



REGIONAL DISTRICT
OF BULKLEY & NECHAKO

BURNS LAKE RURAL AND FRANCOIS LAKE (NORTH SHORE) OFFICIAL COMMUNITY PLAN

BYLAW No. 1785, 2017 Schedule "A"

Regional District of Bulkley-Nechako PLANNING DEPARTMENT

37 – 3RD AVENUE
P.O. BOX 820
BURNS LAKE, BRITISH COLUMBIA
VOJ 1E0

PHONE (250) 692-3195
TOLL-FREE (800) 320-3339
FAX (250) 692-1220
EMAIL: inquiries@rdbn.bc.ca

"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"

January 12, 2017

Please note that this document (Schedule “A”) is one of three parts of the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan. This Plan also includes the Land Use Designation Map (Schedule “B”) and the Ecological and Wildlife Values Map (Schedule “C”) to which this document refers. Both maps can be viewed at the Regional District office. If you wish to obtain a copy of either map, large format copying charges apply. The maps are also available on the Regional District’s website: www.rdbn.bc.ca.

Table of Contents

| | |
|---|-----------|
| SECTION 1 – INTRODUCTION | 4 |
| 1.1 Purpose | 4 |
| 1.2 Plan Area Profile | 5 |
| 1.3 First Nations Communities | 6 |
| 1.4 Legislative Authority | 8 |
| 1.5 Plan Review and Amendments | 8 |
| 1.6 The Planning Process | 8 |
| SECTION 2 – PLAN VISION AND GOALS | 10 |
| 2.1 General Plan Vision | 10 |
| 2.2 General Plan Goals | 10 |
| 2.3 Francois Lake (North Shore) | 11 |
| 2.4 Decker Lake | 12 |
| Section 3 – LAND USE DESIGNATION OBJECTIVES AND POLICIES | 14 |
| 3.1 Agriculture (AG) Designation | 14 |
| 3.2 Commercial (C) Designation | 16 |
| 3.3 Industrial (I) Designation | 18 |
| 3.4 Rural Residential (RR) Designation | 21 |
| 3.5 Lakeshore (L) Designation | 23 |
| 3.6 Civic Institutional (CI) Designation | 26 |
| 3.7 Parks and Recreation (P) Designation | 27 |
| 3.8 Resource (RE) Designation | 28 |
| Section 4 – GENERAL APPLICATION OBJECTIVES AND POLICIES | 30 |
| 4.1 Mineral and Aggregate Resources | 30 |
| 4.2 Natural Environment | 31 |
| 4.3 Heritage Resources | 34 |
| 4.4 Public Services & Utilities | 35 |
| 4.5 Transportation | 36 |
| 4.6 Environmental Hazards and Protection | 37 |
| 4.7 Fire Smart Development | 38 |
| 4.8 Economic Development | 39 |
| 4.9 Greenhouse Gas Emissions | 41 |
| SECTION 5 – ASSOCIATED MAPS | 45 |
| 5.1 Interpretation of Land Use Designation Map | 45 |
| 5.2 Land Use Designation Explanations | 45 |
| 5.3 Interpretation of Ecological and Wildlife Values Map | 46 |
| 5.4 Ecological and Wildlife Values Explanations | 46 |
| SECTION 6 – IMPLEMENTATION | 49 |
| 6.1 Zoning, Development and Subdivision Control | 49 |
| 6.2 Temporary Use Permits | 49 |
| 6.3 Development Proposals Contrary to the Plan | 50 |
| 6.4 Agricultural Land Commission | 50 |
| 6.5 Water and Sewer Approvals | 50 |
| 6.6 Collaborative Planning | 51 |

SECTION 1 – INTRODUCTION

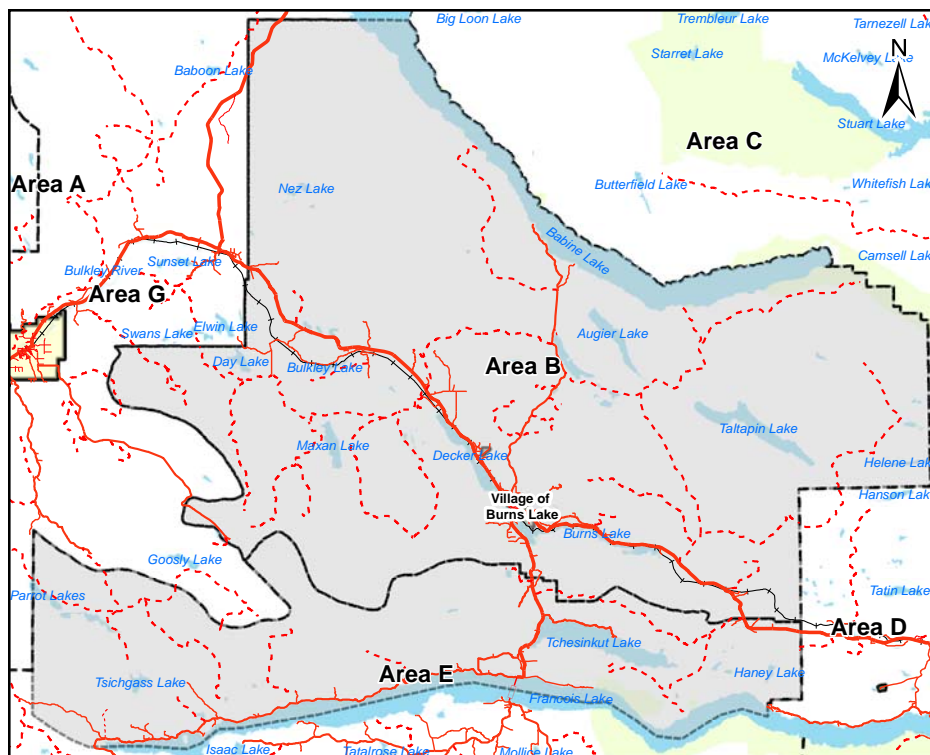
1.1 Purpose

The *Burns Lake Rural and Francois Lake (North Shore) Official Community Plan* (the Plan) is a bylaw which is adopted by the Board of Directors of the Regional District of Bulkley Nechako. The Plan area includes all of Electoral Area “B” and a portion of Electoral Area “E” to the north shore of Francois Lake and is shown on Map No. 1 below.

The Burns Lake Rural and Francois Lake (North Shore) Official Community Plan endeavours to identify the rural community’s aspirations with respect to land use and development for the next five to ten years. In doing so, the Plan contains goals, objectives and policies which describe the form and character of existing and proposed land uses in the Plan area. By considering and adhering to these statements, development will take place in a manner consistent with the physical, economic, and social vision of the Plan area.

The Plan is not a land use, subdivision, or development regulation. Regulations are set out in the zoning and other bylaws. The Plan contains the community’s vision for the future, and states how the community aims to reach that vision. The Plan is to be used to provide direction regarding planning and development within the rural area by the public, the Board of Directors, Regional District staff, and Provincial agencies. All amendments to Regional District land use and development bylaws are to be in compliance with the intent and direction provided by the policies in the Plan.

Map No. 1



1.2 Plan Area Profile

The Plan area is at the centre of the Regional District of Bulkley-Nechako. The divide where the area waters flow west to the Skeena River, and east to the Fraser River is located near Rose Lake, northwest of Burns Lake. The area is blessed with rolling hills, numerous lakes and waterways, outstanding natural beauty, and an abundance of wildlife. The area boasts world class fishing, canoeing, and many other outdoor recreation opportunities.



The area contains the Village of Burns Lake and the surrounding unincorporated communities along Highway 16 and 35, and along the northern shore of Francois Lake. The Ts'il Kaz Koh First Nation (Burns Lake Band), the Wet'suwet'en First Nation, the Office of the Wet'suwet'en, the Lake Babine First Nation, the Yekooche First Nation, the Tl'azt'en Nation and the Stelat'en First Nation identify traditional lands within the Plan area. The Ts'il Kaz Koh First Nation (Burns Lake Band), the Wet'suwet'en First Nation, the Lake Babine First Nation and the Skin Tye Nation have reserve lands within the Plan area.

According to the Statistics Canada Census for 2011 the population of Electoral Area B decreased by 2.4% from 2,154 to 2,102 persons between the years 2006 and 2011. According to the Statistics Canada Census for 2011 the population of Electoral Area E decreased by 17% from 1,771 to 1,507 persons between the years 2006 and 2011. It is noted that there is common acceptance by Regional District residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the Plan area.

