



REGIONAL DISTRICT
OF BULKLEY & NECHAKO

ENDAKO, FRASER LAKE AND FORT FRASER RURAL OFFICIAL COMMUNITY PLAN

**BYLAW No.
Schedule "A"**

"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"

December 12, 2018

Please note that this document (Schedule “A”) is one of three parts of the Endako, Fraser Lake and Fort Fraser Rural 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.

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SECTION 1 – INTRODUCTION

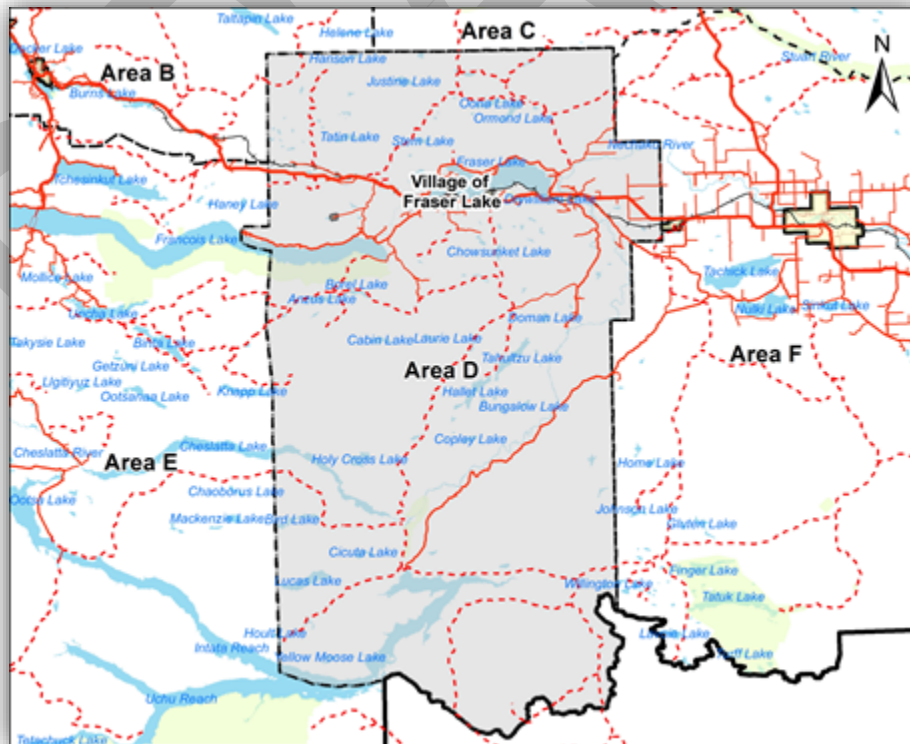
1.1 Purpose

The Endako, Fraser Lake and Fort Fraser Rural Official Community Plan is a bylaw which is adopted by the Board of Directors of the Regional District of Bulkley Nechako. The Plan applies to Electoral Area “D” (Fraser Lake Rural) which is shown on Map No. 1 below.

The Endako, Fraser Lake, Fort Fraser Rural Official Community Plan (the Plan) endeavours to reflect 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 intended 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

Electoral Area D contains some of British Columbia's most beautiful scenery. The area is blessed with an abundance of wildlife, including many species of big game and migratory birds. The area also boasts world class fishing, canoeing, and many other outdoor recreation opportunities. Of particular note are the hundreds of lakes full of wild fish.



The area contains the Village of Fraser Lake and the communities of Endako, Fort Fraser, Nadleh Whut'en and Stellat'en. Also, the rural community of Glenannan is located at the east end of Francois Lake.

According to the Statistics Canada Census for 2016 the population of Electoral Area D decreased by 15.1% between the years 2011 to 2016.

POPULATION GROWTH	2001	2006	2011	2016
Fraser Lake	1,268	1,113	1,167	988
Electoral Area D	1,715	1,682	1,734	1,472
Regional District Bulkley-Nechako	40,856	38,243	39,208	37,896
Northern BC	315,217	304,173	304,620	

Sources: Statistics Canada. Census Profile from 2001-2016

The largest population centre in Electoral Area D is the incorporated Village of Fraser Lake and its surrounding rural population. According to the Statistics Canada Census for 2016, the population of Fraser Lake decreased by 15.3% between the years 2011 to 2016.

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 there has been a slight population increase throughout Electoral Area D, and that generally the population has been relatively stable.

Detailed statistics for the Plan area are provided in the document titled Fraser Lake and Surrounding Area Community Profile, prepared by the Regional District of Bulkley-Nechako.

