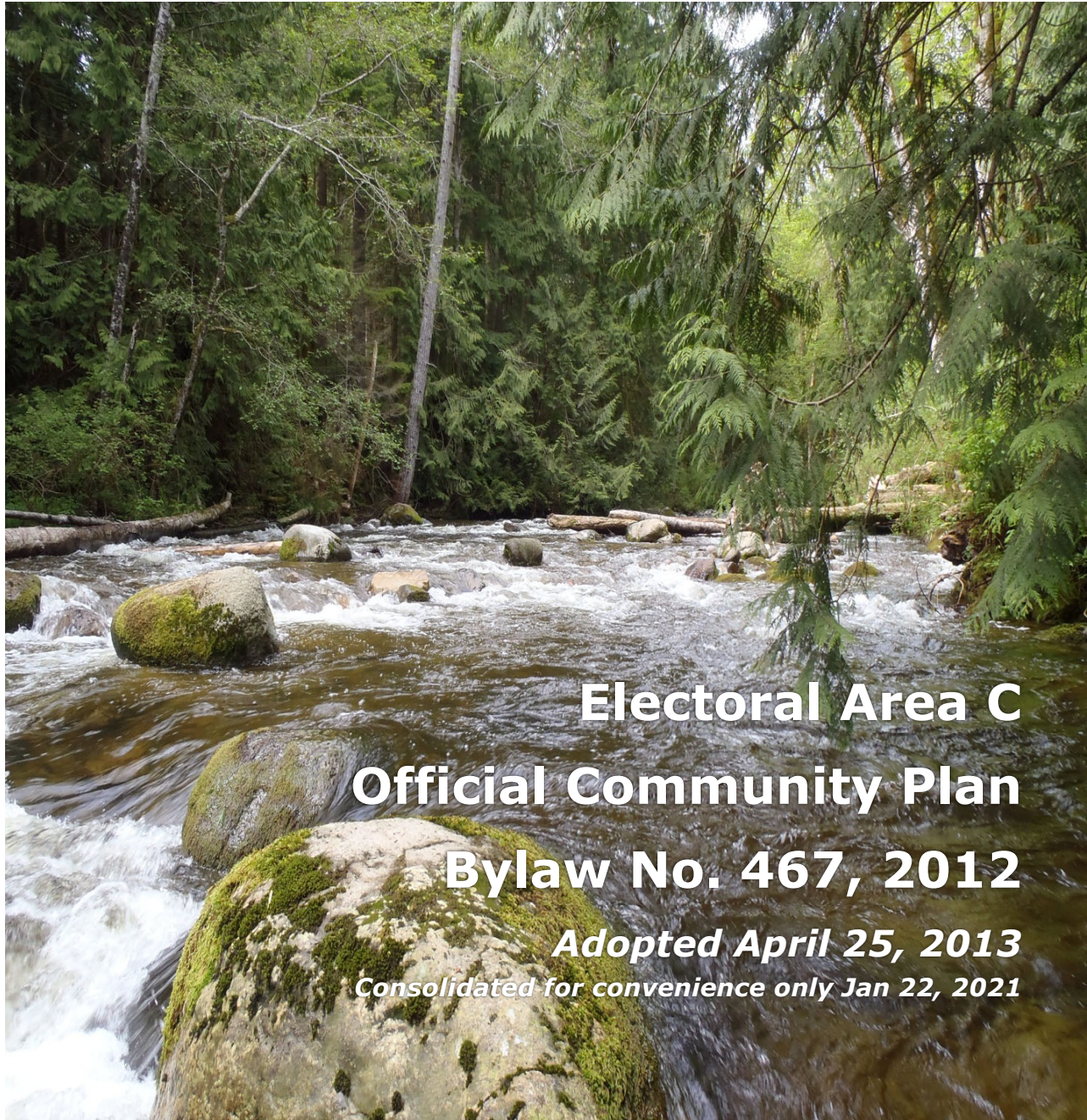




# qathet REGIONAL DISTRICT



**Electoral Area C  
Official Community Plan  
Bylaw No. 467, 2012**

***Adopted April 25, 2013  
Consolidated for convenience only Jan 22, 2021***

The following is a consolidated version of the Electoral Area C Official Community Plan Bylaw No. 467, 2012 and includes the following amendments:

<b>Bylaw No.</b>	<b>Amendment</b>	<b>Adopted</b>	<b>Type</b>	<b>Purpose</b>
467.2	#1	April 26, 2018	Schedule A (Map + Text)	Re-designation of 10577 Highway 101 (PID 026-086-026) map amendment as follows: a) re-designate portion of property that lies south of Highway 101 from "Industrial" to "Suburban Residential", "Commercial", and "Parks and Greenspace"; and b) re-designate portion of property that lies north of Highway 101 from "Rural Residential" to "Low Density Residential", "Institutional", and "Parks and Greenspace" & text amendment to Section 2.3.2.2
467.3	#2	December 22, 2020	Schedule A (Map + Text)	To ensure consistency with natural hazard potential findings from the 2015 Landslide and Fluvial Hazard Study with text amendments to: a) remove and replace in Sections 2.5, 2.5.5 and 3.1; b) remove Section 3.1.2 DPA II – Natural Hazard Areas; c) Replace Map 6; and d) Insert new Map 7

# **AREA C OFFICIAL COMMUNITY PLAN**

## **Schedule "A"**

### **BYLAW 467, 2012**

This is Schedule A of the *Area C Official Community Plan, Bylaw 467, 2012*.

Schedule "A" consists of:

- PART 1      PLAN FOUNDATION
- PART 2      PLAN OBJECTIVES + POLICIES
- PART 3      PLAN IMPLEMENTATION
- PART 4      PLAN APPENDICES
- PART 5      PLAN MAPS

- Map No. 1 – Land Use Designations
- Map No. 2 – Residential Infill Potential
- Map No. 3 – Community Vision
- Map No. 4 – Infrastructure and Community Services
- Map No. 5 – Sensitive Ecosystems
- Map No. 6 – Development Permit Areas
- Map No. 7 – Natural Hazard Potential



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## PART 1: PLAN FOUNDATION

### 1.1 LEGAL CONTEXT

Under Section 875 (1) of the *Local Government Act*, an official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.

An OCP is required by Section 877 of the *Local Government Act* to consider:

- approximate location, amount, type or density of residential development to meet anticipated housing needs over a period of at least 5 years;
- approximate amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- approximate location and area of sand and gravel deposits;
- restrictions on the use of land subject to hazardous conditions or identified as environmentally sensitive;
- approximate location and phasing of any major road, sewer or water systems;
- approximate location and type of present and proposed public facilities including schools, parks and waste treatment or disposal sites;
- policies with respect to affordable, rental and special needs housing; and
- targets and policies for the reduction of greenhouse gas emissions.

Official Community Plans (OCPs) provide a long term vision and are often referred to in legal texts as the constitutions of land use planning. Bill Bulholzer, the renowned author of *Planning Law and Practice in BC*, describes Official Community Plans as a high level plan expected to enshrine principles that govern the overall direction and pace of development at a policy level.

The effect of an OCP includes:

- Establishes a vision for the community;
- Designates future land use patterns;
- Coordinates policy to protect features and infrastructure;
- Informs financial planning and servicing;
- Regional Board land use planning actions must be consistent and Board can do nothing contrary;
- Guides decisions by residents, investors and developers but no real legal impact by itself;
- Guides decisions by other levels of government that have jurisdiction within or adjacent to the planning area (provincial line agencies, neighbouring municipalities and first nations);
- Provides the legal vehicle for setting out development permit areas for protecting environmentally sensitive areas, protecting development from natural hazards and shaping residential, commercial and industrial development.

## 1.2 LOCATION + REGIONAL CONTEXT

### 1.2.1 Location

Powell River Regional District - Electoral Area "C" is located on the upper Sunshine Coast mainland of British Columbia. It is in the southern-most portion of the Powell River Regional District. To the north of the planning area is Electoral Area "A"; to the west of the planning area is Electoral Area "B" and the City of Powell River; to the south is Malaspina Strait, Jervis Inlet, Texada, Lasqueti and Vancouver Islands; and to the east is Hotham Sound and the Sunshine Coast Regional District.

Although located on the mainland, the area can be reached by air or water only. The area is linked with the rest of the mainland and Vancouver Island via the airport in the City of Powell River and BC Ferry Corporation ferry terminals in Saltery Bay and Westview (City of Powell River). Saltery Bay is the water gateway to the Powell River Regional District for people travelling from Vancouver and beyond.



FIGURE 1: Planning Area Boundary

Area "C" is typical of the coastal region and encompasses Coastal Douglas Fir and Coastal Western Hemlock forests, lake and river systems, valley bottoms and sheltered and exposed waterfront. The majority of the planning area is Provincial Crown forest land. Development in Area "C" is focussed along the coastline.

