

REGIONAL DISTRICT
OF BULKLEY & NECHAKO

SOUTHSIDE RURAL COMMUNITY PLAN: RESOURCE DOCUMENT

**This document is not a bylaw, and is
for information purposes only.**

*“A WORLD OF OPPORTUNITIES
WITHIN OUR REGION”*

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Please note that this document (Schedule “A”) is one of two parts of the Community Plan Resource Document. This Plan also includes the Land Use Designation Map (Schedule “B”) to which this document refers. The map can be viewed at the Regional District office. If you wish to obtain a copy of the map, large format copying charges apply. The map is also available on the Regional District’s website: www.rdbn.bc.ca.

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SECTION 1 – PLAN AREA VISION AND GOALS

1.1 Plan Vision

The residents of the Plan area envision a future in which their communities are socially and economically vibrant, and ecologically healthy. The people in the area desire that growth and development occur in a manner that is not detrimental to the rural character of the communities, the diverse natural habitat, and the world class recreational opportunities that are currently available for local residents and visitors. The long term protection of the area's quality of life, which is measured by resident's ability to enjoy a healthy natural environment, an affordable cost of living, a quiet and independent rural lifestyle, freedom from unnecessary regulation, and a stable and relatively diverse regional economy, is regarded as a priority. The vision includes communities which embrace and work together towards positive and beneficial change that does not detract from the existing rural character of the area, contributes to a healthy environment, and improves the quality of life of area residents.

The area's outdoor recreation opportunities and the natural environment are critical components of resident's quality of life, and the health of the local economy. The protection of water quality and aquatic habitat is recognized as a priority. Therefore, the responsibilities of waterfront living as well as the benefits are recognized. This recognition results in the vision of communities that protects the natural ecology of the area and promotes responsible public access to, and enjoyment of, the area's natural resources.

An economy that is diversified and not entirely reliant upon agriculture, and the extraction and primary processing of forest products, is becoming increasingly important in order to ensure that the area remains vibrant and residents enjoy economic and employment growth and stability. The communities realize that being able to offer newcomers to the area a high quality of life and an attractive and well-functioning built environment will serve to increase the potential for economic diversification.

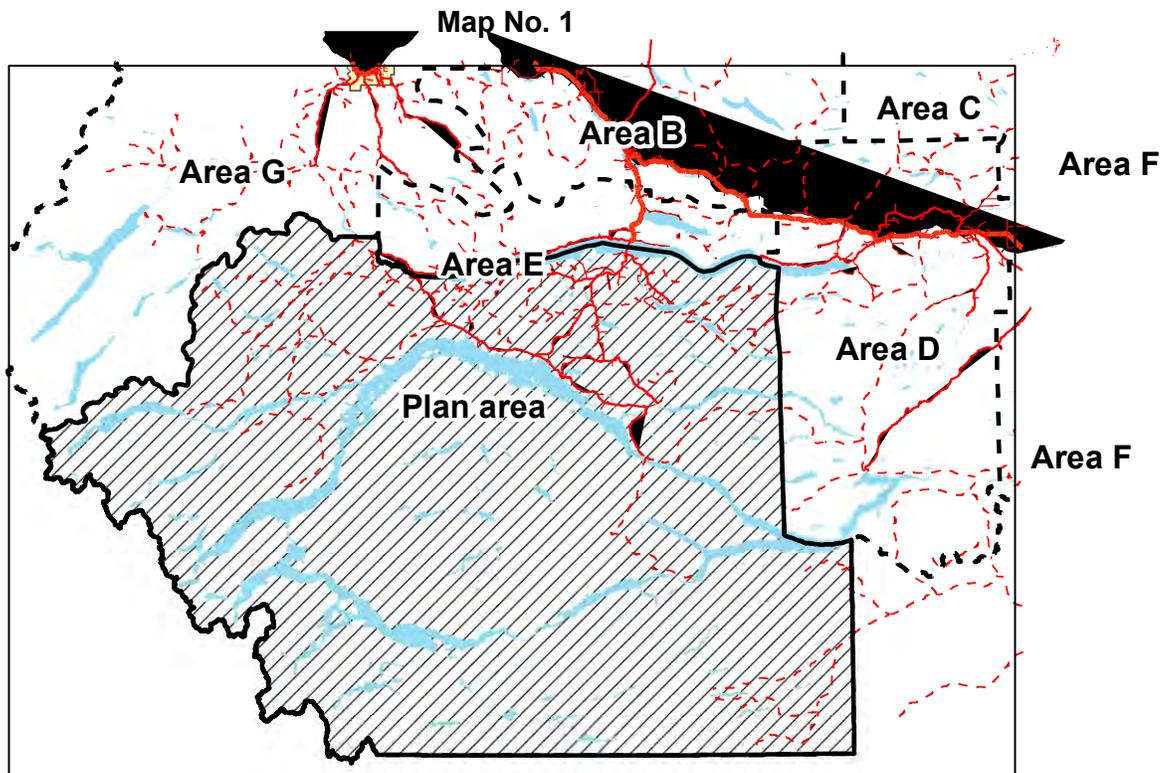
Maintaining the character of existing rural communities is recognized as being crucially important. This character includes a high degree of independence and freedom from unnecessary regulation; however, it is recognized that the nature of future growth, and the density and location of future development, plays a significant role in determining the demand for increased regulation in the future. Therefore, the need for appropriate management of subdivision and development are recognized as important to protect community character and implement the community's vision for the future.