The largest population centre in the Plan area is the incorporated Village of Burns Lake. According to the Statistics Canada Census for 2011 the population of Burns Lake

decreased by 3.8% from 2,107 to 2,029 persons between the years 2006 to 2011. According to BC Statistics the 2015 population of Burns Lake is estimated to be 1,829 persons. It is thought that this population estimate is incorrect and it is generally accepted that the Burns Lake population has remained largely unchanged from the 2011 census.

| POPULATION GROWTH | 2001 | 2006 | 2011 |
|-----------------------------------|---------|---------|---------|
| Burns Lake | 1,942 | 2,107 | 2,029 |
| Electoral Area B | 2,277 | 2,154 | 2,102 |
| Electoral Area E | 1,750 | 1,771 | 1,507 |
| Regional District Bulkley-Nechako | 40,856 | 38,243 | 39,208 |
| Northern BC | 315,217 | 304,173 | 304,620 |

Sources: Statistics Canada. Census Profile from 2001-2011

Detailed statistics for the Plan area are provided in the document titled Burns Lake and Surrounding Area Community Profile.

The European history date back to the early 1900's when the area supplied railroad ties to the new Grand Trunk Pacific Railway connecting the west coast port of Prince Rupert to the rest of Canada. Significant settlement in and around Burns Lake began around 1911, with the arrival of construction crews to begin work on the Grand Trunk Pacific Railway. Early settlement in the area was characterized by the establishment of a number of small communities along the railway corridor.

The Village of Burns Lake was incorporated in 1923, and now provides commercial and social services to a large rural area. The timber industry prospered following the Second World War and many small mills were established in the area along the rail line. By the 1950's there were dozens of sawmills operating in the area. Today forestry remains as the area's main industry with the establishment of two large sawmilling operations - Babine Forest Products and Decker Lake Forest Products. Ranching, tourism and government services also contribute significantly to the local economy.

1.3 First Nations Communities

1.3.1 Ts'il Kaz Koh First Nation (Burns Lake Band)

The Ts'il Kaz Koh First Nation or the Burns Lake Indian Band is part of the Dakelh Nation. Their main community is located within the Village of Burns Lake. The band has a total of four reserves, consisting of 184.6 hectares.

According to the Aboriginal Affairs and Northern Development Canada website there are 129 band members as of September 2016.

The Ts'il Kaz Koh is a member of the Carrier Sekani Tribal Council.

1.3.2 Wet'suwet'en First Nation

The Wet'suwet'en First Nation is located to the west of the Village of Burns Lake and the unincorporated community of Decker Lake at the Palling Indian Reserve No. 1. The band has a total of eleven reserves, consisting of 661.4 hectares.

The band has approximately 246 members on and off Reserve lands, according to the Aboriginal Affairs and Northern Development Canada website (as of September 2016).

The Wet'suwet'en First Nation was formerly part of the Omineca Band. In 1984 the Omineca Band split into the Broman Lake and Nee-Tahi-Buhn bands. The Broman Lake Indian Band was later renamed the Wet'suwet'en First Nation.

1.3.3 Office of the Wet'suwet'en

The Office of the Wet'suwet'en was created as a central office for the Wet'suwet'en First Nation and has been in operation since 1994. The Office offers many services throughout the Nation focusing on the main areas of Lands and Resources (including Fisheries), Human and Social Services and Treaty Negotiations. The Office of the Wet'suwet'en is governed by the Wet'suwet'en Hereditary Chiefs.

1.3.4 Lake Babine Nation

The Lake Babine Nation has membership of 2,490 people both on-reserve and off-reserve, according to the Aboriginal Affairs and Northern Development Canada website (as of September 2016). The band has a total of 24 reserves, consisting of 3,094 hectares. The three main communities are the Woyenne Reserve, the Tachet Reserve, and the Fort Babine Reserve.

The Woyenne Reserve is the largest of the communities and is located within the Village of Burns Lake. It contains the Nation's main band office and a preschool, kindergarten, daycare, and adult learning centre. Lake Babine Nation's website states that the Woyenne Reserve has approximately 940 residents, which is a marked difference from the Statistics Canada Census for 2011 that claims a population of 475.

Fort Babine (Wit'at) is located at the northern tip of Babine Lake, approximately 100 km north of Smithers, and according to the Lake Babine Nation's website, Fort Babine has approximately 60 permanent residents. The community contains an elementary school, a health clinic, a water treatment plant and a satellite band office.

Tachet is located on the Fulton River, south of Granisle and has approximately 130 permanent residents, according to the Lake Babine Nation's website. The community contains a community hall, a child care facility, a sports field, a gas station and convenience store, a water treatment plant and a satellite band office.

Donald's Landing was established at the south end of Babine Lake and Old Fort at the north end of Babine Lake as summer communities.

1.3.5 Skin Tyee Nation

The Skin Tyee Nation has a membership of 182 people both on-reserve and off-reserve according to the Aboriginal Affairs and Northern Development Canada website (as of September 2016). The main community and band office of the Skin Tyee Nation are located at Uncha Lake, which is south of Francois Lake and outside the Plan area.

The Skin Tyee Nation has one reserve, Tatla't East 2, within the Plan area, which is located at the west end of Francois Lake. There are two dwellings on this 56.1 hectare reserve.

1.4 Legislative Authority

The *Burns Lake Rural and Francois Lake (North Shore) Official Community Plan* has been prepared in accordance with the *Local Government Act*.

Lands within the Plan area are also subject to other Provincial and Federal legislation or regulations. This includes, but is not limited to, the *Forest and Range Practices Act*, *Health Act*, *Land Act*, *Mines Act*, *Environmental Management Act*, *Land Title Act*, *Transportation Act* and the *Agricultural Land Commission Act*. Certain aspects of the Plan are required to be in accordance with Provincial legislation and interests.

1.5 Plan Review and Amendments

New information and changing circumstances must be continually monitored in order to ensure that the application of the Plan continues to be current. A comprehensive review of the Plan shall be undertaken every five to ten years depending on the actual conditions which occur to influence land use.

Revisions to the Plan must be made in accordance with the *Local Government Act* and are subject to a formal approval process. Individuals or groups requesting revisions to the Plan must submit an application, with supporting material, to the Board of Directors for consideration. All applications will be subject to a review process that includes public consultation. The Board may choose to approve an application or to refuse to approve an application and deal with the broad land use issue as part of the next planned comprehensive review.

1.6 The Planning Process

In January 2016, the Regional District of Bulkley-Nechako Board of Directors directed staff to proceed with the review process for the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan and approved a consultation strategy. This process was undertaken in conjunction with the review of the Village of Burns Lake

Official Community Plan. The focus of the process was to update the existing plan and not undertake an extensive review process.

The review process began with preliminary consultation with the Advisory Planning Commissions for Electoral Areas B and E. These Commissions are made up of community members appointed by the Electoral Area Directors. Referrals were also sent to local First Nations, community groups, the Village of Burns Lake, School District 91, and Provincial Ministries.

Two open houses were held in January 2016, one at Burns Lake in the Village of Burns Lake office and one at Francois Lake in the Community Hall. The open houses were held to introduce the review process to the public. As part of the process the Regional District also undertook a survey to obtain public input regarding land use planning issues in the area.

The Village of Burns Lake, Community Futures Nadina, Burns Lake Community Forest, Burns Lake & District Chamber of Commerce, Northern Health, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands & Natural Resource Operations, Lake Babine First Nation, Burns Lake Band, Wet'suwet'en First Nation, Office of the Wet'suwet'en, Skin Tyee Nation, Nee Tahi Buhn, Stellat'en First Nation, Tl'azt'en First Nation and Yekooche First Nation were contacted with an invitation to the open houses and invited to provide any preliminary comments on the OCP review.

Staff created a preliminary draft of the OCP for review by the Advisory Planning Commissions. The Advisory Planning Commissions reviewed the draft plan and provided comments on August 17th. Letters with a copy of the draft plan and an invitation to the open houses were sent to local First Nations, community groups, the Village of Burns Lake, School District 91, and Provincial Ministries.

A second set of open houses were held in the beginning of October to introduce the draft plan to the public and solicit input on the draft. In October, consultation letters and a copy of the plan were sent to the referral agencies. The draft Plan was fine-tuned based on input received, and the process for formal approval of the Plan was initiated in early 2017.



SECTION 2 – PLAN VISION AND GOALS

2.1 General 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 based upon enjoyment and stewardship of the natural environment, support of and respect for neighbours, an affordable cost of living, a quiet and independent lifestyle, 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 and contributes to a healthy environment.

