintain the local area transportation network.
  - b. *Objective:* To support the relevant provincial agencies in establishing parks and recreational facilities with the recreational use of crown land.
  - c. *Objective:* To recognize and support the policies of the Provincial Agricultural Land Commission and to recommend changes to these policies as they benefit the agricultural community.
  - d. *Objective:* To work collaboratively with First Nations to build more engaged and open relations.
5. *Goal:* Economic opportunities that benefit residents and land-owners.
- a. *Objective:* To allow residents with skills to capitalize on their talents through home-based businesses and employment in the rural area.
  - b. *Objective:* To designate a sufficient supply of land whose development could be affordable and flexible to meet prevailing economic opportunities.
  - c. *Objective:* To recognize the important social and economic contributions made by the major resource sectors, such as agriculture, forestry, tourism, petroleum development and others.
  - d. *Objective:* To support an integrated and balanced approach to managing the major resources in a manner that considers the maximum long term benefits of the region's residents and the environment.
  - e. *Objective:* To support the strategies and policies of the South Peace Economic Development Commission and the North Peace Economic Development Commission
6. *Goal:* Recognition of surface and ground water sources as critical, life-sustaining resources and use of best practices in preserving, restoring, and protecting watershed areas.
- a. *Objective:* To help protect the water quality and quantity of both surface and ground water sources, throughout the rural area, used for domestic water consumption.
  - b. *Objective:* In the resource extraction industries, to encourage water use that does not ultimately diminish the quality or quantity of water used for domestic and agricultural purposes.
  - c. *Objective:* To encourage water management strategies that increases the availability of water to the agricultural sector, while striving to ensure management operations are consistent with provincial and federal objectives for protecting water quality and supply.
  - d. *Objective:* To continue support of the existing rural area water supply



projects (Fey Spring, Blackfoot, Prespatou, Romedo Spring, and Boundary Lake).

- e. Objective:* To recognize the need and demand for additional sources of water suitable for domestic water consumption.
  - f. Objective:* To assist in the protection of lakes, river corridors and waterways in the rural area, including but not limited to the Peace River, the Kiskatinaw River, and the Pine River.
  - g. Objective:* To recognize the Kiskatinaw River and its watershed as the source of drinking water for the City of Dawson Creek, Village of Pouce Coupe, and many rural residents.
  - h. Objective:* To recognize the area of the Pine River watershed which impacts the drinking water supply of the District of Chetwynd and its surrounding rural residents.
  - i. Objective:* To recognize that the Peace River is used as a shared source of drinking water by many rural residents, and the City of Fort St. John and District of Taylor via water wells.
  - j. Objective:* To recognize the importance of riparian areas for maintaining aquatic ecosystem function and water quality.
  - k. Objective:* To work with and encourage the Federal and Provincial governments to identify and map aquifers.
7. *Goal:* Protection of development from hazardous environmental features.
- a. Objective:* To identify areas which are subject to hazardous conditions.
  - b. Objective:* To safeguard development from natural hazards.
8. *Goal:* Provision of outdoor recreational opportunities.
- a. Objective:* To promote access to Crown land and waterways for residents.
  - b. Objective:* To encourage the provision of land which is suitable to meet the active and passive recreational needs of the resident population.
  - c. Objective:* To recognize land and water areas of scenic, cultural, or historic significance and, in co-operation with applicable agencies, provide for their protection and preservation.
9. *Goal:* Living sustainably with the natural environment.
- a. Objective:* To protect farmland from the intrusions of wildlife while working toward enhancing alternative (non-agricultural) areas for wildlife such as wetlands and natural grassland areas.
  - b. Objective:* To help prevent and remove invasive plants in accordance with the *BC Weed Control Act*.
  - c. Objective:* To support efforts which reduce vehicular collisions with wildlife.
  - d. Objective:* To protect the region's ecosystems and biodiversity, and support the rehabilitation of damaged areas.
  - e. Objective:* To recognize the potential effects of and need to monitor landscape change from large-scale ecosystem processes such as interface fire, mountain pine beetle infestation, and climate

change.

10. *Goal:* Promotion and protection of valued historical and cultural features.

- a. *Objective:* To help promote tourism of the Alaska Highway.
- b. *Objective:* To maintain a heritage registrar.
- c. *Objective:* To recognize archeological, paleontological, cultural, and historical sites in co-operation with the appropriate committees, organizations or government agencies.

11. *Goal:* Achieving reduction targets for greenhouse gas emissions being generated within the plan area by 5% by 2020 and 15% by 2030, from 2007 levels (or the per capita equivalents of 25% by 2020 and 45% by 2030) as measured by the PRRD Community Energy Plan (September 2010).

- a. *Objective:* To implement the strategies and actions as described in the PRRD Community Energy Plan (September 2010).
- b. *Objective:* To participate with the member municipalities in regional greenhouse gas reduction strategies.
- c. *Objective:* As opportunities arise, to participate in projects being implemented by other organizations, that would contribute to the greenhouse gas reduction goal.

### 3.2 Broad Policies

Policies are statements of intended actions meant to guide decisions. They generally support the over-arching goals and objectives and are implemented through zoning and other bylaws. These broad policies listed in this section apply to the entire plan area of the Rural Official Community Plan, unless otherwise specified.

#### 3.2.1 Climate Action

**Policy 1** As a signatory to the BC Climate Action Charter, the Regional District shares the charter's common goals and aspires

- to implement the PRRD Corporate Energy Plan (2009);
- to measure and report on the Plan area's greenhouse gas emissions profile and progress towards meeting the reduction target, as established in the PRRD Community Energy Plan (September 2010); and
- to create and support complete, compact, energy efficient communities.

**Policy 2** The Regional District strives to implement the actions recommended in the PRRD Corporate and Community Energy Plans (September 2010), as timing and funding permits, with respect to achieving the targets for the reduction of greenhouse gas emissions in the area covered by this plan.

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For reference, the table below lists actions recommended within the PRRD Community Energy Plan (September 2010).

	Strategy	Action
Buildings	Education & Leadership	<b>B-1:</b> Develop an education campaign about energy efficient retrofits and new buildings
		<b>B-2:</b> Build / retrofit RD facilities to LEED equivalent standards and promote this to the public
	Financing & Incentives	<b>B-3:</b> Investigate the potential to provide a regional financial incentive program to improve energy efficiency in buildings
	Partnership	<b>B-4:</b> Engage local businesses in the Climate Smart Program by becoming a Climate Smart Host
		<b>B-5:</b> Encourage local education facilities to offer energy efficiency and renewable energy training
Land Use	Research	<b>LU-1:</b> Research potential for reducing minimum lot sizes required by the provincial health authority
	Policies & Education	<b>LU-2:</b> Investigate Development Permit Guidelines in the fringe OCP areas with the objective of reducing energy consumption and GHG emissions
Transportation	Education & Leadership	<b>T-1:</b> Develop a region-wide social marketing campaign to reduce fuel consumption from driving
	Partnership	<b>T-2:</b> Engage local businesses in the Climate Smart Program by becoming a Climate Smart Host
	Financing & Incentives	<b>T-3:</b> Install pedestrian and cycling infrastructure to encourage non-motorized transportation
	Policies & Regulation	<b>T-4:</b> Develop a model bylaw for idling reduction and encourage all municipalities in the Regional District to adopt it
Alternative Energy	Research	<b>AE-1:</b> Conduct an opportunity assessment for district energy in Charlie Lake in conjunction with development of the concept plan
		<b>AE-2:</b> Conduct an opportunity assessment for using waste industrial heat sources
	Education & Leadership	<b>AE-3:</b> Develop a regional community legacy project from energy and resource development
		<b>AE-4:</b> Develop an alternative energy pilot project and promote this to the public
	Policies & Regulation	<b>AE-5:</b> Develop a model bylaw that defines allowances for alternative energy systems and encourage municipalities to adopt it
Solid Waste	Policies & Regulation	<b>SW-1:</b> Continue to implement the Regional Solid Waste Management Plan (RSWMP)
	Research	<b>SW-2:</b> Conduct a feasibility study to build a landfill gas capture system at Bessborough, Dawson Creek and Fort St John landfills and sell offset credits

**Policy 3** The Regional District may collaborate with other organizations or government agencies to raise awareness and propose options for residents and businesses to reduce energy costs and emissions.