1.2 Plan Goals

The Southside Rural Official Community Plan pursues the following goals.

- 1.2.1 Land use patterns that maintain the rural character of the Plan area in a manner that reflects, and allows for, a diversity of lifestyles, land use, economic and recreational activities.

- 1.2.2 Maintenance of a balance between the regulation of land use to protect community values and the desire of local residents for a lifestyle free from excessive regulation.
- 1.2.3 Recognition of the unique natural characteristics of the Plan area and the protection and stewardship of environmentally sensitive areas.
- 1.2.4 Protection and preservation of farm land and soil having agricultural capability, and encouragement of the appropriate utilization of that land for agricultural purposes.
- 1.2.5 Achievement of future growth patterns and parcel sizes that are organized in an effort to avoid land use conflict and minimize the demand for high levels of regulation to address land use and development issues.
- 1.2.6 Development of opportunities for economic development and diversification through the preservation of agricultural land, the accommodation of appropriate future growth, the preservation of lands appropriate for industrial development, and the maintenance of a high quality of life for existing and new residents.
- 1.2.7 Land use patterns and development standards that contribute to reduced greenhouse gas emissions and energy consumption.



SECTION 2 – OBJECTIVES AND POLICIES

The Regional District of Bulkley Nechako is committed to achieving the goals in this Plan through application of the policies in this Section.

2.1 Agriculture (AG) Designation

The Agriculture (AG) designation applies to those areas that are most suitable for agricultural activities. It is the intent of this designation to preserve these lands for the purposes of farming and other related activities. In general the Agriculture (AG) designation follows the boundaries of the Agricultural Land Reserve (ALR).

2.1.1 Objectives

- (1) To protect and preserve farm land and soil having agricultural capability.
- (2) To encourage the expansion and full utilization of land for agricultural purposes.
- (3) To support the objectives of the Provincial Agricultural Land Commission.
- (4) To encourage a diversity of agricultural uses and opportunities.

2.1.2 Policies

- (1) Applications for subdivision within the Agricultural Land Reserve may be supported if:
 - (a) there is limited agricultural potential within the proposed area;
 - (b) soil conditions are not suitable for agriculture; and
 - (c) neighbouring uses will not be compromised.
- (2) The minimum parcel size for land in the Agriculture (AG) Designation is 16 hectares (39.5 acres); however, a rezoning that allows less than 5 parcels smaller than 16 hectares (39.5 acres) may be considered.
- (3) Applications to allow industrial development within the Agricultural Land Reserve may be supported if the community benefits outweigh the value of the land for agriculture.
- (4) The Province is encouraged to implement innovative approaches to making appropriately located Crown lands available and affordable for agricultural use.
- (5) The planting of trees on non-arable land within the Agricultural Designation is encouraged.