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

Maintaining the character of existing rural neighbourhoods is recognized as being important. This character requires a certain amount of independence and diversity of use and development. The vision is for communities that protect their positive aspects and characteristics, yet are willing to embrace and work towards positive change that would benefit the community, but would not detract from the rural character of the area.

An economy that is diversified and not entirely reliant upon 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 stability. Communities realize that an attractive and highly functional built environment are key factors in achieving quality of life and facilitating further economic diversification beyond reliance on agriculture, mining, and the forest products industries. Community character and amenity are critical to ensure future growth and redevelopment as the community must be able to attract skilled trades workers and entrepreneurs that have a high degree of mobility and choice regarding their home community.

2.2 General Plan Goals

The area encompassed by the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan includes a number of characteristics that are recognized by the community as being important to the long-term vitality of the Region. The Plan area's natural beauty, social environment, and economic opportunities attract a diversity of

people, business and industry, and these attributes need to be managed, protected and enhanced. The Plan strives to meet the needs of the present without compromising the area's natural, social and economic attributes and without compromising the ability of future generations to meet their own needs. In this effort the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan pursues the following goals.

- (1) Land use patterns and economic activities which do not compromise the rural character of the Plan area.
- (2) Land use patterns that maintain the rural character of the Plan area in a manner that reflects a diversity of lifestyles, land use, and economic and recreational activities.
- (3) Land use patterns and development standards that contribute to reduced greenhouse gas emissions and energy consumption.
- (4) Recognition of the unique natural characteristics of the Plan area and their protection from incompatible forms of development.
- (5) Protection and stewardship of environmentally sensitive attributes (including fish, riparian and wildlife habitat; and quality and quantity of ground and surface water).
- (6) Protection and preservation of farm land and soil having agricultural capability, and encouragement of the appropriate utilization of that land for agricultural purposes, including ranching and grazing.
- (7) Maintenance of a balance between the regulation of land use to protect community values and the desire of local residents for a lifestyle with a degree of freedom respecting use of their property.
- (8) Sustainable and orderly rural growth with urban type development being directed to the Village of Burns Lake.
- (9) Provision of opportunities for economic development and diversity.
- (10) Support for the development of the Burns Lake airport as a key factor in improving the area's social and economic climate.
- (11) Directing large scale commercial development to the Village of Burns Lake.

The Regional District of Bulkley Nechako is committed to achievement of the goals in this Plan through application of the policies in Sections 3, 4, and 5.

2.3 Francois Lake (North Shore)

The north shore of Francois Lake is an agricultural area characterized by a strong sense of community and history as well as an appreciation for a quiet rural lifestyle.

The community contains a convenience store and post office, seasonal restaurant, elementary school, an active church and two historical churches, two community halls, two resorts and approximately 460 persons living in 230 homes.

2.3.1 Francois Lake (North Shore) Goals

Francois Lake has the following goals that are in addition to the general plan goals.

- (1) To protect and preserve the rural character of the area and the associated quality of life.
- (2) To protect and preserve agricultural land and encourage agricultural operations that are conducted in accordance with recognized codes of practice and minimize their negative impacts on the natural environment.
- (3) To provide appropriate opportunities for local shopping and services.



2.4 Decker Lake

Decker Lake is a small town site located approximately 7 km northwest of the Village of Burns Lake. The unincorporated community is supported primarily by employment from forestry, especially Decker Lake Forest Products.

The community contains a convenience store and gas station, elementary school, Mennonite school and church, community hall, outdoor recreation area and approximately 245 persons living in 94 homes.

2.4.1 Decker Lake Goals

Decker Lake has the following goals that are in addition to the general plan goals.

- (1) To provide appropriate opportunities for local shopping and employment within the community.
- (2) To improve public access to the Decker Lake lakeshore.



Section 3 – LAND USE DESIGNATION OBJECTIVES AND POLICIES

3.1 Agriculture (AG) Designation

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

3.1.1 Objectives

- (1) To protect and preserve farm land and soil having agricultural capability for agricultural purposes.
- (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.

3.1.2 Policies

- (1) Agriculture, grazing, and other compatible uses of land provided within the *Agricultural Land Commission Act* will be permitted.
- (2) Silviculture and aggregate extractions practices that restore the land for agricultural use are supported within the Agricultural (AG) designation.
- (3) A minimum parcel size of 16 hectares (39.5 acres) is supported. Applications to permit smaller parcels may be considered where the requirements of Section 3.4.2(8) are adequately met, and the proposed subdivision will not have a net negative impact on the agricultural use of the lands being subdivided, or surrounding agricultural lands.
- (4) New roads and utility and communication corridors required in the Plan area must minimize the negative impact on existing and potential agricultural operations.
- (5) Wherever possible contiguous areas of agricultural land will be preserved to ensure that agriculture and associated activities remain economically viable and environmentally sound.
- (6) The inclusion of land in the Agricultural Land Reserve (ALR) is supported provided the reason for inclusion is based solely on the arability of that land.

- (7) The consolidation of legal parcels which form part of the same farm unit will be encouraged. Subdivisions and consolidations which permit more efficient use of land for agricultural purposes will also be supported.
- (8) The Regional District supports the implementation and enforcement of the *Farm Practices Protection Act*, the *Code of Agricultural Practice for Waste Management*, the *B.C. Weed Control Act* and applicable environmental guidelines for agricultural producers.
- (9) Home based businesses, including bed and breakfasts, operated in accordance with the requirements of the Agricultural Land Reserve are supported.
- (10) The Province is encouraged to implement innovative approaches to making appropriately located Crown lands available and affordable for farming.
- (11) The Regional District does not support the use of productive agricultural land for the planting of trees for purposes of creating a carbon sink or carbon offset.
- (12) The Province is encouraged to support local agricultural operations to ensure their long term viability.
- (13) The Regional District supports the Northwest Invasive Plant Council and the identification and management of invasive plant infestations.



3.2 Commercial (C) Designation

The intent of this Plan is to focus commercial development within or near the Village of Burns Lake. However, limited commercial such as neighbourhood based services, tourist commercial services and bed and breakfasts may be considered in the rural areas subject to the following Commercial objectives and policies.

3.2.1 Objectives

- (1) To provide for limited and appropriate opportunities for tourist and neighbourhood commercial development throughout the Plan area, where those services are necessary and do not conflict with existing uses and neighbourhood values.
- (2) To support and provide opportunities for home based and cottage industries.
- (3) To recognize the Village of Burns Lake as the commercial center of the Plan area.

3.2.2 Policies

- (1) Commercial uses in the rural area should be limited to a scale and size necessary to serve the retail and service needs of the local rural community, be specifically designed to provide a service to tourists, or be necessary for the provision of an outdoor recreation opportunity. All other commercial activity, not supported by a specific policy below, shall be encouraged to locate within the Village of Burns Lake.
- (2) Commercial areas for neighbourhood services may be designated subject to the following criteria.
 - (a) the primary target market for the service(s) to be provided or sold is the local rural area, and that area is not already adequately serviced;
 - (b) sufficient on-site parking is provided;
 - (c) 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;
 - (d) traffic management issues will be considered and addressed appropriately in accordance with b) and c) above;
 - (e) the proposed commercial development will not have notably negative impacts on the natural environment;

- (f) the proposed commercial use will not have notably negative impacts on neighbouring land uses or property owners;
 - (g) the proposed commercial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR);
 - (h) the scale of the proposed commercial use must not be out of character with the local community.
- (3) Tourist commercial uses may be designated subject to the following criteria.
- (a) the use is directly associated with a distinctive or special characteristic or feature of the Plan area;
 - (b) 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;
 - (c) traffic management issues will be considered and addressed appropriately;
 - (d) the proposed commercial development will not have notably negative impacts on the natural environment;
 - (e) the proposed commercial use will not have notably negative impacts on neighbouring land uses or property owners;
 - (f) the proposed commercial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR);
 - (g) the scale of the proposed commercial use must not be out of character with the local community.
- (4) Home based businesses are supported subject to restrictions on size, outdoor storage, employees and signs.
- (5) Bed and breakfasts are encouraged throughout the Plan area, provided that any bed and breakfast rooms are located within the principal dwelling unit on a parcel, and subject to zoning.
- (6) The Regional Board may consider designating additional areas for commercial use near the Burns Lake Airport where those uses benefit from proximity to an airport.