**Policy 4** The Regional District encourages building improvements that are resource-efficient, including retrofits to older structures and green building designs in new structures.

**Policy 5** 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.

**Policy 6** The Regional District may prepare a more specific regulatory policy for developments associated with wind power.

### 3.2.2 Housing

**Policy 1** The Regional District encourages and may cooperate with the general public, community organizations, and government organizations who make efforts to provide

- affordable housing,
- special needs housing,
- age-friendly housing, or
- universal design features.

**Policy 2** The Regional District recognizes the importance of creating livable, age-friendly, disability-friendly, universally designed, inclusive communities that benefit all citizens and visitors (ie. Principles of the Measuring Up The North Initiative, 2007-2009).

**Policy 3** Generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified within the zoning regulations.

**Policy 4** A secondary suite is permitted within a single family dwelling throughout the Plan area, subject to zoning regulations.

**Policy 5** The PRRD recognizes manufactured and mobile homes as a permitted type of dwelling throughout the plan area and considers this to be an affordable housing option.

**Policy 6** The typical type of dwellings supported throughout the Rural OCP area are single family dwellings. The number of dwellings per parcel may range from 1 to 2. Exceptions may be considered for farm help, temporary dwellings for family members, and multi-family dwellings in communal farm zones and affordable housing for people with disabilities or for seniors.

### 3.2.3 Home-based business

**Policy 1** Home-based businesses are permitted throughout the plan area, subject to zoning regulations.

**Policy 2** Subject to the zoning regulations, Home-based businesses are encouraged to have the following principles:

- (a) the business should not negatively impact neighbouring residents or agricultural operations through the generation of disruptive fumes, odors, noise, light, or traffic;
- (b) outdoor storage or work areas, as well as vehicle circulation and parking, should not interfere with neighbouring residents;
- (c) home-based businesses can only be operated by persons residing on the property;

#### 3.2.4 Agricultural Land Reserve Boundary

**Policy 1** The Peace River Regional District and growing farming communities, such as Prespatou and Buick, may approach the Agricultural Land Commission regarding a review of the Agricultural Land Reserve boundaries with respect to preserving agricultural land and encouraging farming while accommodating the residential needs and quality of life of the farming community.

**Policy 2** The Regional Board supports the inclusion of land within the ALR west of the community of Cecil Lake.

#### 3.2.5 Parks & Recreation

**Policy 1** Public parks, ecological reserves, fish and wildlife habitat area are permitted throughout the plan area.

**Policy 2** A Park Management Plan may be developed to provide a co-ordinated management approach that will support development of recreation opportunities, such as public parks, open space, non-motorized trail network systems and should also address 'all terrain recreational vehicle use'.

**Policy 3** The Regional District should work collaboratively with stakeholders and agencies having jurisdiction to discourage damage caused by all terrain vehicles.

**Policy 4** The Regional District may work in collaboration with the general public, provincial agencies, community groups, or other organizations to promote, enhance, co-ordinate or otherwise support recreational and sporting opportunities.

**Policy 5** The Regional District encourages the Province to manage Provincial recreation sites and trails for the benefit of residents and visitors.

#### 3.2.6 Heritage

**Policy 1** With the assistance of the general public, committees, societies, First Nations, member municipalities, provincial agencies, or other organizations, features and sites of scenic, cultural, historical, paleontological, or archaeological significance within the Plan area can be identified and protected.

**Policy 2** Structures and sites of historic significance can be recognized through inclusion on the PRRD Heritage Register.

**Policy 3** Enhancement or improvement of the PRRD Heritage Register and the heritage service function can occur with the assistance of the general public, community groups, or other organizations.

**Policy 4** The Regional District supports archeology assessment reviews, conducted in a timely manner, when requested by the Ministry of Transportation and Infrastructure in consideration of new subdivision or development proposals.

3.2.7 Environmental and Water Protection

**Policy 1** The Regional Board encourages developers to follow the PRRD Lakeshore Development Guidelines (July 2000), where applicable, when developing within 300 metres of the high water mark of a lake.

**Policy 2** Efforts at studying, conserving, preserving, or improving the integrity of soil, watersheds, water quality and quantity, air quality, wildlife connectivity, valued ecosystem components or ecosystems in general, should be encouraged and supported.

**Policy 3** This Plan encourages the Province to enact and maintain an effective groundwater regulation which identifies aquifers and emphasizes protection of aquifers as well as private and public water sources.

**Policy 4** The Regional District may assist with the implementation of legislated Watershed Source Protection Plans.

Both the City of Dawson Creek and the District of Chetwynd have created such water source protection plans concerning the Kiskatinaw River and Pine River, respectively. Map 5 (Schedule C) illustrates the approximate location of watersheds within the plan area under water source protection plans.

**Policy 5** Consultation with the City of Dawson Creek concerning new development applications within the Kiskatinaw River Watershed upstream from the City's water supply intake (illustrated on Map 5, Schedule C) is important.

**Policy 6** Consultation with the District of Chetwynd concerning new development applications within the Pine River Watershed upstream from the District's water supply intake (illustrated on Map 5, Schedule C) is important.

**Policy 7** The PRRD recognizes existing Watershed Reserves established through the British Columbia *Land Act*.

**Policy 8** The PRRD recommends and encourages the Province to monitor, track, and report on water usage in the oil and gas industry.

**Policy 9** Encourage retention of natural vegetative cover in riparian zones along river and stream corridors to minimize impacts on water quality from bank erosion and channel disturbance.

**Policy 10** The PRRD may prepare an Environmentally Sensitive Area study for highlighting sensitive areas and provide strategies for conservation and protection.



## **4.0 Rural Places**

**Objective:** To recognize historical places within the Rural OCP plan area.

Before settlers began to trickle into the area, several First Nations groups were living around the Peace Region. As people established more permanent settlements, trade and resource extraction increased, beginning some of the region's oldest communities. The federal government opened the area to homesteading in the 1910s. With farming and trapping being the backbone of the rural economy, neighbours helped one another construct homes, work fields, and build public facilities like schools, churches, and rodeo grounds. People operating stores and post offices transported packages and supplies into the rural areas from town.

Roads and other infrastructure slowly made its way across the rural landscape. The prevailing development patterns that emerged over time ranged from broad farming communities to small centralized hubs. Changing times has meant new businesses and industries have come, while others have diminished. While growing urban centres in the region have attracted many people, the quiet and peaceful rural setting has kept many residents in the country.

Many of the Rural Places within this OCP area are illustrated on Maps 1 & 2 (Schedule B).

For the purpose of this Official Community Plan, all past and existing community clusters in the plan area are recognized as Rural Places.

## **5.0 Rural Neighbourhood**

Some Rural Places have had clusters of homes form Rural Neighbourhoods. This OCP recognizes these Rural Neighbourhoods as areas for quiet, rural residential living. They have opportunities for new residential development which can provide housing options within the rural environment while making community groups stronger and civic facilities more viable.

**Objective:** To provide for residential clusters that can support the housing requirements of people wishing to live in a rural area and a population that can help support volunteer groups and civic facilities, such as halls and schools.

**Policy 1** As delineated in the table below, the following places are designated as Rural Neighbourhoods:

<b>North Peace</b>	<b>South Peace</b>	<b>West Peace</b>
<ul style="list-style-type: none"><li>• North Pine</li><li>• Rose Prairie</li></ul>	<ul style="list-style-type: none"><li>• One Island Lake</li><li>• Farmington (Parkland)</li><li>• Farmington (Old Alaska Highway)</li></ul>	<ul style="list-style-type: none"><li>• Progress</li></ul>

**Policy 2** Lands designated as Rural Neighbourhood are delineated on the Plan maps.

**Policy 3** Within a Rural Neighbourhood the principal use of land, subject to zoning regulations, may be those listed under the following designations:

- (a) Agricultural – Rural
- (b) Residential
- (c) Civic, Assembly, Institutional
- (d) Park and Natural Environment

Note: The boundaries of the Rural Neighbourhood designations take into consideration multiple factors including existing development, the Agricultural Land Reserve, infrastructure, development patterns, lot sizes, public input, and the goals & objectives of this plan. Where land within the Agricultural Land Reserve is included within a Rural Neighbourhood, the intention is to make use of existing lots and to provide that farming community with housing alternatives (other than large holdings) close to other similar development.

**Policy 4** Subdivision or land use proposals will be examined and considered in areas designated Rural Neighbourhood, subject to the factors as set out in Section 20.4.