The pioneer roots of the area's history date back to the fur trade, with the establishment in 1806 of a fur-trading post by Simon Fraser, near the east end of Fraser Lake at Fort Fraser.



The Yukon Telegraph Line was put through to the Klondike Gold Fields in 1901. It followed the old Collins Overland Telegraph Trail which was never completed. The Telegraph trail became the main transportation route into the Fraser Lake area. The town-site of Fraser Lake was surveyed in 1908 by pioneer surveyor, Frank Swannell. In 1912, a road was finally built along the south side of the lake, linking the town-site of Fraser Lake to the rest of the world.

In 1908, construction of the Grand Trunk Pacific Railway was started in BC, with the purpose of linking Prince Rupert, BC with Eastern Canada. The track was completed near Fort Fraser, in April 1914. Settlement in the region was characterized by the establishment of a small communities along the railway corridor.

A significant industry contributing to the development of Fraser Lake area was the establishment of the Endako Molybdenum Mine in 1965. At one time it was the second largest molybdenum mine in the world. Fraser Lake was chosen as the company town-site, and its population swelled significantly. The Village of Fraser Lake was incorporated as a municipality in 1966. The Endako Mine was placed on care and maintenance in July 2015 due to low molybdenum market prices. This plan does not assume that the mine will be reopened during the life of the plan.

Tourism, cattle ranching, and the sawmill are the mainstays of the local economy today. A significant portion of the area's population is employed at West Fraser Sawmill, or in an associated support industry. The Fraser Lake Sawmill, established in the early 1900's has evolved into one of the world's most modern sawmills. Tourism is also increasingly becoming an important contributor to the area's economy.

1.3 First Nations Communities

1.3.1 Nadleh Whut'en

The Nadleh Whut'en First Nation has 563 band members residents living on and off reserve according to the Indigenous and Northern Affairs Canada website (as of August 2018), and approximately 254 live on reserve. Nautley Indian Reserve No. 1 is located a short distance west of Fort Fraser just off Highway 16 and includes the main community. In 2016, a new 1,695 square meter administrative building was inaugurated. In addition to the Band administration, it includes a health clinic, classrooms, recreation, assembly spaces, and is supported by a community kitchen.

The Nadleh Whut'en have 7 reserves with a total of 969 hectares between Fort Fraser and Fraser Lake. The Nadleh Whut'en Band is a member of the Carrier Sekani Tribal Council.

The forestry products industries (logging and sawmill operations) are the primary sources of employment for the community. In addition, a backhoe and excavating business, an auto body business, and industrial leases are in operation. Revenues are also generated from the leasing of 48 lakeshore lots south of the main reserve on Fraser Lake.

1.3.2 Stelat'en

The Stelat'en First Nation has 553 band members on and off reserve according to the Indigenous and Northern Affairs Canada website (as of August 2018).

The main community, including the band office, church, community hall, Slenyah Gas Bar and Convenience Store, is located at the Stellaquo (Stella) Indian Reserve No. 1 at the mouth of the Stellako River a few kilometers west of Fraser Lake on Highway 16. This reserve has a population of approximately 200 persons and is 84 hectares in size. The Stelat'en has a second much smaller reserve on the shores of Binta Lake.

The Stelat'en (people of the stilla) and Nadleh Whut'en are members of the Yinka Dene, an Athapaskan-speaking people who live in the Central Interior, Bulkley Valley, Cariboo-Chilcotin, and Peace River areas. The Stelat'en First Nation is a member of the Carrier Sekani Tribal Council. The Tribal Council head office is located at the administration offices of the Stelat'en First Nation.

The economy depends upon the forestry industries and include a woodlot, a sawmill, and contract silviculture business. Other revenues are also generated by a campsite and campground and the Slenyah Gas Bar and Convenience Store.

1.3.3 Cheslatta

The Cheslatta Carrier Nation has a registered population of 363 residents living on and off reserve according to the Indigenous and Northern Affairs Canada website (as of August 2018). The band office and other community buildings are located on a reserve about 1km south of the Southbank ferry landing, which is south of Francois Lake and outside the Plan area.

The Cheslatta Carrier Nation has five reserves within the Plan area with a total area of 254.9 ha.

1.4 Legislative Authority

The Endako, Fraser Lake and Fort Fraser Rural 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, Public 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 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 May 2017, the Regional District of Bulkley-Nechako Board of Directors directed staff to proceed with the review process for the Endako, Fraser Lake and Fort Fraser Rural Official Community Plan and approved a consultation strategy. This process is undertaken in conjunction with the review of the Village of Fraser Lake Official Community Plan.