2.2 Commercial / Institutional (C/I) Designation

The intent of the Commercial / Institutional designation is to accommodate commercial development that meets the needs of residents for goods and services, and to accommodate commercial development that fits the character of the rural areas. The Commercial / Institutional designation also accommodates civic and institutional uses such as hospitals, community halls, fire departments, and government offices.

2.2.1 Objectives

- (1) To provide for appropriate opportunities for commercial and institutional development throughout the Plan area, where those services do not conflict with existing uses.
- (2) To support and provide opportunities for home based business.
- (3) To recognize the communities of Southbank, Danskin, Takysie Lake and Grassy Plains as the commercial and institutional centers of the Plan area, without limiting the ability of other areas to contain commercial development that meets local needs.

2.2.2 Policies

- (1) The Regional Board may consider designating additional areas Commercial/Institutional subject to the following criteria:
 - (a) the proposed commercial use will not create an amount of traffic, noise or other impact that will adversely affect the rural character of the area;
 - (b) the proposed commercial development will minimize negative impacts on the natural environment; and
 - (c) negative impacts on neighbouring land uses or property owners will be minimized.

2.3 Industrial (I) Designation

The intent of the Industrial Designation is to accommodate industrial development (resource processing, manufacturing, equipment repair, etc.) throughout the plan area in locations where the industrial activity will not have a negative impact on the character of the rural areas.

2.3.1 Objectives

- (1) To provide opportunities for all types of industrial uses in suitable locations.

2.3.2 Policies

- (1) The Regional Board may consider designating additional areas Industrial subject to the following criteria:
 - (a) the proposed industrial development will not create an amount of traffic, noise, or other impact that will adversely affect the character of a rural residential area;
 - (b) the proposed industrial development will be developed in a manner that has minimal negative impacts on the environment; and
 - (c) negative impacts on neighbouring land uses or property owners will be minimized.

2.4 Rural Residential (RR) Designation

The Rural Residential (RR) designation is intended to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area.

2.4.1 Objectives

- (1) To provide opportunities for rural residential development that maintains the rural character of the Plan area.
- (2) To support opportunities for affordable housing, rental housing and special needs housing.
- (3) To ensure future development does not have a notable negative impact on the natural environment.
- (4) To protect and enhance the quality of life associated with existing and new rural residential development.
- (5) To take advantage of opportunities for new housing forms, such as bare land stratas, that fit the character of rural areas to allow rural residents greater opportunity to age in place.
- (6) To avoid development densities that will result in demand for an increased level of regulatory control.

2.4.2 Policies

- (1) The Regional District will not take responsibility for the operation, maintenance or funding of any new water or sewer system associated with Rural Residential development.

- (2) Rezoning applications to allow a strata subdivision that relies on privately operated sewer or water systems may be considered by the Board of Directors if it can be demonstrated that the system can be adequately designed and maintained, with consideration given to the need for a capital reserve for system replacement.
- (3) Rezoning applications to allow a freehold subdivision that relies on privately operated community sewer or water systems shall not be supported.
- (4) Rezoning applications to allow a strata subdivision with parcels smaller than 2 hectares (4.94 acres) may be considered where:
 - (a) the size of the parent parcel is a minimum of 2 hectares (4.94 acres) of Rural Residential designated land for each strata parcel proposed (for example a proposal for 5 strata parcels would require a parent parcel of 10 hectares (24.7 acres);
 - (b) the applicant submits an acceptable fire prevention plan for the development and secures the major aspects of the plan by covenant, unless the land is in a Rural Fire Protection Service Area; and
 - (c) the criteria outlined in Section 2.4.2 (5) are addressed.
- (5) Rezoning applications to permit parcels as small as 2 hectares (4.94 acres) may be considered where:
 - (a) there is no known barrier to the development of an on-site water supply and sewage disposal system;
 - (b) the development is compatible with adjacent land uses and maintains the rural character of the area;
- (6) Rezoning applications to permit parcels smaller than 2 hectares (4.94 acres) to a minimum parcel size of 0.4 hectares (1 acre) may be considered where:
 - (a) an existing parcel is truncated by an existing road or natural water feature and an area smaller than 2 hectares is naturally created by the truncation; and,
 - (b) the criteria outlined in Section 2.4.2 (5) are addressed.
- (7) Rezoning applications to permit parcels smaller than 2 hectares (4.94 acres) to a minimum parcel size of 0.8 hectares (2 acres) may be considered where:
 - (a) the reduced parcel size for certain parcels will result in a parcel layout that provides improved protection of an environmentally unique or sensitive area;