**Policy 5** Subdivision within a Rural Neighbourhood should be oriented so as to minimize the impact on surrounding agricultural lands and operations.



**Policy 6** The minimum parcel size for lands within a Rural Neighbourhood is 1.6 hectares (4 acres), with the following exceptions:

- (a) where a community sewage system is installed whereby smaller parcel sizes are permitted to a maximum density of 10 parcels per hectare (4 parcels per acre); or
- (b) where soil conditions are suitable for on-site sewage disposal and a system is authorized by the agency having jurisdiction regarding sewage disposal, the minimum parcel size is 0.8 hectares (2 acres).

**Policy 7** Oil and gas production facilities (as defined in Appendix I) and gas processing plants should not be located within a Rural Neighbourhood.

**Policy 8** Noxious uses that have a negative impact on residents and land owners within Rural Neighbourhoods are not permitted.

**Policy 9** The PRRD may investigate the feasibility for an unsightly premises bylaw that applies within Rural Neighbourhoods.

## **6.0 Rural Community**

As the Peace Country continues to experience economic growth, activity in some communities has led to population growth, expansion of civic facilities, and opportunities for businesses. Therefore, this OCP recognizes and promotes the growth of Rural Communities with a range of public, institutional, commercial, and industrial services for the convenience and benefit of its residents and surrounding areas.

**Objective:** To provide areas for population growth that can enhance volunteer groups, support civic facilities, and to provide suitable areas where rural businesses can locate.

**Policy 1** As delineated in the table below, the following places are designated as Rural Communities.

<b>North Peace</b>	<b>South Peace</b>	<b>West Peace</b>
<ul style="list-style-type: none"><li>• Altona</li><li>• Buckinghorse River</li><li>• Buick</li><li>• Cecil Lake</li><li>• Goodlow</li><li>• Halfway</li><li>• Montney</li><li>• Pink Mountain</li><li>• Prespatou</li><li>• Wonowon</li></ul>	<ul style="list-style-type: none"><li>• Kelly Lake</li><li>• Rolla</li></ul>	<ul style="list-style-type: none"><li>• Groundbirch</li><li>• Hasler</li></ul>

**Policy 2** Lands designated as Rural Community are delineated on the Plan maps.

**Policy 3** Within a Rural Community the principal use of land, subject to zoning regulations, may be those listed under the following designations:

- (a) Agricultural – Rural
- (b) Residential
- (c) Commercial
- (d) Light Industrial
- (e) Civic, Assembly, Institutional
- (f) Park and Natural Environment

Note: The boundaries of the Rural Community designations take into consideration multiple factors including existing development, the Agricultural Land Reserve, infrastructure, development patterns, lot sizes, public input, and the goals & objectives of this plan. Where land within the Agricultural Land Reserve is included within a Rural Community, the intention is to enhance the existing community, where there is demand for additional development, using existing infrastructure while maintaining agriculture as the dominant land use in the immediate area.

**Policy 4** Subdivision or land use proposals will be examined and considered in areas designated Rural Community, subject to the factors as set out in Section 20.4.

**Policy 5** The minimum parcel size for lands within a Rural Community is 1.6 hectares (4 acres), with the following exceptions:

- (a) a community sewage system is installed whereby smaller parcel sizes are permitted to a maximum density of 10 parcels per hectare (4 parcels per acre); or
- (b) where soil conditions are suitable for on-site sewage disposal and a system is authorized by the agency having jurisdiction regarding sewage disposal, the minimum parcel size is 0.8 hectares (2 acres).

**Policy 6** In addition to Policy 3, Manufactured Home Parks will be considered for development within a Rural Community designation, subject to zoning regulations. If the proposal is located outside a Rural Community, it is subject to an official community plan and zoning amendment.

**Policy 8** If any land designated Rural Community is under application for a re-zoning to an industrial or commercial zone, public consultation must take place within the Rural Community. The Regional Board may direct the proponent to provide to the Regional District a site plan illustrating applicable features such as proposed access, parking areas, outdoor storage areas, and buildings or structures.

**Policy 9** Oil and gas production facilities (as defined in Appendix I) and gas processing plants should not be located within Rural Communities.

**Policy 10** Noxious uses that have a negative impact on the residents and land owners within Rural Communities are not permitted, except for

- (i) a 0.2 ha (0.5 acre) portion of Lot 1, Plan 26536, District Lot 3298, PRD, (as illustrated in Schedule B Map 15) wherein an abattoir is permitted as an accessory use.

**Policy 11** Infill that results in more efficient use of infrastructure, such as sewer service, is encouraged and preferred over extending infrastructure.

**Policy 12** The PRRD may investigate the feasibility for an unsightly premises bylaw that applies within Rural Communities.

## **7.0 Agriculture – Rural**

The vast majority of the plan area has low density population development with agricultural and resource extraction activity. This land between Rural Neighbourhoods and Rural Communities is valued for its food production and right-to-farm.

**Objective:** Within this designation, the Regional District supports agriculture as the principle use of land which is reinforced by the *Agricultural Land Commission Act* and the *Right-to-Farm Act*.

**Policy 1** Lands designated as Agriculture – Rural are delineated on the Plan Maps.

**Policy 2** Within the Agriculture – Rural designation the principal use of land will generally be limited to:

- (a) uses required for operating a farm; agriculture; agri-tourism; communal farm; residential use; home-based businesses; kennels; trapping, hunting, outfitting establishments; ecological reserves and work that supports ecological protection or restoration;
- (b) businesses directly compatible or complementary to the agricultural industry, such as a grain elevator, fertilizer distribution facility, or a feed and supply store, are permitted, through a re-zoning if required;

**Policy 3** Within the Agriculture – Rural designation the minimum parcel size will not be less than 63 ha (155 acres) with the following exceptions:

- (a) where the 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;
- (b) where the proposed new parcel is separated from the remainder by a railway, road right-of-way, or significant topographical constraint;
- (c) where the parcel to be created is outside the Agricultural Land Reserve and the new parcel would be not less than 15 ha (37 acres);
- (d) 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;
- (e) where the subdivision does not require a re-zoning except as limited by Section 7.0 Policy 3(g);
- (f) where the proposed lot uses an abandoned homesite on an agricultural parcel;
- (g) where the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner,
  - i. the subdivision is limited to not more than one lot per parent parcel,
  - ii. such a subdivision can be approved on a one time only basis per parent parcel,

- iii. the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels,
- iv. where the land is within the ALR, a farm business rationale is presented which involves a benefit for agriculture.

**Policy 4** Subdivision or land use proposals will be examined and considered in areas designated Agriculture – Rural, subject to the factors as set out in Section 20.4.

**Policy 5** Multiple lot subdivisions should be directed to areas designated as Rural Community or Rural Neighbourhood.

**Policy 6** Commercial and light industrial uses should be directed to areas designated as Rural Community.

**Policy 7** Only agricultural development should be encouraged on lands with a Canada Land Inventory soil rating of Class 1.

**Policy 8** Development proposed on lands with a Canada Land Inventory soil rating of Class 2, 3, 4, or 5C should strive to disrupt as little agriculturally productive land as possible, and take measures to minimize, eliminate, and/or off-set impacts to the soil and agriculture.

**Policy 9** When considering applications concerning land within the Agriculture – Rural designation, the Regional Board may seek the advice of the PRRD Agricultural Advisory Committee regarding the proposal's location, orientation, layout, and impact on agricultural land; the proposal's impact on existing agricultural operations; and the proposal's impacts or contributions to the sustainability of farming in general.

## **8.0 Residential**

An adaptable community requires a variety of types and densities of housing. Households come in many sizes, shapes, ages, and lifestyle preference choices. Various-sized lots are required for individuals and families to enjoy rural living while adapting to the features of the land and without interfering with agricultural operations.

**Objective:** To acknowledge existing subdivisions and small lots within the Rural area.

**Objective:** To encourage new residential development within Rural Communities and Rural Neighbourhoods.

**Policy 1** Lands designated as Residential are delineated on the Plan Maps.

**Policy 2** Residential use is permitted and encouraged within lands designated as Rural Community or Rural Neighbourhood.

**Policy 3** Within the Residential designation the principal use of land will generally be limited to residential, agriculture, and home-based business subject to zoning regulations.