The review process began with preliminary consultation with the Advisory Planning Commission (APC) for Electoral Area D. This Commission is made up of community members appointed by the Electoral Area Director. Referrals were also sent to local First Nations, community groups, the Village of Fraser Lake, School District 91, and various Provincial Ministries.

Community meetings and an open house were held on July 25, 2017 in Fraser Lake and an open house was held in Fort Fraser on July 26, 2017. The purpose of these events was to introduce the municipal and rural OCP review processes and to provide an opportunity for the public to ask questions and provide input regarding land-use and community development related issues, and their visions for the area, and to solicit participation on a working group to assist in the review process and the drafting of a new Plan.

The Village of Fraser Lake, Community Futures Stuart-Nechako, the Fraser Lake Chamber of Commerce, the Nadleh Whut'en, the Stellat'en, the Cheslatta Carrier Nation, Northern Health, the Ministry of Transportation and Infrastructure, the Ministry of Forests, Lands and Natural Resource Operations were asked to provide a representative to participate on the working group.

Staff created a preliminary draft of the OCP to provide the working group with a format for discussion of issues. Working group meetings were held on February 27, March 12, April 9 and May 14, 2018. The focus was on reviewing the process and the mandate of the Plan, identifying and discussing key issues, helping define the community visions and goals for the plan area, and developing the policies contained in the Plan.

A meeting was also held in Fort Fraser on July 20, 2018 with members of the working group residing in Fort Fraser and the Fort Fraser Local Commission.

Staff attended two Grade 4/5 classes at Fraser Lake Elementary Secondary School in April to obtain input from school age children. The students were asked to draw their community, which is an effective way to find out how the students interact with and view their community.

The APC reviewed and provided comments on the draft plan on September 17, 2018. Letters with an invitation to review the draft plan and to attend December's open houses were sent to local First Nations, community groups, the Village of Fraser Lake, School District 91 and Provincial Ministries. Two open houses were held, on December 10, 2018 in Fort Fraser and December 11, 2018 in Fraser Lake, to introduce the draft plan to the public and to obtain feedback on the draft.



SECTION 2 – PLAN VISION AND GOALS

2.1 General Plan Vision

Electoral Area D envisions its future as a safe, friendly, socially and economically vibrant, and ecologically healthy area. The communities within the Electoral Area D understand that they must develop and grow in a manner that is not detrimental to the diverse natural habitat, the world class recreational opportunities that are currently available for local residents and visitors, and the rural character of the communities. Residents have enjoyed a good quality of life that 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 relatively stable regional economy. The vision includes communities that strive to protect, and build upon, the above positive aspects that contribute to quality of life and a healthy environment.

The value of the area's lakes and rivers are critical components of resident's quality of life and the local economy. Therefore, the benefits as well as the responsibilities of waterfront living are recognized. This recognition results in the vision of communities that protect the natural ecology of the area and promote responsible public access to, and enjoyment of, the area's lakes and rivers.

The positive characteristics of the existing communities and their neighbourhoods are recognized. The rural character, historic buildings, diversity of use and development, and the mix of people are important features of the community that are to be preserved and protected. This understanding of the importance of neighbourhoods results in the recognition of the need to improve and revitalize neighbourhoods. The vision is for communities that protect their positive aspects and characteristics yet are not wary of embracing and working towards positive change for the benefit of the community.

A more diversified economy is becoming increasingly important in order to ensure that the area remains vibrant and residents enjoy economic and employment stability. The communities realize that being able to offer newcomers to the area a high quality of life and an attractive and well-functioning built environment will serve to increase the potential for economic diversification beyond reliance on the mining and forest products industries.

2.2 General Plan Goals

The area encompassed by the Endako, Fraser Lake and Fort Fraser Rural 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 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 Endako, Fraser Lake, Fort Fraser Rural 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 and that reflect a diversity of lifestyles, and economic and recreational activities.
- (3) Recognition of the unique natural characteristics of the Plan area and their protection from incompatible forms of development.
- (4) Protection and stewardship of environmentally sensitive attributes (including fish, riparian and wildlife habitat; and quality and quantity of ground and surface water).
- (5) Protection and preservation of farm land and soil having agricultural capability, and the appropriate utilization of that land for agricultural purposes.
- (6) 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 high degree of self-expression respecting use of their property.
- (7) Appropriate and orderly rural growth with urban type development directed to the municipality of Fraser Lake and the town site of Fort Fraser.
- (8) Provision of opportunities for economic development and diversity.
- (9) Directing large scale commercial development to the municipality of Fraser Lake.

The Regional District of Bulkley Nechako is committed to achievement of the goals in this Plan through application of the policies in Section 3.