- (7) The Agricultural Land Commission is encouraged to recognize that there may be a need of lands near the Burns Lake Airport for commercial use or use by the Airport, specifically between the airstrip and Highway 16.
- (8) The area commonly known as ByTown west of the Village of Burns Lake, along Railway Avenue is designated Rural Residential in the Plan. The area contains numerous small residential lots that are not adequately serviced by an on-site sewer system. To encourage lot consolidation and redevelopment of the area a floating Commercial designation has been applied to the area. This designation indicates that certain lands may be considered for rezoning to accommodate tourist commercial uses taking advantage of the natural setting and the proximity of Burns Lake.
- (9) The lakeshore portion of the property DL 5326 R5C EXC PL PRP12891 on Francois Lake is designated Lakeshore in the Plan. However, this property has unique characteristics that make it well suited for a tourist commercial development. To encourage the redevelopment of this property for tourist commercial use a floating Commercial designation has been applied to this property.
- (10) The group of small properties located near the Francois Lake ferry terminal that are under 8000 square metres (2 acres) in size are designated Agricultural in the Plan. This designation reflects the fact that these properties are within the ALR. Due to their size and location these properties are uniquely suited for small scale neighbourhood service commercial uses. To support the redevelopment of this area a floating Commercial designation has been applied to these properties.

3.3 Industrial (I) Designation

Light industrial development has been limited within the rural areas in an attempt to focus this industrial activity into the Village of Burns Lake. New industrial development may be accommodated within the Plan area subject to the following objectives and policies.

3.3.1 Objectives

- (1) To provide opportunities for limited light industrial uses in suitable locations.
- (2) To minimize land use incompatibility and conflicts between industry and surrounding land uses.
- (3) To support industrial uses that will not have any significant negative impact on the natural environment.

3.3.2 Policies

- (1) New light industrial uses will be encouraged to establish within the boundaries of the Village of Burns Lake and on lands within the Industrial (I) designation, subject to the successful rezoning of the property, if required.
- (2) The Regional Board may consider designating additional areas for industrial uses subject to the following criteria:
 - (a) all existing industrial land is developed or it is demonstrated that the designated industrial areas are unsuitable for the proposed use;
 - (b) the proposed industrial development will not create an amount of traffic, noise, or other impact that will adversely affect the rural character of the area;
 - (c) the proposed industrial development will be developed in a manner that has no notable negative impacts on the environment;
 - (d) there will be no notable negative impacts on neighbouring land uses or property owners; and,
 - (e) the proposed industrial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).
- (3) The Regional Board may consider designating limited highway industrial developments along the Highway 16 corridor around the Village of Burns Lake in close consultation with the municipality.
- (4) The Regional Board may consider designating additional areas for light industrial use near the Burns Lake Airport where those uses benefit from proximity to an airport.
- (5) Land along Highway 16 east of the Stearns Subdivision may be considered for rezoning to allow industrial uses without an Industrial designation 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 rural character of the area;
 - (b) the proposed industrial development will be developed in a manner that will not have notable negative impacts on the environment;
 - (c) there will not be notable negative impacts on neighbouring land uses or property owners.

- (6) The small properties along Nash Rd, just west of the Village of Burns Lake boundary, have been designated Industrial to encourage their redevelopment for limited light industrial uses.
- (7) The area commonly known as ByTown west of the Village of Burns Lake, along Railway Avenue is designated Rural Residential in the Plan. The area contains numerous small residential lots not adequately serviced by on site sewer systems. To encourage lot consolidation and redevelopment of the area a floating Industrial designation has been applied. This designation indicates that certain lands may be considered for rezoning to accommodate limited light industrial uses of a type that will not conflict with the existing residential development or tourist commercial uses established in the area.
- (8) Areas along the Babine Lake Road may be considered for rezoning to allow industrial uses where appropriate, without an Industrial designation 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 any rural residential development;
 - b) the proposed industrial development will be developed in a manner that will not have a notable negative impact on the environment;
 - c) there will not be any notable negative impacts on neighbouring land uses or property owners; and,
 - d) an alternate access to Highway 16 can be developed to accommodate industrial traffic so that industrial traffic does not access Highway 16 using Babine Lake Road.



3.4 Rural Residential (RR) Designation

The Rural Residential (RR) designation is intended to provide opportunities for people to live in a rural setting in a sustainable and responsible manner, while protecting and preserving the rural character of the area. Development requiring a higher level of community services, such as water and sewer, will be directed into the Village of Burns Lake.

3.4.1 Objectives

- (1) To provide opportunities for residential lots that fit the existing rural character of the Plan area.
- (2) To support opportunities for affordable housing, rental housing and special needs housing.
- (3) To ensure future development is sustainable and does not have a notably negative impact on the natural environment.
- (4) To protect and enhance the quality of life associated with existing and new rural residential development.

3.4.2 Policies

- (1) Low to moderate density residential (fee simple and bare land strata) subdivisions, recreational and other unobtrusive uses will be permitted in the Rural Residential designation. Limited forms of agriculture may be permitted within the implementing zoning bylaw.
- (2) Home based business and cottage industries are supported with restrictions which will ensure that they will not have an adverse impact on neighbouring uses and the rural character of the area.
- (3) 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.
- (4) Rezoning applications to allow a strata subdivision that relies on privately operated community sewer or water systems that are located within the strata development and are owned and operated by the strata corporation may be considered.
- (5) Applications to allow a freehold subdivision that relies on privately operated community sewer or water systems shall not be supported.
- (6) Applications to allow a strata subdivision with parcels smaller than 2 hectares (4.94 acres) may be considered where appropriate, provided that:

- (a) the subdivision includes less than 15 strata parcels;
 - (b) the size of the parent parcel is a minimum of 1.2 hectares (3 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 6 hectares (15 acres));
 - (c) a covenant restricting further subdivision must be registered on the remainder of the parent parcel; and
 - (d) 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.
- (7) Applications to allow a 2nd single family dwelling on a parcel may only be considered under the following circumstances.
- (a) the subject property is a minimum of 2 hectares (4.94 acres) in size or larger, or a 2nd single family dwelling exists and is legal but non-conforming to zoning;
 - (b) it has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings;
 - (c) the development is compatible with adjacent land uses and maintains the rural character of the area;
 - (d) the parcel is not located within a floodplain or on other hazard lands;
 - (e) the development addresses wildlife and ecological values; and,
 - (f) the future subdivision of the land into a parcel smaller than 2 hectares (5 acres) is prohibited.
- (8) Applications to permit parcels as small as 2 hectares (4.94 acres) may be considered where:
- (a) it has been demonstrated that the proposed lots can accommodate 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;
 - (c) parcels are not located within a floodplain or on other hazard lands; and,
 - (d) the development adequately addresses wildlife and ecological values.

- (9) 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 developed public road or natural water feature; and,
 - (b) the criteria outlined in Section 3.4.2 (8) are addressed.
- (10) 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).
- (11) Applications to allow Rural Residential development may be considered where the development will not conflict with or have a notable negative impact on adjacent agricultural uses.
- (12) The development of new Manufactured Home Parks is discouraged throughout the Plan area.

3.5 Lakeshore (L) Designation

The Lakeshore (L) Designation is intended to accommodate the demand for residential development in close proximity to a lake in the Plan area. Residents value the peacefulness and the natural setting that exists near areas designated Lakeshore.

Not all lands adjacent to the lakes are designated for Lakeshore development. The lands available are limited to allow in-fill development at a scale that will not impact 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 is not negatively impacted, and to avoid the necessity for the establishment of development permit areas to adequately mitigate the impacts of lakeshore development.

3.5.1 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 notably 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.

3.5.2 Policies

- (1) Low to moderate density residential (fee simple and bare land strata) subdivisions, recreational and other unobtrusive uses will be permitted in the Lakeshore designation.
- (2) Home based business and cottage industries are supported subject to restrictions which will ensure that they will not have an adverse impact on neighbouring uses or the character of the area.
- (3) The Regional District will not take responsibility for the operation, maintenance or funding of any new water or sewer system associated with Lakeshore development.
- (4) Rezoning applications to allow a strata subdivision that relies on sewer or water systems that are located within the strata development and are owned and operated by the strata corporation may be considered.
- (5) Rezoning applications to allow a freehold subdivision that relies on a privately operated community sewer or water systems shall not be supported.
- (6) Rezoning applications to allow a strata subdivision with parcels smaller than 2 hectares (4.94 acres) may be considered where appropriate, provided that:
 - (a) the subdivision includes less than 15 strata parcels;
 - (b) 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));
 - (c) a covenant restricting further subdivision must be registered on the remainder of the parent parcel; and
 - (d) 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.
- (7) Only one dwelling per parcel shall be permitted.
- (8) Applications to permit parcels as small as 2 hectares (4.94 acres) may be considered where:

- (a) it has been demonstrated that the proposed lots can accommodate 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;
 - (c) parcels are not located within a floodplain or on other hazard lands; and,
 - (d) the development addresses wildlife and ecological values.
- (9) 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 developed public road or natural water feature; and,
 - (b) the criteria outlined in Section 3.5.2(8) are addressed.
- (10) 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; and
 - (b) the average size of all parcels created is not smaller than 2 hectares (4.94 acres).
- (11) Applications to permit new waterfront parcels shall not be supported if a lot is serviced by a septic field that is within 100 metres from any lake, unless that septic field is designed by an appropriately qualified engineer or geoscientist to confirm that the proposed septic field will have no detrimental impacts on the adjacent water body. In no case should the setback be less than 30 metres.
- (12) The Provincial Subdivision Approving Officer is encouraged to consider options to amalgamate required water access points into a single area which is practical for development and use as public access. The numerous access points spread out along the waterfront as part of a typical subdivision are not practical for use or development.
- (13) Applications to permit new waterfront subdivisions that would typically contain a number of waterfront access points shall consider amalgamating the required water access points onto a single area which is practical for development and use as public access.