**Policy 4** A variety of lot sizes and shapes are encouraged so that the orientation of individual lots best fit the landscape while avoiding the creation of waste land.

**Policy 5** New residential subdivisions are directed to areas designated as Rural Community or Rural Neighbourhood.

**Policy 6** The minimum parcel size for lands designated as Residential is 1.6 hectares (4 acres), with the following exceptions:

- (a) a maximum density of 10 parcels per hectare (4 parcels per acre) where a community sewage system is installed; or
- (b) where soil conditions are suitable for on-site sewage disposal and a system is authorized by the agency having jurisdiction regarding sewage disposal, the minimum parcel size is 0.8 hectares (2 acres).

**Policy 7** Subdivision or land use proposals will be examined and considered in areas designated 'Residential', subject to the factors as set out in Section 20.4.

**Policy 8** Proposals for development on land designated Residential should be oriented as to minimize or eliminate potential conflicts with agriculture.

## **9.0 Commercial**

While most commercial businesses locate within urban areas, there are economic opportunities in the rural areas, as well. There is need for businesses that serve rural area residents and for those businesses that cater to traveling public along major corridors, like the Alaska Highway and the John Hart Highway.

**Objective:** To provide land at suitable locations where businesses can operate.

**Objective:** To encourage entrepreneurs who can contribute to a diverse and strong economy.

**Policy 1** Lands designated as Commercial are delineated on the Plan Maps.

**Policy 2** Commercial use is permitted within lands designated as Rural Community.

**Policy 3** Within the Commercial designation the principal use of land will generally be for commercial uses such as businesses that cater to the local area residents; businesses that cater to the travelling public or tourists; convenience stores; retail sales; gas stations; automotive service and repair; restaurants; craft sales; personal service establishments; business offices; campgrounds; tourist accommodations; commercial recreation facilities; animal hospitals; kennels.

**Policy 4** New commercial developments are directed to Rural Communities, the municipalities, or commercial designated land within the Fringe Areas.\*

**Policy 5** Subdivision or land use proposals will be examined and considered in areas designated Commercial, subject to the factors as set out in Section 20.4.

**Policy 6** Proposed commercial development should demonstrate the following:

- (a) siting, orientation, and layout of proposed structures minimizes or eliminates potential conflicts with agriculture;
- (b) plans for vehicle parking and circulation on the property;
- (c) layout of proposed development and activities.

**Policy 7** The minimum parcel size for lands within Commercial is 1.6 hectares (4 acres), with the following exceptions:

- (a) a maximum density of 10 parcels per hectare (4 parcels per acre) where a community sewage system is installed; or
- (b) where soil conditions are suitable for on-site sewage disposal and a system is authorized by the agency having jurisdiction regarding sewage disposal, the minimum parcel size is 0.8 hectares (2 acres).

\*Fringe Areas refer to the land around municipalities as illustrated in the Plan Maps.

## **10.0 Light Industrial**

Over the decades, industrial activities have spread throughout the region. Light industry provides support services that are an integral part of the economy of the plan area. Land that does not conflict with neighbouring uses, especially residents and agricultural operations, is required for these enterprises.

**Objective:** To respond to market demands for light industrial activities that provide employment for residents but do not conflict with rural lifestyles.

**Policy 1** Lands designated as Light Industrial are delineated on the Plan Maps.

**Policy 2** Light Industrial use is permitted within lands designated as Rural Community.

**Policy 3** Within the Light Industrial designation the principal use of land will generally be for industrial service uses, including but not limited to trucking; construction trades; oil & gas service contractors; servicing, repair and/or sales of vehicles, machinery or equipment; fuel retail sales; manufactured home sales; recycling operations; welding; building material or gardening supplies outlet; agri-outlet; wholesale or warehousing establishments; storage.

**Policy 4** New light Industrial developments are directed to Rural Communities, the municipalities, or industrial designated land within the Fringe Areas.\*

**Policy 5** Light industrial proposals will be examined and considered subject to the factors as set out in Section 20.4, as well as the following factors:

- (a) the siting, orientation, and layout of proposed buildings and structures;
- (b) propensity of proposed use or development to emit dust, air emissions, noise, and light affecting neighbouring properties;
- (c) location, visibility, and containment of outdoor storage areas;
- (d) plans for vehicle parking and circulation on the property;
- (e) any other issues that may be relevant to the specific proposal.

**Policy 6** Proposals should not interfere with agriculture or environmental sensitive areas, negatively impact neighbours or nearby residents, or damage watercourses.

**Policy 7** The minimum parcel size for lands within Light industrial is 1.6 hectares (4 acres), with the following exceptions:

- (a) a maximum density of 10 parcels per hectare (4 parcels per acre) where a community sewage system is installed; or
- (b) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal the minimum parcel size is 0.8 hectares (2 acres).

\*Fringe Areas refer to the land around municipalities as illustrated in the Plan Maps.



## **11.0 Heavy Industrial**

Heavy industrial uses typically involve large manufacturing or processing operations and can produce significant externalities. They often have very specific locational requirements, like the need for a certain geography, geology, or access to highway and rail. The Peace Region has several such facilities, like a secure landfill in the Blueberry area and a major gas plant near Doe River.

**Objective:** To locate heavy industrial developments on land that satisfies the development's locational requirements while not disrupting lifestyles of rural residents.

**Policy 1** Lands designated as Heavy Industrial are delineated on the Plan Maps.

**Policy 2** Within the Heavy Industrial designation the principal use of land will generally be those permitted in Light Industrial (Section 10) 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 facilities; oil and gas production facilities; commercial land treatment; secure landfills; coal, mineral or gravel extraction and processing; and asphalt plants.

**Policy 3** Heavy Industrial developments are directed away from Rural Communities and Rural Neighbourhoods.

**Policy 4** Heavy Industrial development proposals will be examined and considered subject to the factors as set out in Section 20.4.

**Policy 5** Heavy Industrial development proposals will also be examined and considered, subject to the following factors:

- (a) the siting, orientation, and layout of proposed buildings and structures;
- (b) propensity to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties;
- (c) drainage;
- (d) location, visibility, and containment of outdoor storage areas;
- (e) plans for vehicle access, parking and circulation on the property;
- (f) impact to homesites and nearby Rural Places;
- (g) any other issues that may be relevant to the specific proposal.

**Policy 6** Based upon the factors in Policies 4 and 5 (Section 11), proposals should not interfere with agriculture or environmental sensitive areas, negatively impact neighbours or nearby residents, or damage watercourses through impacts to water flow or quality.

**Policy 7** The proposed Industrial Land Use Study, recommended in the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, may include land within this Rural Official Community Plan.

## **12.0 Civic, Assembly, and Institutional**

A wide range of public and not-for-profit uses, facilities, and services enhance the lifestyle opportunities for residents of the Peace Region and its visitors. Collaborative work with local organizations help articulate local needs and desires. The groups and facilities help forge a community identity and foster co-operation and volunteerism.

Maps 1 & 2 of Schedule C illustrate the approximate location and type of some present civic, institutional, and recreational facilities. There are no new public facilities being planned at the time of adoption of this OCP.

**Objective:** To support the efforts of community groups and public organizations in providing community facilities and services.

**Policy 1** Lands designated as Civic, Assembly, and Institutional are delineated on the Plan Maps.

**Policy 2** Civic, Assembly, and Institutional use is permitted and encouraged within lands designated as Rural Community or Rural Neighbourhood.

**Policy 3** Within the Civic, Assembly, and Institutional designation the principal uses of land will generally include but are not limited to: educational facilities, religious facilities, cemeteries, community halls, agriculture, post offices, museums, libraries, government facilities, health and welfare uses, community care facilities, medical facilities, public recreation facilities, outdoor recreation, and campgrounds.

**Policy 4** The Regional District may work in collaboration with the general public, community groups or other organizations to assess the feasibility of community facilities, such as halls and recreation facilities.

**Policy 5** Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.

**Policy 6** The Regional District may work with the school districts in addressing future needs of schools that may involve the acquisition of school sites, as provided for in provincial legislation.

### **13.0 Park and Natural Environment**

Parks enhance the lifestyle opportunities for residents of the Peace Region and its visitors. Recognizing culturally and ecologically valuable features help protect and promote a unique regional and local identity.

Maps 4 & 5 of Schedule C illustrate the approximate location and type of some present provincial and Regional District parks. There are no new parks being planned at the time of adoption of this OCP.