2.3 Endako

Endako is a small town-site established near the turn of the century at the time of the building of the Grand Trunk Pacific Railway. As a divisional point for the railway it contained a brick roundhouse and an engine turn-about, as well as the tallest water tower on the line. In 1928, a hotel was constructed in Endako, which was described as “the classiest building of its kind along the railroad line between Prince George and Prince Rupert”. The building is still standing and in use.

The unincorporated community is supported primarily by employment from forestry.

The community contains a hotel and pub, a community hall, a historically significant church, and approximately 125 persons living in 55 homes.

2.3.1 Endako Goals

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

- (1) To provide appropriate opportunities for local shopping and employment within their community.
- (2) To improve the overall appearance of the community.
- (3) To limit the amount of future industrial uses within the town-site.



2.4 Fort Fraser

Named after the explorer Simon Fraser, Fort Fraser is one of the oldest settlements in British Columbia. The pioneer roots of the area's history date back to the fur trade, with the establishment of a fur-trading post in 1806 by Simon Fraser.

The unincorporated town was built 4 kilometres east of the original site of Simon Fraser's fort, and is the site of the last spike of the Grand Trunk Pacific Railway, driven in April 1914. For more than one hundred years Fort Fraser was one of the most important trading posts for the Hudson Bay Trading Company, before finally closing in 1915.

Today, Fort Fraser is an active community with a population of approximately 345 persons living in 150 homes. The Fort Fraser Local Commission oversees the operation of the community sewer and water system as a local service provided by the Regional District.



2.4.1 Fort Fraser Goals

Fort Fraser has the following goals that are in addition to the general plan goals.

- (1) To develop a detailed land use plan for Fort Fraser.
- (2) To improve the overall appearance of the community.
- (3) To implement servicing criteria and development standards that are appropriate for Fort Fraser.
- (4) To provide appropriate opportunities for local shopping, employment, institutional and recreation opportunities within their community.



2.5 Fraser Lake Rural

Pioneer surveyor, Frank Swannell, surveyed the town-site of Fraser Lake in 1908. At that time, the only house in town was the Murray cabin, nestled below what is now known as Mouse Mountain. In 1912, a road was finally built along the south side of the lake, linking the town-site of Fraser Lake to the rest of the world. The community was originally called Frasertown. The modern-day town of Fraser Lake was established in 1914, during the construction of the Grand Trunk Pacific Railway. In 1919, a sawmill was constructed at the Fraser Lake town-site, and a year later a general store was established. The Fraser Lake schoolhouse, built in 1920, also doubled as a community hall. The second Fraser Lake Sawmills store, constructed in 1942, contained a battery pack storage system that provided the first electric lights to Fraser Lake homes and businesses.

The small community slowly grew based on a local economy supported by small sawmills, agriculture, and fishing. The local sawmill company invested in a store, water system, and other necessities for its employees in Fraser Lake; however, the community did not grow notably until the Endako Molybdenum mine was established in 1965. Fraser Lake was chosen as the company town-site, and its population swelled from approximately 100 to more than 1700. The Village of Fraser Lake was incorporated as a municipality in 1966.

The area is also the seasonal home to over 1000 Trumpeter Swans, making it the Swan Capital of the world.

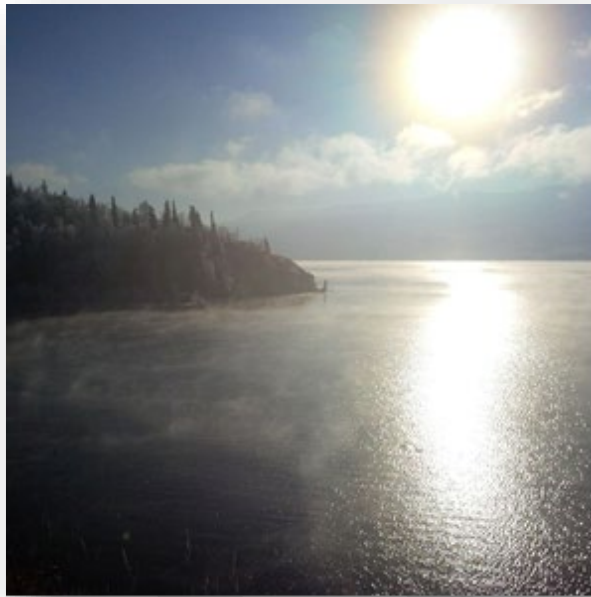
There is a rural population of approximately 800 persons living in 350 households around Fraser Lake (excluding the east Francois Lake area, Fort Fraser, and Endako). This population looks to the community of Fraser Lake for services and the residents may closely identify with the community.