- (14) 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.
- (15) Applications to permit lakeshore development that would impact the natural, undeveloped appearance of the south shore of Tchesinkut Lake shall not be supported.

3.6 Civic Institutional (CI) Designation

The Civic Institutional designation is intended to provide a range of public, government, and community related uses within the Plan area. Such uses may include schools, fire halls, community halls, churches and cemeteries.

3.6.1 Objective

- (1) To provide for the establishment of public facilities when necessary. It is noted that rural fire halls are acceptable in any designation.

3.6.2 Policies

- (1) The Regional District will cooperate with the local school district in planning for educational facilities. This will include:
 - (a) assessing the demand for new facilities by considering residential development activities and proposals; and,
 - (b) selecting appropriate sites for schools.
- (2) The Regional Board will permit additional Civic Institutional uses by way of re-zoning, without the requirement for an OCP amendment subject to the following criteria:
 - (a) there is a demonstrated need for the proposed service;
 - (b) the proposed civic institutional use will not create an amount of traffic that will adversely affect the rural character of the area;
 - (c) the proposed civic institutional development will minimize negative impacts on the environment;
 - (d) the proposed civic institutional use will minimize negative impacts on neighbouring land uses or property owners; and,
 - (e) the proposed civic institutional use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

3.7 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. While parks and passive recreation uses are permitted throughout the Plan area this designation may be used to designate specific areas which have high value for parks and recreation purposes. This designation also identifies areas that may be appropriate for active community and outdoor recreation uses.

3.7.1 Objectives

To protect lands having significant recreational and/or environmental value.

- (1) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.
- (2) To accommodate the need for active use outdoor recreation facilities in a manner that improves residents' quality of life.
- (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.

3.7.2 Policies

- (1) Provincial parks are recognized as important attributes of the Plan area and are designated as Parks and Recreation (P) on the Land Use Designation Map (Schedule "B").
- (2) Additional park and recreational uses will be permitted throughout the Plan area where appropriate.
- (3) Parcels used for parks and recreation purposes will not be subject to a minimum parcel size.
- (4) The Regional Board supports the preservation of existing, and identification of new public recreation sites and access points along area lakes and rivers.
- (5) The area of Crown land on Francois Lake known as Pea Vine Point is recognized as a highly valued recreation area for local residents and has

been designated as Parks and Recreation (P) on the Land Use Designation Map (Schedule “B”).

- (6) The Nourse Creek trail, trailhead and parking lot are recognized as an important recreational feature of the Plan Area that should be preserved for future generations.
- (7) The dock and boat launches at the ferry landings at the north and south shores of Francois Lake are an important public amenity that should be maintained.
- (8) Rezoning applications to allow active use community and outdoor recreation uses such as golf courses, archery ranges, fair grounds, rodeo grounds, community halls, theatres, baseball diamonds, soccer fields, horseshoe pits, tennis courts, swimming pools, skating rinks, and riding arenas may be considered on lands designated Parks and Recreation subject to the following criteria.
 - (a) sufficient on-site parking is provided.
 - (b) the proposed use will not create an amount of traffic, noise or other impact that will adversely affect the rural character of the area.
 - (c) traffic management issues will be considered and addressed appropriately.
 - (d) the proposed development will have no notable impact on the natural environment.
 - (e) the proposed use will have no notable impact on neighbouring land uses or property owners.
 - (f) the proposed use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).
 - (g) it is clear that the community interest is not better met by keeping the land in its natural state and for limiting its use to passive types of recreation.

3.8 Resource (RE) Designation

The Resource area is characterized by a lack of settlement 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 by discouraging settlement on Resource designated lands. These

lands are highly valued for their resource potential, as well as for their environmental attributes and wildlife habitats.

3.8.1 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 sound sustainable resource management within the Resource (RE) designation.

3.8.2 Policies

- (1) Only uses directly associated with agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services use will be permitted in the Resource (RE) designation. 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) Established routes used by cattle or wildlife, recreation lands, and rare or unique fish and wildlife habitats will be protected from incompatible land uses.
- (4) Access to timber and public recreation lands will be preserved wherever possible.
- (5) Rezoning applications to allow large wind turbines where the primary intended purpose is 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, or the natural environment and wildlife habitat.
- (6) Small wind turbines whose primary intended purpose is to generate power for use on site shall be encouraged to occur in a manner that does not negatively impact nearby properties.

Section 4 – GENERAL APPLICATION OBJECTIVES AND POLICIES

4.1 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. These acts include, but are not limited to the *Mines Act*, the *Mineral Tenure Act*, and the *Forest and Range Practices Act*. While the agencies responsible for managing this legislation have review processes that address the public interest in these matters the final decisions regarding land use rest with the province. 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.

4.1.1 Objectives

- (1) To support the conservative use of mineral and aggregate resource deposits and to protect these from development that would irreversibly prohibit its 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.

4.1.2 Policies

- (1) The Provincial government is recognized as being responsible for the administration of the Province's mineral and aggregate resources under various pieces of legislation.
- (2) All sand and gravel deposits are recognized by the Regional Board as being within the Provincial management jurisdiction. These deposits are too numerous to show on the map in Schedule "B".
- (3) Soil removal within the Agricultural Land Reserve (ALR) is recognized as being subject to the *Agricultural Land Commission Act*.
- (4) The Regional District encourages the Ministry of Energy and Mines to give due consideration to the impact of extraction and processing activities on surrounding land uses and developments.
- (5) 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 unless the applicant satisfactorily demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

- (6) The Regional District encourages the Ministry of Energy and Mines to require appropriate public consultation prior to issuing new surface permits for sand and gravel extraction and processing near residential areas.
- (7) 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.

4.2 Natural Environment

The natural environment is the foundation of the economic, ecological, and social viability of the Plan area. As such, careful management at local, regional and provincial levels is necessary. 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.

Babine Lake, Burns Lake, Decker Lake, Tchesinkut Lake, Francois Lake and the Endako River 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. They are the source of drinking water, an economic generator, and a recreational playground. Not only are the area's lakes and rivers an important amenity for the community and visitors, they are also the natural habitat for a wide variety of fish and aquatic life, waterfowl, and plant species.

The importance of these lakes and rivers must also be looked at from a regional perspective. The water drains into the Nechako River and makes up part of the Fraser Drainage Basin, which flows into the Pacific Ocean. Communities within the Fraser Drainage Basin also rely on the health of this surface water.

4.2.1 Objectives

- (1) To protect environmentally unique, rare, or sensitive areas or features; including, but not limited to, wildlife corridors, limited wildlife habitats, watercourses, lakes, ponds, wetlands, and riparian habitats.
- (2) To establish a high priority to protect air quality, and surface and ground water resources for the benefit of the environment and human health and safety.
- (3) To establish a high priority to protect and improve the water quality of Babine Lake, Burns Lake, Decker Lake, Tchesinkut Lake and Francois Lake.

- (4) To enhance environmental awareness and promote activities that protects and restores the natural environment.