**Objective:** To support community groups and other organizations in identifying culturally and ecologically valuable features and to help provide for their protection.

**Objective:** To help provide recreational destinations for the public.

**Policy 1** Lands designated as Park and Natural Environment are delineated on the Plan Maps.

**Policy 2** Within the Park and Natural Environment designation the principal uses of land will generally include but are not limited to: outdoor recreation, campgrounds, agriculture, ecological reserves, work that supports ecological protection or conservation or restoration, and structures for interpretive purposes.

**Policy 3** The Regional District may work in collaboration with the general public, not-for-profit groups, government agencies, or other organizations to identify and help protect environmentally sensitive areas from development and sites that contain valued ecosystem components, or sites that are otherwise desirable for protection.

**Policy 4** The Regional District recognizes the Peace River as one of twenty rivers in British Columbia proclaimed as a 'BC Heritage River' through the Ministry of Environment's BC Heritage Rivers Program.

This heritage river program provides greater emphasis on river related values during land use planning processes, raises awareness of the importance of a healthy river system, helps protect the special values of the river and builds a stronger public support for and involvement in stewardship of the river.\*

\*Provincial Proclamation - Ministry of Environment (BC Parks), British Columbia Heritage Rivers Program. Retrieved on July 5, 2011  
[www.env.gov.bc.ca/bcparks/heritage\\_rivers\\_program/bc\\_rivers.html](http://www.env.gov.bc.ca/bcparks/heritage_rivers_program/bc_rivers.html)

#### **14.0 Comprehensive Development (Torwood Lodge)**

On the north end of the Peace Reach Arm of Williston Lake (also known as Williston Reservoir) at District Lot 3181, PRD, recreational uses and development has been occurring. While this area is home to a few permanent residents, it serves many tourists and seasonal residents.

**Policy 1** The location and geographical extent of the Comprehensive Development (Torwood Lodge) area is illustrated on Map 18 (Schedule B).

**Policy 2** Within the Comprehensive Development (Torwood Lodge) designation the principal use of land, subject to zoning regulations, may be those listed under the following designations:

- (a) Agricultural – Rural
- (b) Residential
- (c) Commercial
- (d) Park and Natural Environment

**Policy 3** In addition to the principal uses in Policy 2, recreational uses are permitted.

**Policy 4** Strata development and multiple-family housing, such as condominiums and apartments, are permitted within the Comprehensive Development (Torwood Lodge) area.

**Policy 5** Manufactured Home Parks are permitted within the Comprehensive Development area, subject to the PRRD Manufactured Home Park By-law No. 816, 1992.

**Policy 6** Development proposals within the Comprehensive Development (Torwood Lodge) designation will be subject to Regional Board approval and shall consider the following:

- (a) consistency with zoning regulations,
- (b) a site plan that illustrates buildings and intended uses of land,
- (c) mixture of housing, or other accommodation, types and densities,
- (d) plans for provision of sewer and water services.

## **15.0 Resource**

A strong regional economy based on primary resource activities and respect for the health and safety of residents and workers can result in opportunities for a high quality of life. To avoid conflict with adjacent land uses, serious consideration to the land use designations contained in this Plan should be made when considering the type and location of resource extraction and processing development.

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

### **General**

**Policy 1** It is acknowledged 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 and federal legislation.

**Policy 2** To request the provincial government give serious consideration to the impact of resource extraction activities on surrounding land uses and to direct such uses away from Rural Communities, Rural Neighbourhoods, Residential, or Civic, Assembly, Institutional land use designations.

**Policy 3** To participate in Environmental Assessment reviews for proposed resource development projects.

**Policy 4** The provincial government is strongly encouraged to seek community support before Crown land is utilized for resource development.

**Policy 5** To request that the provincial government notify the Regional District and adjoining landowners of primary resource projects and to encourage public meetings where projects involve resource extraction in the vicinity of residential development.

**Policy 6** To support the government in requesting that all resource extraction operations be required to adhere to recognized resource management, conservation, impact mitigation and site rehabilitation and reclamation techniques, in order to facilitate the subsequent use of the land after the resources are extracted.

**Policy 7** All extraction, processing and transportation of primary resources shall meet provincial and federal standards applicable to environmental protection and special care is taken to ensure the protection of the local air sheds, and surface and ground water sources.

**Policy 8** To acknowledge that the Regional District is aware of the review process for the proposed Site C hydroelectric dam project on the Peace River.

### Forestry

**Policy 9** To support timber production harvesting, silviculture and agro-forestry production, within the Plan area while working towards meaningful solutions with industry and government to mitigate conflict with rural residents.

**Policy 10** 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.

**Policy 11** To encourage the coordinated and cooperative use of land for timber, forestry and grazing.

### Mineral

**Policy 12** All sand and gravel deposits are recognized by the Regional District as being within the provincial jurisdiction, under various pieces of legislation.

**Policy 13** 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.

**Policy 14** The approximate location of sand and gravel deposits suitable for gravel extraction are described and illustrated on Maps 11, 12, and 13 (Schedule C), as identified by Ministry of Transportation and Infrastructure and Ministry of Energy, Mines and Petroleum Resources data.

**Policy 15** Soil removal within the ALR is subject to the *Agricultural Land Commission Act*.

**Policy 16** Some ancillary uses to mineral extraction, such as the location and operation of asphalt plants and processing facilities, may be subject to provincial and zoning regulations.

### Petroleum

**Policy 17** To advocate more proactive management strategies by working with other authorities to address public concern regarding petroleum activities and facilities that impacts the environment, agriculture and residents within this Plan area.

**Policy 18** To work with the provincial government to establish a set of standards when locating oil and gas production facilities near residents, public developments or community facilities, such as schools or community halls, which will include principles:

- (a) based on best industrial practices and scientific knowledge for the protection of the environment and the public's health and safety;
- (b) that encourage multiple-use and sharing facilities, pipelines, rights-of-way and access to minimize the cumulative impacts of development, while utilizing the least amount of land;

- (c) for regular evaluation, enforcement and updates to the guidelines in a timely fashion which keep pace to changes within the industry.

**Policy 19** To work collaboratively with provincial and federal governments and stakeholders to research and identify the establishment and management of shared utility corridors.

**Policy 20** Oil and Gas Production Facilities, as defined in this by-law, may be considered within the Agriculture-Rural designation, subject to landowner consent, the *Agricultural Land Commission Act*, and zoning regulations.

**Policy 21** To investigate the use of Development Permits, pursuant to Section 919.1 of the *Local Government Act*, to address the impacts to the environment, land and the community associated with resource processing and related processing facilities.

With the use of Development Permit Areas a set of guidelines are required to describe the manner by which specific conditions will be mitigated, which may include but are not limited to addressing factors such as;

- i) site specific noise;
- ii) protecting aquifers;
- iii) minimizing surface disturbance;
- iv) establishing setbacks, sitings, and structure location options;
- v) reducing the amount of industrialization and cumulative impacts on the land surface that precludes all other land uses in area, including intensive agriculture;
- vi) protecting sensitive riparian areas and wildlife;
- vii) landscaping and buffer requirements to protect viewscape;
- viii) establishing design guidelines to improve visual quality of industrial development;
- ix) artificial light.

**Policy 22** To recognize industry and provincial government's commitments respecting community based initiatives related to the oil and gas industry in Northeast BC, such as:

- Good Neighbourhood Program
- Living Together - Working Together.

**Policy 23** To recognize that pipeline rights-of-way traverse through the plan area that may impact adjacent land use or alter development plans subject to provincial or federal regulations. For detail on rights-of-way contact Oil and Gas Commission or the National Energy Board, directly.



## **16.0 Service, Utility, Transportation**

Because the region covers such a large geographic area, extending utilities and services to each property is challenging. Yet, it is important to strive to bring these services to everyone as they can improve quality-of-life factors. There were no new major roads, sewer or water systems being planned at the time of adoption of this OCP.

**Objective:** To ensure that infrastructure, utilities, transportation and public services requirements meet the present and future needs of residents in the Peace Region.

### **Communications**

**Policy 1** Efforts should be made to facilitate establishing, enhancing and maintaining telecommunication services (such as wireless, cell phone and internet accessibility) within the rural area.