2.5.1 Fraser Lake Rural Goals

Fraser Lake Rural area has the following goals that are in addition to the general plan goals.

- (1) To protect the rural character of the area and the associated quality of life.
- (2) To grow and develop in a manner that is responsible to the area's unique and valued natural attributes.
- (3) To encourage the Ministry of Transportation and Infrastructure to improve traffic safety on Highway 16 by installing a deceleration lane at the turnoff to Stella Road at Stellaquo 1.

East end of Francois Lake in the morning
Photo Credit Gene Rosher



2.6 Glenannan / East Francois Lake

The East Francois Lake or Glenannan area is located around the east end of Francois Lake and has a year-round population estimated to be approximately 230 persons. The area has a large number of seasonal residents that reside in summer cabins along the lake.

2.6.1 Glenannan / East Francois Lake Goals

The Glenannan / East Francois Lake area has the following goals that are in addition to the general plan goals.

- (1) To protect the rural character of the area and the associated quality of life.
- (2) To grow and develop in a manner that is responsible to the area's unique and valued natural attributes.

SECTION 3 – LAND USE DESIGNATIONS 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 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.
- (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 practices and aggregate extraction that allow the restoration of land for agriculture 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(9) 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 should 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 Commission Act and Regulations 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

Only a limited amount of commercial development has been designated within the Plan area in an attempt to focus commercial activity within the Village of Fraser Lake and the Endako and Fort Fraser town-sites. Opportunities for neighbourhood-based services, tourist commercial services and bed and breakfasts may be permitted within the rural areas surrounding these communities 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.
- (2) To support and provide opportunities for home based and cottage industries.
- (3) To recognize the Village of Fraser Lake and the Endako and Fort Fraser town-sites as the commercial centers of the Plan area.

3.2.2 Policies

- (1) Significant commercial uses will be encouraged to establish within the Village of Fraser Lake and the Endako and Fort Fraser town-sites.
- (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.
 - (e) The proposed commercial development will minimize negative impacts on the natural environment.
 - (f) The proposed commercial use will minimize 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).
- (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 a negative impact on the natural environment.
 - (e) Negative impacts on neighbouring land uses or property owners are minimized.
 - (f) The proposed commercial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).
- (4) Highway commercial areas may be designated in Fort Fraser and around the Village of Fraser Lake, in close consultation with the local commission and municipality. Limited highway commercial developments may be considered in the Endako town site.
- (5) Home based businesses are supported subject to restrictions on size, outdoor storage, employees and signs.
- (6) Bed and breakfasts are encouraged throughout the Plan area subject to the following criteria:
 - (a) Any bed and breakfast rooms shall be located within the principal dwelling unit on a parcel; and,
 - (b) the number of rooms available for guest use shall vary depending upon the characteristics of the parcel but in no case shall exceed three (3) bedrooms.
- (7) Appropriate minimum parcel sizes for commercial uses will be required.

- (8) The Molly Hills Golf course property may be considered for the development of a small-scale tourist commercial development.
- (9) The creation of a campground as a bare land strata development is acceptable in the Commercial designation.

3.3 Industrial (I) Designation

New industrial development may be accommodated within the Plan area subject to the following objectives and policies

Light industrial development has been limited within the rural areas in an attempt to focus this industrial activity in the municipality of Fraser Lake, and the Endako and Fort Fraser town sites. 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 provide opportunities for industrial activities along the Highway 16 corridor.
- (3) To accommodate primary resource extraction and primary processing, as well as value added industry.
- (4) To support industrial uses that will not have any significant negative impact on the natural environment.
- (5) To minimize land use incompatibility and conflicts between industry and surrounding land uses.

3.3.2 Policies

- (1) New light industrial uses will be encouraged to establish within the Boundaries of the Village of Fraser Lake, and the Endako and Fort Fraser town-sites.
- (2) The Regional District 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 minimal negative impacts on the environment;
 - (d) negative impacts on neighbouring land uses or property owners will be minimized; 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 District Board may consider designating limited highway industrial developments along the highway corridor in the Fort Fraser and Endako town sites and around the Village of Fraser Lake, in close consultation with the municipality.