4.2.2 Policies

- (1) The Regional District encourages the protection and enhancement of fish and wildlife habitats throughout the Plan area through the following means:
 - (a) alternative development practices such as lot averaging, where appropriate;
 - (b) conservation covenants; and,
 - (c) the dedication of lands to a private land trust, non-government organization, or the Province.
- (2) The “Ecological and Wildlife Values” map (Schedule “C”), shows a number of important wildlife and ecological areas. Development proponents that have the potential to impact important wildlife and ecological areas are not supported unless the development proposal includes measures to adequately protect and enhance the areas and associated values.
- (3) The Regional District supports efforts by the Provincial government to identify wildlife and ecological values, with the input of residents, through various planning processes.
- (4) The Regional District will support and encourage the retention of a greenbelt of natural vegetation along watercourses.
- (5) Provincial and Federal governments and non-governmental organizations will be supported in their efforts to enhance the fish and wildlife resources in the Plan area.
- (6) The Regional District recognizes the importance of healthy air quality, and surface and ground water resources on a local, regional and provincial scale and supports efforts to protect the quantity and quality of these resources for future generations.
- (7) The Regional District encourages environmentally sound farm practices which protect surface and ground water and soil quality.
- (8) The Regional District encourages the Provincial government to undertake an inventory and study of groundwater sources to determine the best means of protecting these water supplies.

- (9) Efforts to work with the local community, landowners and developers to protect environmentally unique or sensitive areas through the provision of information and education are supported.
- (10) Rezoning applications to allow subdivision or development on land adjacent to or containing environmentally unique, rare, or sensitive areas may only be supported if it can be reasonably demonstrated that the proposed development will not negatively or adversely impact surface or groundwater resources or an environmentally unique or sensitive area.
- (11) The Regional District supports and encourages the dissemination of educational information about the importance of responsible stewardship of the environment.
- (12) The Regional District encourages the replacement of older, on-site sewage systems with newer systems using improved technology to prevent potential contamination of the shoreline and water.
- (13) The Regional District discourages the removal of vegetation along the shoreline, as this can lead to erosion, loss of food and nutrients for fish, and loss of shade for young fish. Landowners are encouraged to refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping, or Removal.
- (14) The Ministry of Forests, Lands and Natural Resource Operations, in carrying out reviews of foreshore tenure applications, is encouraged to take the following factors into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas:
 - (a) private moorage must not impede pedestrian access along the beach portion of the foreshore;
 - (b) the siting of new private moorage shall be undertaken in a manner that is consistent with the orientation of neighbouring private moorage, is sensitive to views and other impacts on neighbours, and avoids impacts on access to existing private moorage and adjacent properties;
 - (c) non-moorage uses are not acceptable on foreshore areas. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. These types of development should occur only on privately owned upland; and,
 - (d) private moorage owners and builders are encouraged to refer to the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and the Department of Fisheries and

Oceans' Pacific Region Operational Statement for Dock Construction, when constructing a dock.

- (15) 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.
- (16) The protection of the environmentally unique or sensitive areas through the purchase or dedication of lands to a private land trust, non-government organization, or the province is encouraged.
- (17) The Subdivision Approving Officer is encouraged to follow Provincial guidelines for development near aquatic areas and other environmentally sensitive areas.
- (18) The Province is encouraged to enforce regulations restricting the dumping of sewage and other waste from boats into all lakes and watercourses.
- (19) The Regional District opposes the reshaping of a lake foreshore area by any means, including the creation of spits or other earthworks to shelter boats.



4.3 Heritage Resources

Heritage resources are recognized by the Regional District as being an integral part of the 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.

4.3.1 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.

4.3.2 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.

4.4 Public Services & Utilities

The Plan area is characterized by a dispersed settlement pattern and a level of services and utilities that is common for rural communities. Additional services that are to be supported by the local tax base need to reflect the intent of the Plan to not provide for significant population growth, higher densities or a change to the rural character of the area.

4.4.1 Objectives

- (1) To support the planning and development of public services and utilities which are economically feasible and that have an appropriate degree of public support.

4.4.2 Policies

- (1) Urban scale development requiring community water and sewer services will be directed into municipalities where such services can be provided as an extension to existing systems.
- (2) The Regional District will continue to assist rural residents in assessing the feasibility of new utilities and services in accordance with the *Local Government Act*.

- (3) The location of utility services and communication corridors which minimize the disruption of the natural environment and the impact on existing and potential resource activities or land uses (such as forestry, agriculture, mineral and aggregate extraction, recreation, fish and wildlife management) will be supported.
- (4) The Regional District will encourage the efficient and economic extension of services where there is a demonstrated need and public support.

4.5 Transportation

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 road transportation planning and development within the Plan area.

4.5.1 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.
- (2) To ensure that development is not approved without the necessary infrastructure improvements to accommodate the traffic generated by that development.
- (3) To support the development by the Ministry of Transportation and Infrastructure of a safe, efficient and economic transportation system servicing both local and provincial needs.
- (4) To encourage the Ministry of Transportation and Infrastructure to work in consultation with the local community when considering major improvement projects and infrastructure upgrades.
- (5) To recognize and encourage the development of the Burns Lake Airport for the benefit of the community, for medical evacuations, and for economic development activities.
- (6) To support CN Rail in ensuring access to private properties and the safety of private rail crossings, and that private rail crossings are not unreasonably impeded.

4.5.2 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 shall, wherever possible, be encouraged to direct future roads away from existing and potential agricultural lands, environmentally sensitive areas, and important viewscales.
- (3) Off-street parking regulations in the zoning bylaw shall ensure a free flow of traffic on public roads.
- (4) The Agricultural Land Commission is encouraged to recognize the community need for expansion of the Burns Lake Airport, and evaluate their legal ability to restrict airport related development and operations.
- (5) CN Rail shall be encouraged to limit new private rail crossings and where possible allow only one access to multiple properties, and to ensure that all crossings have adequate sight lines and proper signage.
- (7) CN Rail shall be encouraged to develop spur lines in appropriate locations to improve local access to the transportation of goods and materials by rail cars and shipping containers.
- (8) The Ministry of Transportation and Infrastructure shall be encouraged to upgrade and improve the safety of Colleymount Road, while maintaining its character as a scenic waterfront drive that is attractive to residents and tourists.

4.6 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.

4.6.1 Objectives

- (1) To manage development in a manner that reduces risk to life and damage to property in natural hazard areas.
- (2) To require property owners and developers to implement development strategies that reduces the risk of flood and other hazards.
- (3) To ensure that human activities do not contribute to flooding, increased water run-off, soil erosion, environmental pollution, or slope instability.

4.6.2 Policies

The Regional District will continue to manage building construction in floodplains

by way of a floodplain management bylaw with measures such as minimum elevations and setbacks for new construction.

- (1) To protect against loss of life and property damage associated with flooding the Regional District will encourage non-polluting agricultural, park, and recreational uses in 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) When rezoning or other application processes to allow subdivision and/or development in areas that are known to have potential hazards, it is required that the proper scientific assessments are undertaken to ensure the area is safe for development and to mitigate potential damage to persons or property.
- (4) Applications to allow subdivision and/or development in a potentially hazardous area or down slope from a hazardous area should consider the whether development in the area is appropriate. This may require confirmation from an engineer that the land is safe for the proposed use.
- (5) Slope stability and landslide hazards have been identified along Highway 35 near the ferry landing and in the Colleymount Road area. Given that building inspection is not provided as a service in this area, the building permit approval process cannot be used to ensure that development occurs in a safe manner. Therefore, where there is evidence of slope stability and landslide hazard, residents are encouraged to retain the services of a qualified geotechnical engineer prior to development on their lands to ensure the safety of any new construction.

4.7 Fire Smart Development

Residential and other developments in proximity to forested areas are at risk from wild fires. 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 Pine beetle infestation and historic fire suppression practices. The OCP supports efforts to reduce the risk associated with wildfire.

4.7.1 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.

4.7.2 Policies

- (1) Property owners and developers are encouraged to implement development strategies that reduce the risk of wildfire. For example property owners are encouraged to:
 - a) use non-combustible roofing and siding materials,
 - b) keep roofs clean from combustible debris,
 - c) keep combustible materials such as firewood, sheds, at least 10 metres away from a principle building, and
 - d) set back buildings away from the top of sloped lands.
- (2) Applicants for rezoning or other applications to allow subdivision shall be required to incorporate “fire proofing” and “fire smart” principles in their subdivision design. For example new development must be designed to provide adequate emergency vehicle access and alternate escape routes where practical.
- (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.

4.8 Economic Development

It is recognized that in order to achieve the goals contained in the Plan the region must provide opportunities for the creation of a vibrant, diverse, and sustainable economy. To do so requires maintenance and enhancement of the region’s quality of life, as well as its natural, cultural, and built amenities, thus ensuring compatibility between future economic activity and the rural character of the Plan area. As noted in the Plan, industrial and commercial activity is supported in select areas and within the Village of Burns Lake. However, the Plan recognizes the importance of a healthy home based business sector to the regional economy.

The Plan supports the maintenance of existing, and the increased establishment of new home based businesses that are compatible with the rural residential and agricultural character of the area, and do not negatively impact the quality of life of area residents.