### **Solid Waste**

**Policy 2** The PRRD Solid Waste Management Plan guides the solid waste management function. It has been developed for a coordinated approach to handling the area's solid waste issues. It works toward enhancing the services and addressing the requirements of area residents with timely plan reviews and evaluations.

**Policy 3** The locations of existing public solid waste landfills and transfer sites within the Plan area are delineated on Maps 1 & 2 (Schedule C) and are permitted throughout the Plan area.

**Policy 4** Rural residents and businesses are encouraged to

- reduce, re-use, and recycle, in order to limit the volume of solid waste; and
- dispose of solid waste efficiently at the approved facilities provided within the Plan area.

### **Sewer and Water**

**Policy 5** As opportunity and mutual benefit are identified, the Regional Board may work cooperatively with residents or local organizations to assess the feasibility of new or expanded community sewer or water system services.

**Policy 6** Maps 1 & 2 (Schedule C) delineates the 5 existing water tank loader stations within this Plan, known as: Fey Spring, Blackfoot, Boundary Lake, Prespatou, Cecil Lake, and Romedo Spring.

**Policy 7** Map 3 (Schedule C) delineates the two existing sewer service areas within this Plan area, described as:

- Rolla Community Sewer Service area
- Kelly Lake Community Sewer Service area



Utilities

**Policy 8** Public Utility Uses are permitted throughout the Plan area.

**Policy 9** 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.

**Policy 10** The Regional District encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.

Transportation

**Policy 11** The Regional District supports requirements by the Ministry of Transportation and Infrastructure for traffic impact analysis when considering major development proposals.

**Policy 12** The Regional District encourages the Ministry of Transportation and Infrastructure in maintaining the highways and roads as safe and efficient transportation corridors.

**Policy 13** The Regional District encourages the Ministry of Transportation and Infrastructure to maintain public rights-of-way as safe and efficient transportation corridors.

**Policy 14** The Regional District may collaborate with the Ministry of Transportation and Infrastructure in identifying and enhancing the maintenance and upgrading of area roads, which may include dust control.

**Policy 15** The Regional District encourages the Provincial Ministry of Transportation and Infrastructure, as well as the relevant Federal Department where appropriate, to undertake necessary improvements to local area roads that will facilitate the safety of road users, such as the use of turning lanes, acceleration and deceleration lanes at key intersections, passing lanes, rest stops, highway pedestrian crossings, street lights, or additional signage where deemed appropriate.

**Policy 16** The Regional District encourages the Ministry of Transportation and Infrastructure to enforce its regulations concerning private signage and may notify the Ministry of intersections or rights-of-way that may need to be investigated.

**Policy 17** The Regional District encourages the Ministry of Transportation and Infrastructure to work with industry in constructing roads to the standards of the Ministry of Transportation and Infrastructure with a view towards future public use.

**Policy 18** The Regional District may work towards a memorandum of understanding with the Ministry of Transportation and Infrastructure regarding road standards, including paving requirements, within Rural Communities and Rural Neighbourhoods.

**Policy 19** The Regional District may, with the assistance of community members, investigate the feasibility of street lighting for Rural Communities and Neighbourhoods expressing such an interest.

**Policy 20** The Regional District may request the provincial government to have Petroleum Development Roads built to Ministry of Transportation and Infrastructure standards to accommodate future public use.

**Policy 21** The Regional District encourages the Ministry of Transportation and Infrastructure and CN Rail to upgrade and maintain rail crossings.

## **17.0 Preservation Area 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.

**Objective:** To help protect the people and development from hazardous conditions.

**Policy 1** As areas become known and verified as hazardous, to direct development away from these areas or to manage development in a manner that reduces risk to life or damage to property.

**Policy 2** The location and extent of areas identified as 'Preservation Area', that may be subject to hazardous conditions are delineated on Maps 8, 9, & 10 (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 improvement 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. Boundary lines delineated on the plan maps as 'Preservation Areas' are approximate only.

Due to unavailable data, the area within the 94G grid of the National Topographic System is not included on Map 8 (Schedule C).

**Policy 3** Lands identified as having a hazard or identified as a 'Preservation Area' may, where possible, be used for public parks, open space, recreation or agricultural uses.

**Policy 4** In reviewing a subdivision application referred to the Regional District by the Approving Officer or a rezoning application submitted to the Regional District by the applicant for new development in areas identified as 'Preservation Area', the Regional District may consider factors including but not limited to the following:

- a) potential impact of the proposed development on natural drainage systems;
- b) potential instability of soils subject to subsidence;
- c) steepness of topography, with implications for road access and on-site sewage disposal;
- d) susceptibility of the site to periodic or permanent flooding;
- e) potential impact of the development on agricultural activities on the subject property and nearby properties; and
- f) susceptibility of the site to potentially hazardous industrial operations.

**Policy 5** In considering an application for subdivision, the Subdivision Approving Officer, may consider requiring a report by a registered professional, such as an engineer, hydrologist, agrologist, and/or biologist for sites within a 'Preservation Area'.

**Policy 6** 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.

**Policy 7** To work with the province to reduce the risk of 'wildfire' hazard including efforts to develop physical fireguards, to protect populated areas from wildfire.

**Policy 8** The clearing of steep slopes or river banks should be discouraged if such clearing would have a detrimental effect related to soil erosion and the siltation of watercourses.

## **18.0 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. Temporary use permits can cover a wide range of activities including weekend events, worker camps, storage, and many other land uses.

**Objective:** To permit flexibility and diversity in employment and economic opportunities.

**Policy 1** Pursuant to the *Local Government Act* the entire Rural OCP area is designated as an area where temporary uses may be allowed.

**Policy 2** The intent of temporary permits is to accommodate a time-limited use.

**Policy 3** 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.

**Policy 4** The Regional Board may refer an application for a temporary use to the PRRD Agricultural Advisory Committee for comment.

**Policy 5** 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.

**Policy 6** An approved temporary use may continue in accordance with the provisions specified in the permit until the date the permit expires, or three years after the permit was issued, whichever occurs first.

**Policy 7** 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.

**Policy 8** Proposals for temporary use permits will be examined and considered, subject to the factors as set out in Section 20.4.

**Policy 9** In addition to Policy 8, temporary use permit proposals will be examined and considered, subject to factors including, but not limited to, the following:

- (a) plans for vehicle access, parking and circulation on the property;
- (b) distance to homesites and nearby Rural Places;
- (c) the siting, orientation, and layout of proposed structures and activities,
- (d) 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,

- (e) arrangements for the restoration of the land to the condition of the land on the date that the permit's issuance;
- (f) propensity of the proposed use to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties,
- (g) location, visibility, and security of outdoor storage areas.

**Policy 10** Temporary uses should be oriented as to minimize or eliminate conflicts with agriculture.

**Policy 11** Where a temporary use is proposed within the Agricultural Land Reserve, issuance of a temporary use permit is subject to approval of a non-farm use by the Agricultural Land Commission.

## **19.0 Fey and Romedo Springs Development Permit Area**

**Category:** The Fey and Romedo Springs Development Permit Area is designated pursuant to Section 919(1)(a) of the *Local Government Act*, for the 'protection of the natural environment, its ecosystem, and biological diversity'.

**Area:** Fey and Romedo Springs Development Permit Area applies to lands within the capture areas of the springs, shown shaded in Section 19.1 of this OCP.

**Justification:** The Peace River Regional District facilitates the delivery of water at Fey Spring and Romedo Spring via tank loader stations. This water is used by rural residents and businesses for domestic and agricultural purposes, among other uses. The springs are fed via infiltration at recharge areas. Capture areas drain water towards the recharge areas.

*Romedo Spring* and the associated tank loading facility are located at the Rural Community of Buick and about 250 metres from Aitken Creek. Previous studies have shown that the bedrock consists of thinly bedded sandstones and shales and the surficial materials consist of either thin glacial tills or thick glaciolacustrine (clay and silt). The spring has a shallow aquifer and localized recharge area.

*Fey Spring* and the associated tank loading facility are located south of Goodlow along a tributary of the Alces River. Previous studies have shown that it has a shale bedrock. Surficial materials consist of about 10 metre of glaciofluvial gravel and sand, topped with 2 to 3 metres of till which make up an unconfined aquifer. The studies indicate the aquifer is shallow and has a local origin.

The Government of Canada evaluated these springs in 1990 and issued an expanded study in 2003. These studies reported on the geology and hydrogeology of the springs and delineated the recharge and capture areas. These reports recommend that the recharge and capture areas be protected in order to protect the quantity and quality of the water springs.