3.4 Rural Residential (RR) Designation

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

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 does not have a significant 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 subject to 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 sewer or water systems may be considered by the Board of Directors if it can be demonstrated that the system can be adequately designed and maintained, with an appropriate capital reserve for replacements in place.
- (5) Applications to allow a freehold subdivision that relies on privately operated 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 9 strata parcels;
 - (b) the size of the parent parcel is a minimum of 2 hectares (4.94 acres) of Rural Residential designated land for each strata parcel proposed (for example a proposal for 5 strata parcels would require a parent parcel of 10 hectares (24.7 acres);
 - (c) a covenant restricting further subdivision must be registered on the remainder of the parent parcel; and
 - (d) the land is in a Rural Fire Protection Service Area and yearly fire inspections are undertaken by the Strata Corporation.
- (7) Applications to permit 5 or more parcels smaller than 2.0 hectares (4.94 acres), where groundwater or a cistern is to be the source of supply, shall not be supported unless the application is accompanied by a report prepared by a qualified Professional Engineer discussing:
- (a) water quality and quantity, and the possibility of influence or contamination by groundwater or other sources; and
 - (b) the recommended siting of any on site septic system in relation to the groundwater wells.
- (8) 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.
- (9) 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.

- (10) Applications to permit parcels smaller than 2 hectares (4.94 acres) to a minimum parcel size of 0.4 hectares (1 acre) may be considered where:
 - (a) an existing parcel is truncated by an existing road or natural water feature; and,
 - (b) the criteria outlined in Section 3.4.2 (9) are addressed.

- (11) 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).

3.5 Community Centre (CC) Designation

The Community Centre Designation identifies two areas that are appropriate for residential development at an urban density. These areas are encouraged to develop a mix of land uses intended to create self-sufficient communities where the resident's typical day to day needs are met within the community. These areas should include appropriate opportunities for shopping, employment, recreation, and housing choice.

Endako and Fort Fraser are identified as Community Centres. A description of these communities and their goals are discussed in detail in Sections 2.3 and 2.4.

3.5.1 Objectives

- (1) To provide opportunities for new residential development with a complete mix of services and uses, provided that an acceptable sewage disposal and water supply are available.
- (2) To support opportunities for affordable housing, rental housing, and special needs housing.
- (3) To protect and enhance the quality of life associated with these existing centres and to encourage their responsible redevelopment, revitalization, and growth.

3.5.2 Policies

- (1) Rezoning to provide for fee simple and bare land strata residential subdivisions, recreation, shopping, services and other uses intended to meet the regular day to day needs of residents shall be considered.
- (2) Rezoning to allow a limited amount of small scale commercial development servicing the travelling public shall be considered.
- (3) 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 and the urban residential character of the community.

- (4) New industrial development in Community Centres shall be considered only where the use is appropriately screened from the highway and will not conflict with other land uses.
- (5) Rezoning applications to allow a strata subdivision that relies on privately operated sewer or water systems may be considered by the Board of Directors if it can be demonstrated that the system can be adequately designed and maintained, with an appropriate capital reserve for replacements in place.
- (6) Rezoning applications to allow a freehold subdivision that relies on privately operated sewer or water systems shall not be supported.
- (7) Rezoning to allow other forms of housing types such as duplexes, townhouses, and small apartments shall be considered provided that the location is appropriate, and the proposed density respects the character of the community. Also, the proposed density must be adequately supported by existing or proposed amenities and services.
- (8) Improved pedestrian mobility within community centres shall be encouraged and promoted.
- (9) The commercial and higher density uses in the Community Centres shall be designed and located to create a community focal point with good interaction and connectivity.
- (10) Improved community character and quality of life shall be the priority factor in consideration of all discretionary development approvals.

3.6 Lakeshore (L) Designation

The Lakeshore (L) Designation is intended to accommodate the demand for residential development in close proximity to Fraser Lake, Francois Lake, and any other 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 further control lakeshore development.

3.6.1 Objectives

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

3.6.2 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 privately operated sewer or water systems may be considered by the Board of Directors if it can be demonstrated that the system can be adequately designed and maintained, with an appropriate capital reserve for replacements in place.
- (5) Rezoning applications to allow a freehold subdivision that relies on privately operated 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 2 hectares (4.94 acres) of Lakeshore designated land for each strata parcel proposed (for example a proposal for 5 strata parcels would require a parent parcel of 10 hectares (24.7 acres));
 - (c) a covenant restricting further subdivision must be registered on the remainder of the parent parcel; and
 - (d) the land is in a Rural Fire Protection Service Area, and yearly fire inspections are undertaken by the Strata Corporation.
- (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 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 road or natural water feature; and,
 - (b) the criteria outlined in Section 3.6.2 (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 not have any long term 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.

3.7 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 and churches, and airports.

3.7.1 Objective

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

3.7.2 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 may consider designation areas for additional Civic Institutional uses 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).