- (b) the average size of all parcels created is not smaller than 2 hectares (4.94 acres); and
 - (c) the criteria outlined in Section 2.4.2 (5) are addressed.
- (8) The establishment of permanent greenbelt buffers along parcel boundaries to provide a physical separation between residential uses of land and adjacent agricultural lands are encouraged.

2.5 Lakeshore (L) Designation

The Lakeshore (L) Designation is intended to accommodate the demand for residential development in select areas in close proximity to lakes in the Plan area. Residents value the peacefulness and the natural setting that exists near areas designated Lakeshore. The lands available are limited to a scale that will limit the impact on the character of existing Lakeshore development or other neighbourhoods. The density and scale of development is also limited to ensure that the environmental integrity of the lakes are not negatively impacted, and to minimize the need for future regulation designed to protect the natural environment from the negative impacts associated with Lakeshore development.

2.5.1 Objectives

- (1) To provide opportunities for lakeshore residential lots that fit the existing character of the Plan area.
- (2) To ensure future development does not have a negative impact on the natural environment.
- (3) To protect and enhance the quality of life associated with existing and new Lakeshore and rural residential development.

2.5.2 Policies

- (1) The Regional District will not take responsibility for the operation, maintenance or funding of any new water or sewer system associated with Lakeshore development.
- (2) Rezoning applications to allow a strata subdivision that relies on privately operated sewer or water systems may be considered by the Board of Directors if it can be demonstrated that the system can be adequately designed and maintained, with consideration given to the need for a capital reserve for system replacement.
- (3) Rezoning applications to allow a freehold subdivision that relies on a privately operated community sewer or water systems shall not be supported.

- (4) Rezoning applications to allow a strata subdivision with parcels smaller than 2 hectares (4.94 acres) may be considered where:
 - (a) the size of the parent parcel is a minimum of 1.2 hectares (2.96 acres) of Lakeshore designated land for each strata parcel proposed (for example a proposal for 5 strata parcels would require a parent parcel of 6 hectares (14.8 acres));
 - (b) the applicant submits an acceptable fire prevention plan for the development and secures the major aspects of the plan by covenant, unless the land is in a Rural Fire Protection Service Area; and
 - (c) the criteria outlined in Section 2.5.2 (5) are addressed.
- (5) Rezoning applications to permit parcels as small as 1 hectares (2.47 acres) may be considered where:
 - (a) there is no known barrier to the development of an on-site water supply and sewage disposal system;
 - (b) the development is compatible with adjacent land uses and maintains the character of the area.
- (6) Rezoning applications to permit parcels smaller than 1 hectare (2.47 acres) to a minimum parcel size of 0.5 hectare (1.24 acre) may be considered where:
 - (a) an existing parcel is truncated by an existing road or natural water feature and an area smaller than 1 hectare is naturally created by the truncation; and,
 - (b) the criteria outlined in Section 2.5.2 (5) are addressed.
- (7) Rezoning applications to permit parcels smaller than 1 hectare (2.47 acres) to a minimum parcel size of 0.5 hectares (1.24 acre) may be considered where:
 - (a) the reduced parcel size for certain parcels will result in a parcel layout that provides improved protection of an environmentally unique or sensitive area;
 - (b) the average size of all parcels created is not smaller than 1 hectare (2.47 acres); and
 - (c) the criteria outlined in Section 2.5.2 (5) are addressed.
- (8) Rezoning applications to permit new waterfront subdivisions that would typically contain a number of waterfront access points shall consider amalgamating water access points onto a single area, and the Provincial Subdivision Approving Officer is encouraged to consider options to amalgamate required water access points into a single area.