4.8.1 Objectives

- (1) To concentrate commercial and light industrial development in existing centres of activity, and to direct most of that activity within the Village of Burns Lake.
- (2) To increase the attractiveness of the Plan area to new residents, entrepreneurs, and business by protecting and enhancing the aspects of the social, cultural, natural, and built environment that contribute to the quality of life of residents.
- (3) To support home based business activity that fits within the rural character of the area and does not negatively impact resident quality of life.

4.8.2 Policies

- (1) Home based business activity that is compatible with the rural residential character of the Plan area shall be supported.
- (2) The Regional District especially encourages consulting, technology and information based home based business to locate in the Plan area.
- (3) The opportunity to establish home based business with a personal service, retail, or industrial character shall be limited in order to protect rural residential areas from impacts associated with noise and traffic, and to help protect the integrity of existing commercial and industrial areas.
- (4) The Regional District encourages service providers to improve cell phone service and high speed internet service in the areas where this service is limited or non-existent.

4.9 Greenhouse Gas Emissions

The Regional District of Bulkley-Nechako recognizes that increasing emissions of human caused greenhouse gases (GHG) such as carbon dioxide and methane are affecting the Earth's climate, and the effects of climate change are evident across British Columbia.

In 2009 the Regional District of Bulkley signed the Climate Action Charter (CAC), which is an agreement between signatory local governments and the Province which outlines the commitments and responsibilities of the Province and local governments as they work together towards reduced greenhouse gas emissions.

Through the CAC the Regional District of Bulkley-Nechako has agreed to develop strategies and take actions to achieve the following goals.

- Being carbon neutral in respect of operations by 2012, recognizing that solid waste facilities regulated under *the Environmental Management Act* are not included in operations for the purposes of the CAC.
- Measuring and reporting on our community's GHG emissions profile.
- And, creating complete, compact, more energy efficient rural and urban communities.

In 2016 the Province established the goal of reducing net annual greenhouse gas emissions by up to 25 million tonnes below current forecasts by 2050.

Section 473(3) of the *Local Government Act* states that Official Community Plans 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.

The Province of British Columbia completed the Community Energy and Emissions Inventory (CEEI) in 2007 and 2012. The data provided by the CEEI initiative does not provide the information necessary for the establishment of a baseline, or future measure, of the community wide GHG emissions generated in each Electoral Area. Therefore, the data is not appropriate for the establishment of bottom up or pragmatic targets. Area specific, accurate, and measurable data regarding emission sources and quantity, especially with regards to transportation, are necessary to identify GHG reduction targets that have any meaning with respect to measurement and achievability. However, the CEEI data can potentially be used to quantify current and future patterns of energy used by building type and on road transportation, provided that future CEEI data is comparable in future years. This would serve as an indicator of the intensity of energy used and GHG emitted in the region.

The Regional District of Bulkley-Nechako does not have the financial capacity to undertake community energy emissions inventories that are an improvement over the

provincial CEEI initiative. Therefore, the remaining option to satisfy the Province with regards to Section 473(3) of the *Local Government Act*, and to ensure the Regional District of Bulkley-Nechako remains eligible for Provincial grant funding, is to establish visionary or top down targets which are not based upon any analysis regarding achievability and are not intended to be tracked or achieved locally. However, these targets reflect a commitment to action, and they are backed up by concrete community goals and objectives regarding the reduction of GHG emissions.

4.9.1 OCP Visionary Targets and Action

For the purpose of complying with Section 473(3) of the *Local Government Act* and meeting the commitments under the CAC the Regional District of Bulkley-Nechako accepts the following provincial GHG reduction target as the Regional District's visionary target:

- reducing net annual greenhouse gas emissions by up to 25 million tonnes below current forecasts by 2050.

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 policy 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 policy relating to increased public awareness of issues and options regarding energy use. These objectives and policies are identified in Sections 4.9.2 and 4.9.3 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.

4.9.2 Objectives

- (1) The Regional District of Bulkley-Nechako will work towards reducing Electoral Area B and E 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.

4.9.3 Policies

- (1) Incentives offered by utilities and senior government to reduce residential energy use will be promoted.
- (2) The use of building permit rebates where certain sustainable development practices are used shall be considered.
- (3) Residents and local businesses shall be encouraged to investigate and adopt new technologies and best practices to reduce greenhouse gas emissions.
- (4) The use of sustainability checklists shall be considered for use as part of building permit, 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.
- (5) Renewable energy generation such as biomass, geothermal heating, solar power, and wind turbines are encouraged.
- (6) The objectives identified in Section 4.9.2 of this bylaw are achieved through the implementation of the following land use and development policies:
 - a) within the Agricultural Designation, the Policies in Section 3.1 support the local production of food, and other agricultural products.
 - b) within the Commercial Designation, Objective 3.2.1 (1) supports the establishment of neighbourhood commercial services.
 - c) within the Commercial Designation, Policy 3.2.2(1) encourages significant commercial uses to establish within the Village of Burns Lake.
 - d) within the Commercial Designation, Policy 3.2.2(2) supports commercial areas for neighbourhood services.
 - e) home based businesses are supported throughout the plan with Objectives and Policies 3.2.1(2), 3.4.2(2), 3.5.2(2) and 4.8.2(1).

- f) within the Industrial Designation, Policy 3.3.2(1) encourages new light industrial uses to establish within the boundaries of the Village of Burns Lake.
- g) policies 3.4.2(6), 3.4.2(10), 3.5.2(6), 3.5.2(10) promote the use of alternative development practices such as lot averaging and bare land strata development.
- h) within the Resource Designation, Policy 3.8.2(1) allows only a very limited amount of new low density residential use.
- i) within the Resource Designation, Policies 3.8.2(5) and 3.8.2(6) support the installation of wind turbines intended to generate power for sale or use on site.
- j) policy 4.4.2(1) directs urban scale development requiring community water and sewer services into municipalities where such services can be provided as an extension to existing systems.

SECTION 5 – ASSOCIATED MAPS

5.1 Interpretation of 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.

The Land Use Designation Map attached hereto as Schedule “B” shows, in select places, the short title for a Land Use Designation within a circle. Such a designation is referred to in the Plan as a “floating designation” and indicates that the lands in the immediate vicinity of the floating designation may be considered for rezoning to allow another use. The floating designation applies to the land as well as the other applicable land use designation identified in Schedule “B”.

5.2 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): agriculture, single family dwellings, guest cabins, outdoor recreation and primitive campsites, kennels and veterinary clinics, accessory buildings and structures and home-based business.

Commercial (C): neighbourhood services, tourist commercial enterprises, and home based businesses.

Industrial (I): heavy industrial, light industrial, manufacturing, equipment repair.

Rural Residential (RR): residential dwellings, agricultural and recreational uses, accessory buildings and structures and home-based businesses.

Lakeshore (L): residential dwellings, recreational uses, accessory buildings and structures and home-based businesses.

Civic Institutional (C/I): public buildings and facilities including schools, fire halls, community gathering facilities, churches and recreational facilities.

Parks and Recreation (P): Parks and recreation uses may be considered throughout the Plan area in any designation. The Parks and Recreation (P) designation applies to Provincial parks and known high value wildlife habitat and/or recreational areas at the time of adoption of this Plan. Agriculture is acknowledged as a permitted use for areas designated Parks and Recreation that are within the ALR.

Resource (RE): agriculture and grazing; mineral or aggregate extraction; wilderness oriented recreation; limited residential use and necessary institutional, public, utility or

transportation services. Tourist commercial land uses may also be considered where appropriate.

5.3 Interpretation of Ecological and Wildlife Values Map

The Ecological and Wildlife Values Map attached hereto as Schedule “C” indicates the general location and distribution of major ecological and wildlife habitat features in the Plan area. The intention of this map is to identify areas where specific ecological and wildlife habitat values will be considered during development review processes.

5.4 Ecological and Wildlife Values Explanations

The features represented in the Ecological and Wildlife Values Map were identified through the Morice LRMP and Lakes District LRMP process. The following explanations are summarized from these two documents:

No Harvesting Zone (Morice LRMP): Certain areas have been designated as any timber harvesting areas. Commercial timber harvesting is not permitted in these areas by the Morice LRMP.

Area Specific Management Zone (Morice LRMP): The OCP boundary includes one area identified as an “Area Specific Management Zone” by the Morice LRMP. Area Specific Management Zones are generally areas where timber harvesting is permitted but other area-specific direction applies. The Area Specific Management Zone included in the OCP boundary is the Matzehtzel Mountain and Nez Lake area as shown on the Ecological and Wildlife Values Map. This area is to be managed to maintain the integrity of wetland complexes and alpine habitats while enhancing certain recreational opportunities. Summer motorized recreational use of this area is restricted.