3.8 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 recreation uses are permitted throughout the Plan area this designation may be used in the future to designate additional areas for parks and recreation purposes.

3.8.1 Objectives

- (1) To protect lands having significant recreational and/or environmental value.
- (2) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.
- (3) To support and encourage the appropriate use of recreational amenities within the Regional District in order to enhance the economy of the area.

- (4) To protect or secure public access to natural amenities and important landscape features.
- (5) To support appropriate outdoor public recreation opportunities on provincial lands, in a manner that does not unnecessarily conflict with or restrict the resource capacity of those lands.

3.8.2 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 Nithi, Nautley, Stellako and Nechako Rivers as well as Francois and Fraser Lakes.
- (5) The natural character and recreational resource of the Nithi, Nautley, Stellako and Nechako Rivers as well as Francois and Fraser Lakes will be protected.
- (6) To encourage BC Parks to develop a foreshore park in consultation with the Department of Fisheries and Oceans and the Ministry of Environment, along the south side of the Stellako River at the east end of Francois Lake in order to enhance opportunities for public awareness of salmonoid spawning and increase tourism in the area.



3.9 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 also valued for their environmental attributes and as wildlife habitats.

3.9.1 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 resource management within the Resource (RE) designation.

3.9.2 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) Wherever possible 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 recreation lands will be preserved wherever possible.
- (5) Rezoning applications to allow wind turbines intended to generate power for sale shall be considered on Resource designated lands where it can be demonstrated that the turbines will not have an unacceptable negative impact on a residential area and will not an unacceptable environmental impact.
- (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 Practices Code and Regulations. 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 District Board as being within the provincial management jurisdiction. These deposits are too numerous to show on the map in Schedule "B".
- (3) Soil removal and deposit 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, Mines and Petroleum Resources 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, Mines and Petroleum Resources not to issue new surface permits for sand and gravel/quarry processing near



residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

- (6) The Regional District encourages the Ministry of Energy, Mines and Petroleum Resources 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.

Francois Lake, Fraser Lake, the Nechako River, the Nautley River, and the Stellako 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 the water quality of Francois Lake and Fraser 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. The Regional District supports and encourages development proponents to incorporate protection and enhancement of these areas and associated values in the design of development within the Plan area.
- (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 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 shall 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 should 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.
 - (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, such as the Stellako River, 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 outside of the areas designated as Community Centres.

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

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

4.5.1 Objectives

- (1) To ensure the establishment of a safe and efficient transportation network and to consider 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 recognize and encourage the use of the Fraser Lake Community Airport for the safety and enjoyment of the flying public.
- (5) 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 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 view-scapes.
- (3) Off-street parking regulations in the zoning bylaw shall ensure a free-flow of traffic on public roads.
- (4) 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.
- (5) 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.

4.6 Environmental Hazards and Protection

There are several 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 encourage Provincial agencies, 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

- (1) 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.
- (2) 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.
- (3) 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.
- (4) When undertaking application processes to allow subdivision and/or development in areas that are known to have potential hazards, it is important that the proper scientific assessments are undertaken to ensure the area is appropriate for development and to mitigate potential damage to persons or property.
- (5) Applications to allow subdivision and/or development in a hazardous area or down slope from a hazardous area, will not be supported if it cannot be demonstrated by a qualified person that measures will be taken to remediate the hazard, make the development capable of withstanding the effects of the hazard in a manner that requires minimal maintenance, and to protect adjacent properties from possible impacts.
- (6) Where a geotechnical or other engineering report has identified a hazard, a report and a covenant are to be registered on title restricting the use of the property in a manner contrary to the report and indicating that the land may only be used as recommended in the report.

4.7 Fire Smart Development

Residential and other development 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 and sheds at least 10 metres away from a principle building, and
 - d. set back buildings away from the top of sloped lands.
- (2) Applications to allow subdivision shall be required to consider “fire proofing” and “fire smart” principles in their subdivision design. For example, new development should be designed to provide adequate emergency vehicle access and alternate escape routes.
- (3) Provincial agencies are encouraged to implement strategies to assess and reduce the risk of wildfire on their lands.
- (4) The Regional District encourages the Provincial Approving Officer to implement “fire proofing” and “fire smart” standards for subdivisions.

4.8 Economic Development

It is recognized that 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 Fraser Lake and the Endako and Fort Fraser town-sites. 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 Fraser Lake and the Endako and Fort Fraser town-sites.
- (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 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) 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.
- (5) Rezoning to support industrial development in community centres shall only be supported where the proposed development will not have an unacceptable impact on the character of the area and the quality of life in a residential area.

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.