Based on the above, the Fey and Romedo Springs Development Permit Area aims to help ensure that any future development protects the integrity of the springs as well as the water quality and quantity.

**Guidelines:** Within the Fey and Romedo Springs Development Permit Area, no person shall:

- subdivide land;
- alter land, including the removal of trees or vegetation and removal or deposit of soil;
- construct a building or structure;

prior to the landowner applying for and receiving a development permit from the Regional District, which shall sufficiently address the following guidelines:

1. The capture and recharge areas must remain free of development;
2. Any new development within the Fey and Romedo Springs Development Permit Area will provide a site development plan that illustrates land and environmental characteristics and areas to be disturbed during and after development.
3. If proposed development or works may potentially affect the recharge or capture areas, the applicant may be required to submit, at the applicant's expense, further documentation, technical studies, plans and recommendations with respect to the impacts of the proposed development or works including any of the following:
  - a. an environmental assessment report prepared by a registered hydrogeologist or professional engineer with experience in hydrogeology;
  - b. a vegetation management plan;
  - c. stormwater management plan.

**Exemptions:** Where the following conditions apply, a development permit is not required:

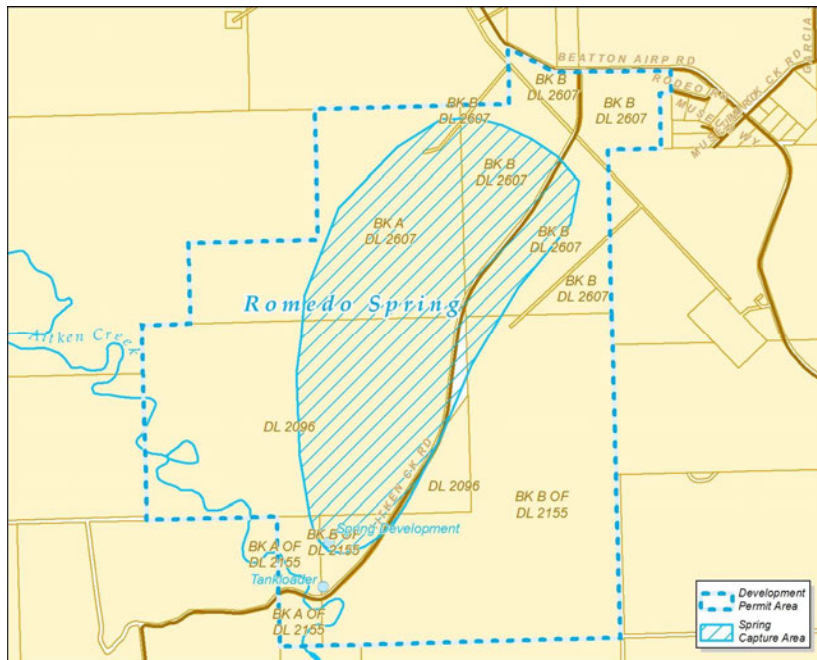
1. Construction involving building floor area of less than 11sq. metres, or a garden shed or greenhouse having a floor area less than 20 sq. metres;
2. Interior alterations
3. Minor exterior addition or alterations with an estimated construction value not exceeding \$2500.00.

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

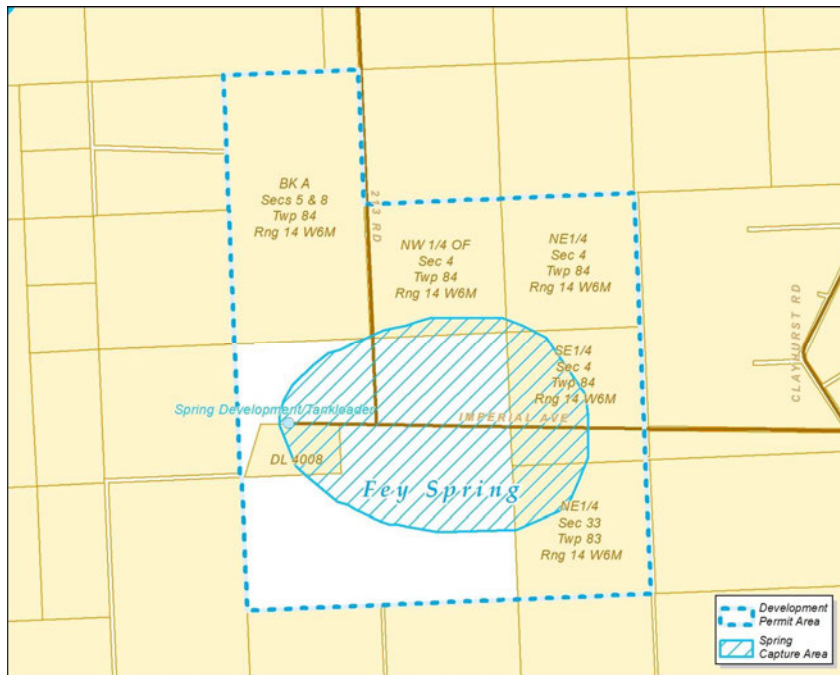
Site Plan Requirements for Fey and Romedo Springs DPA	
	Topographic contours
	Location of natural watercourses
	Identification any land within a recharge and capture area
	Existing tree cover and proposed areas to be cleared
	Location and depth of any excavations, including lagoons
	Identification of natural drainage patterns
	Identification of any alteration to drainage patterns
	Existing and proposed erosion mitigation measures



## 19.1 Development Permit Areas



Properties subject to Development Permit - Romedo Springs



Properties subject to Development Permit – Fey Springs

## **20.0 Implementation**

The Official Community Plan is intended to act as a guide for all land uses activities. It is 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.

### **20.1 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, and organizations, towards the realization of the goals, objectives and policies of this Official Community Plan.

### **20.2 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.

### **20.3 Other By-laws**

Other by-laws may influence the shape and development of the rural area, 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 BC Building Code, as well as PRRD Building By-law No. 1189, 1999 (which includes a mandatory and voluntary building permit area).

The Regional District may consider an expansion of the mandatory building permit area.

### **20.4 Subdivision and Development Guidelines**

Where a proposed subdivision, rezoning or temporary use permit may be permitted by this OCP, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning or temporary use permit

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

- (a) physical characteristics of the subject property, including topography and vegetation;
- (b) the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
- (c) the subject property's access to infrastructure and utilities;
- (d) the projected impact on the transportation network;
- (e) impacts of the development on neighbouring properties, which may include direct and indirect impacts;
- (f) the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
- (g) public opinion as received through any applicable public consultation process;
- (h) other issues that may be relevant to the subject property or specific proposal.

For development within 300 metres of a lake, the Regional Board should also consider the guidelines of the PRRD Lakeshore Development Guidelines (July 2000).

#### 20.5 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 ground water, is a priority for the maintenance of healthy environmental conditions of the region's water resource.

The Northern Health and the Ministry of Transportation and Infrastructure will be collaborated with to:

- (a) identify opportunities and barriers for compact development, related to rural sewage disposal challenges in the Peace region; and
- (b) 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.

#### 20.6 By-law Enforcement

The Regional District shall work towards resolving any acts in violation of this by-law in accordance with the established PRRD By-law Enforcement Policy.

#### 20.7 Agricultural Land Commission

Notwithstanding the provisions of this Plan, lands within the provincial "Agricultural Land Reserve" remain subject to the provisions of the *Agricultural Land Commission Act*, regulations thereto, and Orders of the Commission. Proposals for non-agricultural use or subdivision within the ALR that are not permitted by the *Agricultural Land*

*Commission Act*, require application to the Commission and will be considered for a Regional Board recommendation based upon the provisions of this Plan, and their potential impact on the agricultural viability of the subject property and surrounding area.

In consulting with the 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. Maps 6 & 7 (Schedule C) 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.

To further enhance local decision making and timely review of proposals, the Regional Board may consider entering into a delegation agreement with the Agricultural Land Commission 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.

## 20.8 Metric Units

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.

## 20.9 Maps and Designations

**Schedule “B”** maps illustrate the location Rural Places, Rural Neighbourhoods and Rural Communities, as well as the location and extent of all land use designations.