- (9) Rezoning applications to allow Lakeshore development may be considered where the development will not conflict with or have a notably negative impact on adjacent agricultural uses.

2.6 Parks and Recreation (P) Designation

The economic and social benefits of outdoor recreation and public access to natural amenities are recognized. Lands throughout the Plan area have been designated in an effort to protect areas having significant recreational or environmental attributes. Parks and recreation uses are permitted throughout the Plan area. This designation is used to designate known and potential future parks and recreation areas, and areas of notably high recreation, archaeological, wildlife habitat, or environmental value.

2.6.1 Objectives

- (1) To protect lands having significant recreational, cultural, archaeological and/or environmental value.
- (2) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.
- (3) To support and encourage the appropriate use of recreational amenities within the Regional District in order to enhance the economy of the area.
- (4) To protect or secure public access to natural amenities and important landscape features.
- (5) To support appropriate outdoor public recreation opportunities on provincial lands, in a manner that does not unnecessarily conflict with or restrict the resource capacity of those lands.

2.6.2 Policies

- (1) Crown Land parcels used for parks and recreation purposes will not be subject to a minimum parcel size and may be considered throughout the plan area in any designation.
- (2) The Regional Board supports the preservation of existing, and the identification of new, public recreation sites and access points along area lakes and rivers.
- (3) Parks for passive recreation, playgrounds, protection of wildlife habitat or environmentally sensitive areas may be considered throughout the plan area in any designation.

2.7 Resource (RE) Designation

The Resource Designation is characterized by very low density settlement patterns and by extensive resource management potential. It is the intent of this designation to protect the resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife with other uses by maintaining very low density settlement patterns on Resource designated lands. These lands are also valued for their environmental attributes and as wildlife habitats.

2.7.1 Objectives

- (1) To preserve lands within the Plan area for agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, trapping, wilderness oriented recreation and necessary institutional, public, utility or transportation services.
- (2) To support the Province in their role of ensuring sustainable resource management practices within the Resource (RE) designation.

2.7.2 Policies

- (1) A very limited amount of low density residential use may be permitted within this designation, where appropriate.
- (2) The minimum parcel size within the Resource (RE) designation shall be 8 hectares (19.77 acres).
- (3) Wherever possible established routes used by cattle or wildlife; recreation lands; and valuable or unique fish and wildlife habitats will be protected from incompatible land uses.
- (4) Rezoning applications to allow wind turbines intended to generate power for sale shall be considered on Resource designated lands where it can be demonstrated that the turbines will not have an unacceptable negative impact on a residential area.
- (5) Rezoning applications to allow outdoor and community recreation activities such as firing ranges, fairgrounds, race tracks, and golf courses, shall be considered on Resource designated lands where it can be demonstrated that the uses will not have an unacceptable negative impact on a residential area, and will not have an unacceptable environmental impact.

SECTION 3 – GENERAL APPLICATION OBJECTIVES AND POLICIES

3.1 Mineral and Aggregate Resources

A number of provincial and federal acts pertaining to resource extraction activities supersede the Regional District's land use authority on crown and private land. The agencies responsible for managing this legislation are encouraged to implement review processes that address the public interest in these matters. The *Local Government Act* only permits a Regional District to express broad objectives with respect to mineral and aggregate resources within an Official Community Plan.

3.1.1 Objectives

- (1) To support the responsible use of mineral and aggregate resource deposits and to protect these from development that would irreversibly prohibit their future utilization.
- (2) To provide opportunities for the exploration and development of metallic, industrial mineral and sand and gravel resources.
- (3) To encourage the Province to require the appropriate rehabilitation of gravel pits.