- (1) 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.
- (2) Measuring and reporting on our community's GHG emissions profile.
- (3) And, creating complete, compact, more energy efficient rural and urban communities.

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 targets as the Regional District's visionary target.

- By 2030, the Province will reduce its GHG emissions by 40 per cent, compared to 2007 levels.
- By 2040, the Province will reduce its GHG emissions by 60 per cent, compared to 2007 levels.
- By 2050, the Province will reduce its GHG emissions by 80 per cent, compared to 2007 levels.

The Plan seeks to reduce GHG emissions in a manner that promotes and secures the regions long term economic prosperity, protects the environment, and ensures that the negative effects

of climate change are minimized for the benefit of the residents of the region, and British Columbia.

In the rural areas of the Regional District the primary manner in which the Regional District can influence community wide GHG emissions is through the establishment of objectives and 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 3.18.2 and 3.18.3 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 D 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 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 Fraser Lake, and the Endako and Fort Fraser town-sites.
 - 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 Goals and Policies 3.2.2(5), 3.4.2(2), 3.5.2(3), 3.6.2(2) and 4.8.1(3).
 - f) Within the Industrial Designation, Policy 3.3.2(1) encourages new light industrial uses to establish within the boundaries of the Village of Fraser Lake, and the Endako and Fort Fraser town-sites.
 - g) Within the Community Centre designation, the Policies in Section 3.5 support the creation of self-sustaining communities where the day to day needs of the residents are met.
 - h) Within the Resource Designation, Policy 3.9.2(1) allows only a very limited amount of new low density residential use.
 - i) Within the Resource Designation, Policies 3.9.2(5) and 3.9.2(6) support the installation of wind turbines intended to generate power for sale or use on site.
 - j) Policies 3.4.2(6), 3.4.2(11), 3.6.2(6), 3.6.2(10) and 4.2.2(1)(a) promote the use of alternative development practices such as lot averaging and bare land strata development.
 - k) 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.

5.2 Land Use Designation Explanations

Agriculture (AG): In areas so designated, zoning may consider permitting the following uses: agriculture, single family dwellings, logging and silviculture, guest cabins, outdoor recreation and primitive campsites, kennels and veterinary clinics, accessory buildings and structures and home-based business. Bed and breakfasts may also be permitted as appropriate.

Commercial (C): In areas so designated, zoning may consider permitting the following uses: neighbourhood services, tourist commercial enterprises, bed and breakfasts and home based businesses.

Industrial (I): In areas so designated, permitted uses shall vary according to the policies of this Plan and the Agricultural Land Commission Act.

Rural Residential (RR): In areas so designated, zoning may consider permitting the following uses: residential dwellings, agricultural and recreational uses, accessory buildings and structures and home-based businesses. Bed and breakfasts may also be permitted as appropriate.

Lakeshore (L): In areas so designated, zoning may consider permitting the following uses: residential dwellings, agricultural and recreational uses, accessory buildings and structures and home-based businesses. Bed and breakfasts may also be permitted as appropriate.

Community Centre (CC): In areas so designated, zoning may consider permitting the following uses: residential dwellings, neighbourhood services, tourist commercial enterprises, recreational uses and parks, civic and institutional uses, accessory buildings and structures and home-based businesses as appropriate. Bed and breakfasts may also be permitted as appropriate.

Civic Institutional (C/I): In areas so designated, zoning may consider permitting the following uses: 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 park areas at the time of adoption of this plan.

Resource (RE): In areas so designated, zoning may consider permitting the following uses: 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.

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 affects 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 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 proposals 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.
- (2) Proposals to amend the Plan must be approved by the Regional District Board of Directors pursuant to the requirements of the *Local Government Act*.

6.4 Agricultural Land Commission

- (1) The Regional Board recognizes the Agricultural Land Commission's mandate for the preservation and enhancement of agricultural land. 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, exclusion or inclusion of lands within 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 Building Inspection

- (1) Building inspection is a requirement in parts of the Plan area. Building permits cannot be issued for developments that are contrary to the Zoning Bylaw.
- (2) The consideration of expansion of Building Inspection services shall occur for areas where notable development is occurring.

6.6 Water and Sewer Approvals

- (1) The Provincial government regulates water and sewer systems through such legislation as the Drinking Water Protection Act, the Public 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.

6.7 Collaborative Planning

- (1) In order to facilitate orderly urban growth, the Regional District will work with the Village of Fraser Lake as necessary to develop land use strategies for lands identified for future incorporation into the municipalities.
- (2) Where the Regional District is addressing a land use issue that is adjacent to, or potentially impacting, the Village of Fraser 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 Fraser 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.