Parks and Protected Areas (Morice LRMP): Protected areas are managed by the Provincial government under the Morice LRMP for their significant natural, recreational and cultural heritage values. Commercial logging and mineral and energy exploration and development are not permitted in protected areas, however many other existing activities can continue, subject to the management plan for each protected area prescribed by the Morice LRMP.

Mountain Goat Range (Morice LRMP): Approximately 1100 of the BC mountain goat population live in the Morice LRMP area. In British Columbia mountain goat is yellow listed, which usually means that the species’ welfare is not of immediate conservation concern. However the mountain goat is classed as S4, which means that it is considered to be of long term conservation concern. The Morice LRMP endeavors to ensure adequate foraging habitat to ensure a healthy and sustainable population of mountain goats across their present range within the Plan area, and maintain functional goat movement corridors that minimize the risk of mountain goat displacement and mortality.

Recreation Trails (Morice LRMP): Existing recreation trails identified by the Morice LRMP are shown on the Ecological and Wildlife Values map. One of the objectives of the Morice LRMP is to maintain the integrity and functionality of trails as per specific guidelines, respecting traditional First Nations trail networks.

Protected (Lakes District LRMP): Land use within protected areas emphasizes resource conservation to the degree that resource extraction is excluded and other land uses may be limited or excluded. Land use within park areas is guided by park management plans, or interim direction statements which provide temporary guidance for new protected areas, pending development of comprehensive park management plans.

Mineral/Wildlife Emphasis Zone (Lakes District LRMP): The management intent of the Mineral/Wildlife Management Zone is to provide an opportunity for mineral exploration and development while giving consideration to the wildlife values present in the zone. To achieve this intent, the Lakes District LRMP states that timber harvesting will only be allowed for purposes associated with approved mineral exploration and development.

Settlement/Agriculture Zone (Lakes District LRMP): The intent of the Agricultural/Settlement zone is to identify the area most appropriate for future agricultural development and settlement expansion. Further, this zone defines management strategies for areas of agricultural activity, and areas with potential for future agricultural development, which are in close proximity to existing and potential settlement. In this zone, emphasis will be placed on agriculture and settlement while placing a high value on integrated management for wildlife habitat. The zone includes lands that contain important wildlife habitat and zone management will reflect this fact.

Special Emphasis Zone (Lakes District LRMP): The Special Emphasis zone emphasizes conservation-oriented land uses over development-oriented land uses. This land use designation incorporates areas with high concentrations of regionally significant and sensitive resource values, such as biodiversity, critical fish and wildlife habitat, rare or endangered species, and locally important ecosystem and recreation features. In this zone, the resource management priority is to conserve the integrity of the numerous special and sensitive values that are known to exist in those areas. Resource development and extraction opportunities (e.g., logging, mineral exploration and mining development) exist and are acceptable activities under this zone within constraints. Conservation objectives and strategies, however, will provide the context for extractive resource development activities.

Grizzly Habitat (Lakes District LRMP): The Lakes District LRMP identified the Sutherland Valley as one of the two seasonally important grizzly bear feeding areas in the Lakes District. The Grizzly Habitat designation is intended to minimize the risks to grizzly bears by significantly reducing the probability of bear-human conflicts that are typically associated with increased resource development, especially increased road access.

Ungulate Winter Range (Lakes District LRMP): The Ungulate Winter Range designation is concerned with the winter habitat of moose, mule deer, and mountain goat. Ungulate winter habitat is recognized as significant to the long term viability of ungulate species in the area. Lakes LRMP management direction seeks to maintain/enhance viable winter range habitat areas for populations of ungulate species including mule deer, moose, and mountain goat. Opportunity is provided for resource development (e.g., timber, minerals and energy) in a manner which minimizes both impacts to ungulate winter habitat values, and displacement of ungulates as a result of poaching and development activities within designated winter ranges.

High Value Recreation (Lakes District LRMP): While recognizing the general need to integrate outdoor recreation activities with resource development, the Lakes District LRMP has chosen to identify specific areas (selected areas of recreation interest) of high existing and potential recreation value and provide direction on maintaining opportunities for natural environment recreation experiences. Areas of recreation interest are recognized for their significant public recreational values and ability to provide for a range of natural environment recreational experiences. Lakes LRMP direction seeks to maintain recreation resource values (e.g., natural appearing environment, visual quality, appropriate access) and protect key recreational features (e.g., geological, biological, hydrological and heritage features) for which recreation areas were identified. Enhancement of recreation values (e.g., recreation sites/trails/facilities) is encouraged. Opportunity is provided for resource development (e.g., timber, minerals and energy) in a manner which avoids, minimizes, or mitigates impacts to recreation values.



SECTION 6 – IMPLEMENTATION

Following the formal adoption of this Plan a number of options are available to ensure that the Board's goals and objectives are achieved. Implementation shall be the ongoing responsibility of the Regional District of Bulkley-Nechako Board of Directors and its actions must be consistent with the Plan. The document also serves as a guide and resource for Regional District of Bulkley-Nechako staff and other levels of government in their planning and decision making processes. This Section identifies some of these mechanisms for implementation and considers their application in the Plan area.

6.1 Zoning, Development and Subdivision Control

- (1) The land use designations and policies in this plan are intended to apply at the time a rezoning or other application is made. In this situation the development proposal and application shall be evaluated in accordance with the intent and direction provided by the policies in this Plan. The Regional District is not required to ensure compatibility between existing (or updated) zoning and the land use designations in this Plan prior to the rezoning application process.
- (2) The approval of subdivisions remains with the Provincial Approving Officer who shall have regard for the policies of this Plan in considering applications.
- (3) Generally, the Regional District shall, as the need and opportunity arise, provide input to and liaise with other agencies to ensure that development proposals reflect the land use designations, policies and objectives of this Plan.

6.2 Temporary Use Permits

- (1) Temporary use permits may be issued for temporary uses, pursuant to Section 493 of the *Local Government Act*, under the following circumstances.
 - (a) the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;
 - (b) the environment would not be negatively affected by the proposed temporary use;
 - (c) the proposed temporary use will not have adverse effects on neighbouring land uses or property owners;
 - (d) the applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.

- (e) the need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.
- (f) the proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

6.3 Development Proposals Contrary to the Plan

- (1) Development applications that require rezoning or other discretionary approval by the Regional District and are contrary to the objectives, policies or land use designations of this Plan shall not be approved.

6.4 Agricultural Land Commission

- (1) The Regional Board recognizes the Agricultural Land Commission's mandate for the preservation of agricultural land and the encouragement of agriculture. It is also recognized that all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act*, its orders and regulations.
- (2) When commenting to the Agricultural Land Commission on applications for non-farm use, subdivision, exclusion or inclusion of lands within the Agricultural Land Reserve (ALR) the Regional District will have regard for the provisions of this Plan, the potential impact on the agricultural viability of the subject property and surrounding area, the suitability of the land for agriculture, and any public input received related to agriculture.
- (3) Proposals for non-farm 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.
- (4) The Agricultural Land Commission is encouraged to consider the community need for access to lands within the Agricultural Land Reserve for specific industrial development proposals along the Highway 16 corridor.

6.5 Water and Sewer Approvals

- (1) The Provincial government regulates water and sewer systems through such legislation as the *Drinking Water Protection Act*, the *Health Act* and the *Waste Management Act* and regulations thereto.
- (2) The Regional District supports these enactments and expects that all water and sewer systems within the Plan area will comply with applicable regulations.

6.6 Collaborative Planning

- (1) In order to facilitate orderly urban growth the Regional District will work with the Village of Burns Lake as necessary to develop land use strategies for lands identified for future incorporation into the municipality.
- (2) Where the Regional District is addressing a land use issue that is adjacent to, or potentially impacting the Village of Burns Lake, the Regional District shall consult with the municipality as appropriate.
- (3) Where the Regional District is addressing a land use issue that is within, adjacent to, or potentially impacting an established neighbourhood, the Regional District shall consult with those established neighbourhood groups, as appropriate.
- (4) Where the Village of Burns Lake is addressing a land use issue that is adjacent to, or potentially impacting the Regional District, the municipality is encouraged to consult with the Regional District, as appropriate.
- (5) 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.
- (6) 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.
- (7) The Regional District encourages opportunities to undertake collaborative planning and consultation processes with other local governments, First Nations, Provincial Ministries, and other agencies and groups to better achieve the goals of this Plan.