3.1.2 Policies

- (1) The Regional District encourages the Ministry of Energy and Mines to give due consideration to the impact of extraction activities on surrounding land uses and developments.
- (2) The Regional District encourages the Ministry of Energy and Mines not to issue new surface permits for sand and gravel/quarry processing near residential areas without consulting with area residents, and addressing any negative impacts on residents associated with that activity.
- (3) The Regional District encourages the Ministry of Energy and Mines to require appropriate reclamation of gravel pits and mine sites and to ensure that adequate bonding is secured, and that the reclamation is undertaken in a timely manner.
- (4) The Regional District encourages the Province to consider restricting the use of work camps where appropriate at new mines within a reasonable driving distance of a community in order to promote local residency.

3.2 Natural Environment

The Regional District recognizes the provincial government as having the primary responsibility in managing this resource and supports provincial efforts to manage the natural environment appropriately.

Francois Lake and Ootsa Lake are the predominant natural features of the area. Their importance, along with other lakes and watercourses, to the local communities, the entire region, and areas beyond cannot be over emphasized. These features play a role in many aspects of community life. The lakes and rivers are the source of drinking water, an economic generator, and a recreational playground. Not only are they an important amenity for the community and visitors, they are also the natural habitat for a wide variety of fish and aquatic life, waterfowl, mammals and plant species.

3.2.1 Objectives

- (1) To protect environmentally unique, rare, or sensitive areas or features; including, but not limited to, wildlife corridors, limited wildlife habitats, seasonal and year-round watercourses, lakes, ponds, wetlands, and riparian habitats.
- (2) To protect air quality, and surface and ground water resources for the benefit of the environment and human health and safety.
- (3) To enhance environmental awareness and promote activities that protects and restores the natural environment.

3.2.2 Policies

- (1) The Regional District encourages the protection and enhancement of fish and wildlife habitats throughout the Plan area through the following means, among others:
 - (a) alternative development practices such as lot averaging, where appropriate;
 - (b) conservation covenants;
 - (c) the dedication of lands to a private land trust, non-government organization, or the Province; and
 - (d) the retention of natural vegetation along watercourses.
- (2) The Regional District supports efforts by the provincial government to identify and map wildlife and ecological values, with the input of residents, through various planning processes.
- (3) The Regional District encourages environmentally sound farm practices which protect surface and ground water, and soil quality.

- (4) Efforts to work with the local community, land owners and developers to protect environmentally unique or sensitive areas through the provision of information and education are supported.
- (5) Government agencies that have mandates for protecting the environmental integrity of the area's lakes are encouraged to carry out scientific research and water quality testing to monitor the quality of lake water, identify the causes of the reduced water quality, and take steps toward correcting the situation.

3.3 Heritage and Archaeological Resources

Heritage resources are recognized by the Regional District as being important attributes of the Plan area. As such, the Regional District encourages the identification, protection, and conservation of archaeological, historical and paleontological sites throughout the Plan area.

3.3.1 Objectives

- (1) To encourage and facilitate the identification, protection, and conservation of archaeological, historical, and paleontological sites.
- (2) To implement the applicable Provincial legislation regarding archaeological, historical, and paleontological sites as required.

3.3.2 Policies

- (1) In accordance with Provincial legislation development proponents are required to consider archaeological, historical, and paleontological resources during all phases of project planning, design, and implementation.
- (2) The Regional Board recognizes and supports the application and enforcement of the Heritage Conservation Act by the Provincial government. Specifically, Sections 12 and 14 of the Act requiring that archaeological sites not be altered or changed in any manner without a permit, is supported by the Regional District.

3.4 Transportation

Cost efficient and safe transportation networks that are well developed and maintained are important within the Plan area. The provincial government is recognized as having responsibility over transportation planning and development within the Plan area.

3.4.1 Objectives

- (1) To ensure the establishment of a safe and efficient transportation network and to take into account traffic matters and the functional integrity of the transportation system in land use decisions.

3.4.2 Policies

- (1) The Ministry of Transportation and Infrastructure shall be encouraged to consult with the Regional District and the local community in the planning of new roads or upgrades within the Plan area in an effort to effectively manage impacts to existing and future land uses.
- (2) The Ministry of Transportation and Infrastructure is encouraged to maintain the Francois Lake Ferry as a service that is free of charge to passengers.