### Land Use Designations

- Agriculture – Rural (Ag-Rur)
- Rural Neighbourhood
- Rural Community
- Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Civic, Assembly, Institutional (Civic)
- Park and Natural Environment (Park)

- Comprehensive Development

**Schedule “C”** maps illustrate the locations of civic facilities, recreational facilities, schools, halls, water tank loader stations, sewer service areas, landfills, solid waste transfer stations, heritage sites, and provincial parks, protected areas, preservation areas, Agricultural Land Reserve, and sand and gravel areas.

20.10 Work Plan - not in any particular order

	<b>Work</b>	<b>Section of By-law</b>	<b>Time Line*</b>
1.	Consolidate zoning bylaws that cover Rural OCP area with new <u>Rural Zoning Bylaw</u> .	All sections	Short
2.	Collaborate with the Agricultural Land Commission and residents in reviewing the boundaries of the <u>Agricultural Land Reserve</u> in specified areas.	Section 3.2.4	Short – Medium
3.	Collaborate with Northern Health and MOTI to research <u>alternative on-site sewage treatment/disposal options</u> for rural lots.	Section 20.5	Current – ongoing
4.	Support the development of the <u>Industrial Land Use Study</u> recommended in the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, which may include lands within the North Peace area of the Rural OCP.	Section 11	Short
5.	Support the development of a <u>Park Management Plan</u> to provide a coordinated management approach for public green space, non-motorized trail networks and park facilities.	Section 3.2.5	Short – Medium
6.	Recognize special heritage, cultural, archaeological or other special sites.	Section 3.2.6	Long
7.	Implement recommendations and actions resulting from the PRRD <u>Community Energy Plan</u> .	Section 3.2.3	Ongoing
8.	Collaborate with provincial & federal governments and stakeholders to research & identify establishment & management of <u>shared utility corridors</u> .	Section 15	Medium
9.	Meet with representatives of the Oil and Gas Commission to discuss the policies relating to oil	<del>Sections 5, 6,</del> 15	Short

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	and gas development in Sections 5, 6 and 15.		
10.	Consider an unsightly premises bylaw within Rural Communities and Rural Neighbourhoods.	Sections 5, 6	Medium
11.	Consider expansion of the mandatory building permit area.	Section 20.3	Medium
12.	Investigate level of interest and feasibility of street lighting (eg. Rolla)	Section 16	Medium
13.	Investigate a memorandum of understanding with the Ministry of Transportation and Infrastructure regarding road standards within Rural Communities and Rural Neighbourhoods.	Section 16	Short
14.	Develop a study which identifies Environmentally Sensitive Areas and provides strategies for conservation and protection.	Section 3.2.7	Medium-Long
15.	Develop a regulatory policy for developments associated with wind power.	Section 3.2.1	Medium-Long

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

## **APPENDIX I**

### **ACRONYMS**

ALR	-	Agricultural Land Reserve
OCP	-	Official Community Plan
ROCP	-	Rural Official Community Plan
PRRD	-	Peace River Regional District

### **DEFINITIONS**

#### **Abandoned homesite**

Means an area of land which has been previously used for residential purposes and occupied by a dwelling, but has not been occupied for at least five years and has not been put back into agricultural production.

#### **Abattoir**

Means a building or structure specifically designed to accommodate the penning and slaughtering of animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises;

#### **Agriculture**

Means the use of land, buildings, or structures, involved in carrying on a farm business involving:

- a) the growing, producing, raising or keeping animals or plants, including without limitations of the following:
  - i) Apiculture,
  - ii) Greenhouse, nursery, specialty wood and turf crops
  - iii) Livestock, poultry, farmed game, fur bearing animals and exotic animals.
  - iv) Mushrooms,
  - v) Tree field and forage crops;
- b) the processing of primary agriculture products harvested, reared or produced by the farming operation, but does not include an abattoir;
- c) the retail sales of farm products.

#### **Agri-Outlet**

Means a use for the wholesale sale of agricultural goods, materials and services including without limitation, sale and storage of seed, fertilizer and chemical products;

#### **Agri-Tourism**

Means tourist activities accessory to an agricultural use having farm assessment classification and without limitations may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm tourist accommodations, guest ranches, farm inns, bed and breakfast and campsites.

#### **Buffer**

Means a feature or area that is designed and maintained to separate adjoining land uses or parcels and may include a combinations of setback distances, treed, grass or shrub areas, earth berms, fences or natural vegetated areas.



**Communal Farm**

Means an agricultural enterprise as a principal use in respect of which there are six or more single family farm dwellings and auxiliary community facilities with associated agricultural land farmed by residents living on the communal farm.

**Community Sewage System**

Means a common system of sewerage and sewage disposal, which serves two (2) or more parcels.

**Environmental Sensitive Area**

Means an area requiring special management attention in order to protect fish and wildlife resources in natural systems.

**Fringe Areas**

Means the area of land within the jurisdiction of any of the following:

- (i) North Peace Fringe Area Official Community Plan Bylaw No. 1870
- (ii) South Peace Fringe Area Official Community Plan
- (iii) West Peace Fringe Area Official Community Plan

**Home Based Business**

Means an occupation or profession which is carried out entirely within a dwelling or accessory building or both, by the residents of the dwelling.

**Gas Processing Plant \***

Means an industrial facility for the extraction from gas of hydrogen sulphide, carbon dioxide, helium ethane, natural gas liquids or other substances, but does not include a production facility.

**Land Treatment Facility**

Means a facility at which petroleum products, hydrocarbons, or industrial by-products that contaminate soil, are either stored on site or are decomposed of by being spread onto the ground, subject to provincial regulations.

**Manufactured Home Park**

Means a parcel on which three (3) or more manufactured homes are installed or intended to be installed for the use as dwellings, and is subject to "Peace River Regional District Manufactured Home Park By-law No. 816, 1992".

**Manufactured Home**

Means any structure containing one single family dwelling whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the *Manufactured Home Act*.

**Noxious Use**

Means an activity which is known to emit smoke, dust, odour contaminated surface runoff, or noise, that would be offensive to neighbouring residents.

**Production facility \* (oil and gas)**

Includes a battery, oil treater, pumping station, compressor station, dehydrator, gas injection station, line heater, water disposal facility, waste processing facility, water injection station, or upon designation of an authorized officer of the division, any other system of vessels and equipment designed to accommodate production or disposal or both production and disposal of well effluent products and by-products, but does not include a Gas Processing Plant.

*\* Source of Oil and Gas definitions derived from Oil and Gas Handbook, Vol. 2, Activity Sections (4-9), Ministry of Employment and Investment.*

**Principal Use**

Means the predominate and primary use of land, building or structure.

**Public Park**

Means the use of land, owned by a government or agency of government, used by the public for non-commercial outdoor recreational activities.

**Public Recreation Facility**

Means the use of land, buildings, or structures used by the public and operated by a government or agency of government, or a registered not-for-profit society, for non-commercial recreational activities that may include, but are not limited to picnic or playground areas, outdoor courts or sports fields, hockey arenas, swimming pools, campgrounds, curling arenas, exhibition grounds, firearms or archery ranges.

**Public Utility Use**

Means the use of land, buildings, or structures providing for the servicing of community water, community sewer, solid waste disposal transfer stations, drainage, telecommunications, natural gas distribution, air navigation, generation and distribution of electricity, 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.

**Salvage Yard**

Means the use of land for the abandonment, collection, demolition, dismantlement, keeping, storage, salvage, or sale of used, discarded, worn out or scrapped machinery, vehicles, vehicle parts, scrap metal, scrap wood, chains, used pipes, furniture, rope, iron, copper or other scrap or discarded materials.

**Universal-design features\*\***

Means product, environment, building design and construction that aims to accommodate the functional needs of everyone; including children, adults and seniors, with or without disabilities.

*\*\*As defined in the British Columbia Annotated Bibliography on Universal Design, Ministry of Municipal Affairs and Housing (1998).*

**Valued Ecosystem Component\*\*\***

Means an environmental element of an ecosystem that is identified as having scientific, social, cultural, economic, historical, archaeological or aesthetic importance. The value of an ecosystem component may be determined on the basis of cultural ideals or scientific concern.

*\*\*\*As defined in the Canadian Environmental Assessment Act.*

**Watercourse**

Means a naturally formed or man-made body of water that perennially or intermittently contains surface water, including a lake, pond, reservoir, river, stream, creek, spring, ravine, swamp, but does not include a constructed ditch or surface drain.