3.5 Environmental Hazards and Protection

There are a number of natural hazards (including flooding, landslides, and wildfire) that have the potential to cause damage, or loss, of life or property. In some instances areas within the jurisdiction of this Plan may not be conducive to development or may require special considerations in their development.

3.5.1 Objectives

- (1) To manage development in a manner that reduces risk to life and damage to property in natural hazard areas.
- (2) To ensure that human activities do not contribute to flooding, increased water run-off, soil erosion, environmental pollution, or slope instability.

3.5.2 Policies

- (1) Only non-polluting agricultural, park, and recreational uses are encouraged within designated floodplain areas or on flood susceptible lands.
- (2) The Regional District encourages the Ministry of Forests, Lands and Natural Resource Operations and other Provincial agencies having jurisdiction, to implement land use patterns that reduce the risk of wildfire and floods within the Plan area.
- (3) Rezoning to allow subdivision and/or development in a hazardous area or down slope from a hazardous area, will not be supported if it cannot be demonstrated by a qualified person that measures will be taken to remediate the hazard, make the development capable of withstanding the effects of the hazard in a manner that requires minimal maintenance, and to protect adjacent properties from possible impacts.

3.6 Fire Smart Development

Residential and other developments in proximity to forested areas are at risk from wildfires. Wildfires are recognized and accepted as a significant hazard in the plan area given the importance of the community to maintain a close connection to the natural environment. This threat has increased due to the dead timber associated with the Mountain Pine Beetle infestation as well as historic fire suppression practices. The Plan supports efforts to reduce the risk associated with wildfire.

3.6.1 Objectives

- (1) To manage new development in a manner that reduces risk to life and damage to property due to wildfire.
- (2) To encourage Provincial agencies, property owners, and developers to implement development strategies that reduces the risk of wildfire.
- (3) To reduce the wildfire hazard for existing development.

3.6.2 Policies

- (1) Property owners and developers are encouraged to implement development strategies that reduce the risk of wildfire.
- (2) Applicants for rezoning to allow subdivision shall be required to consider “fire proofing” and “fire smart” principles in their subdivision design. For example new development should be designed to provide adequate emergency vehicle access and alternate escape routes.
- (3) Provincial agencies are encouraged to implement strategies to assess and reduce the risk of wildfire on their lands.
- (4) The Regional District encourages the Provincial Approving Officer to implement “fire proofing” and “fire smart” standards for subdivisions.

3.7 Greenhouse Gas Emissions

Section 877(3) of the *Local Government Act* states that Official Community Plans adopted after May 31, 2010 must include targets for the reduction of greenhouse gas (GHG) emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

3.7.1 OCP Visionary Targets and Action

For the purpose of complying with Section 877 (3) of the *Local Government Act* the Regional District of Bulkley-Nechako accepts the following provincial GHG reduction targets as the Regional District’s visionary target.

- By 2020, B.C. will reduce its greenhouse gas emissions by 33 per cent, compared to 2007 levels.
- By 2050, GHG emissions in the Province will be reduced by at least 80 per cent below 2007 levels.

The Plan seeks to reduce GHG emissions in a manner that promotes and secures the regions long term economic prosperity, protects the environment, and ensures that the negative effects of climate change are minimized for the benefit of the residents of the region, and British Columbia.

In the rural areas of the Regional District the primary manner in which the Regional District can influence community wide GHG emissions is through the establishment of objectives and policies for development and land use patterns that are more energy efficient, result in more self-sustaining communities, and limit unnecessary rural residential sprawl. This involves policies relating to increased public awareness of issues and options regarding energy use. These objectives and policies are identified in Sections 3.7.2 and 3.7.3 below.

The Regional District of Bulkley-Nechako is committed to doing its part to achieve reductions in GHG emissions; however, it is recognized that success in reducing community wide GHG emissions is largely dependent upon technology change and the actions of senior levels of government, and their agencies and corporations. The majority of the GHG emissions that are generated in the rural areas of the Regional District are subject to limited influence by the Board of the Regional District of Bulkley-Nechako.

3.7.2 Objectives

- (1) The Regional District of Bulkley-Nechako will work towards reducing community greenhouse gas emissions by encouraging, facilitating, and supporting development and land use patterns that are more energy efficient, result in more self-sustaining communities, and limit future unnecessary rural residential sprawl.
- (2) The Regional District will promote energy efficiency, energy security and reduced energy costs.
- (3) The Regional District will work cooperatively with senior levels of government on their initiatives to reduce GHG emissions where meaningful consultation is initiated.

3.7.3 Policies

- (1) Incentives offered by utilities and senior government to reduce residential energy use will be promoted.

- (2) Residents and local businesses shall be encouraged to investigate and adopt new technologies and best practices to reduce greenhouse gas emissions.
- (3) The use of sustainability checklists shall be used as part of rezoning, development variance permit, and temporary use permit applications in order to raise awareness of options to reduce greenhouse gas emissions and reduce the impact of development on the environment.
- (4) Renewable energy generation such as biomass, geothermal heating, solar power, and wind turbines are encouraged.
- (5) The objectives identified in Section 3.7.2 of this bylaw are achieved through the implementation of the following land use and development policies:
 - (a) Within the Agricultural Designation, the Policies listed in Section 2.1.2 support the protection, preservation, and expansion of agriculture in the Plan area.
 - (b) Within the Resource Designation, Policy 2.7.2(1) allows only low density residential use.
 - (c) Within the Rural Resource Designation, Policy 2.7.2(4) supports the development of wind farms intended to generate power for sale.
 - (d) Policies 2.4.2(4), 2.5.2(4), and 3.2.2(1)(a) promote the use of alternative development practices such as lot averaging and bare land strata development.

SECTION 4 – ASSOCIATED MAP

4.1 Land Use Designation Map

The Land Use Designation Map attached hereto as Schedule “B” indicates the general location and distribution of major land use designations in the Plan area. The boundaries of the designations are approximate and convey the relationship between principal uses. These boundaries will be defined in detail in the implementing bylaws.

4.2 Land Use Designation Explanations

Unless otherwise restricted in this Plan, lands with the following land use designations may be considered for rezoning to allow the following types of uses:

Agriculture (AG): In areas so designated, the H2, Ag1, and RR1 zones, or new zones with similar uses, may be considered.

Commercial (C): In areas so designated, any of the Commercial Zones in the zoning bylaw may be considered.

Industrial (I): In areas so designated, any of the Industrial Zones in the zoning bylaw may be considered.

Rural Residential (RR): In areas so designated, the Residential Zones, and the H1, and H2 zones, or new zones with similar uses, may be considered.

Lakeshore (L): In areas so designated, the R4, H1, H1A, and H2 zones, or new zones with similar uses, may be considered.

Parks and Recreation (P): In areas so designated, the RR1, P1, and P2, zones, or new zones with similar uses, may be considered.

Resource (RE): In areas so designated, the RR1, H2, Ag1, P2 and P3 zones, or new zones with similar uses, may be considered.

SECTION 5 – TEMPORARY USE PERMITS

5.1 Temporary Use Permits

Temporary use permits may be issued, pursuant to Section 921 of the *Local Government Act*, throughout the plan area, where:

- the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;
- the environment would not be negatively affected by the proposed temporary use;
- the proposed temporary use will not have adverse effects on neighbouring land uses or property owners;
- the proposed temporary use does not require a significant amount of capital investment in a particular location; and,
- the proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

5.2 Collaborative Planning

Where the Regional District is addressing a land use issue that is adjacent to, or potentially impacting First Nations communities, the Regional District shall consult with those First Nations, as appropriate.

Where a First Nation is addressing a land use issue that is adjacent to, or potentially impacting, the Regional District, the First Nation is encouraged to consult with the Regional District, as appropriate.

The Regional District encourages opportunities to undertake collaborative planning and consultation processes with First Nations, Provincial Ministries, and other agencies and groups to better achieve the goals of this Plan.