The area contains a wide range of recreational opportunities including parks and protected areas such as Duck Lake Protected Area, Saltery Bay Provincial Park(s) and Palm Beach Regional Park. Provincial crown forest lands in the region contain a well-developed network of recreational trails in the backcountry including the Sunshine Coast Trail and the Powell Lake Canoe Route.



## 1.2.2 Regional Interests

The Tla'amin (Sliammon) First Nation traditional territory encompasses all of western portion of "Area C" with their western boundary running in a north south direction just west of Saltery Bay.

The Regional Board and the Tla'amin Council adopted the *Protocol Agreement for Communication and Cooperation* on December 9, 2004. The Protocol sets out shared principles and values for working together on a range of interests including land use planning. Key regional land use planning interests include:

- Protecting the environment and ensuring a sustainable resource base for future generations.
- Protecting archaeological and cultural sites and expanding the inventory of known sites within Area "C". These sites are highly valued by the Tla'amin people and are protected by the provincial Heritage Conservation Act. Protection means that these sites (registered or not) may not be altered without a Heritage site alteration permit from the Archaeology Branch.
- Tla'amin holds a Community Forest Tenure that is composed of Provincial Crown Forest lands located partially in Area "C", north and east of Haslam Lake.

The shishalh Nation traditional territory encompasses all of eastern portion of "Area C" and overlaps with the Tla'amin traditional territory from Stillwater Bay to Saltery Bay. The shishalh Indian Reserve No. 23 known as cokquenets is located at the mouth of Lois (Eagle) River.

Key regional land use planning issues include:

- Avoiding land use conflicts along the boundary between shishalh Reserve Land and Area "C".
- Protecting groundwater quantity and quality that services residential lease properties on shishalh Reserve Land.
- Protecting the environment and ensuring a sustainable resource base for future generations.
- Protecting archaeological and cultural sites and expanding the inventory of known sites within Area "C". These sites are highly valued by the shishalh Nation and are protected by the provincial Heritage Conservation Act. Protection means that these sites (registered or not) may not be altered without a Heritage site alteration permit from the Archaeology Branch.
- Although the shíshálh Nation previously gathered resources throughout the territory, access to many foreshore areas has been lost. In heavily developed areas, almost the entire foreshore is now inaccessible for gathering or other activities. The construction of private docks and moorages creates further problems, limiting opportunities for gathering of intertidal resources.

The City of Powell River is located further west from Area "C" but the City does have several land use planning interests within the planning area. These include:

- Protecting Haslam Lake as the City's water source. The City has constructed a weir on Haslam Slough to regulate the water level in the lake from which they can draw up to a maximum of 4,913,630,000 gallons of water per year.
- Protecting the Airport Reserve composed of lands owned by the City of Powell River, Provincial and Federal Crown Land located east of Duck Lake Road and north of Highway 101. The lands that make up the Airport Reserve are partially within Area "C" and partially within Area "B" and are the only lands in the region suitable for developing an airport capable of servicing larger aircraft and is set aside for a future time when there is demand for this type of infrastructure.
- The City also holds tenure to the Powell River Community Forest that is composed of Provincial Crown Forest lands located partially in Area "C", east of Haslam and Duck Lakes.

The Sunshine Coast Regional District (SCRD) runs along the eastern boundary of Powell River Regional District Regional Electoral Area "C" and has identified the following issues within the planning area:

- Hotham Sound is shared boundary and an important tourism/recreation destination;
- Saltery Bay marina is the parking/staging site for several water access only subdivisions on Hardy and Nelson Islands and other locations for parking in Saltery Bay may need to be identified over time;
- Power Projects 1 - Jervis Inlet contains several proposed sites but all are dormant and not even at the energy purchasing agreement stage with BC Hydro, however over time they may come forward;
- Power Projects 2 - major project in Bute Inlet abandoned by proponent but likely to come forward at some point and will include new power lines through Saltery Bay, over Nelson Island and into Malaspina transformer station in Pender Harbour;
- BC Ferries Terminal - any changes to Saltery Bay that may enhance or detract service would be of interest to SCR D; and
- Back country trails that could extend into the SCR D area would be of interest.

## 1.2.2 Regional Sustainability Charter

On July 22, 2010, the Regional Board, City Council and Tla'amin (Sliammon) First Nation Council adopted the *Sustainability Charter for the Powell River Region* which provides a vision as to how the Powell River community sees itself in the future:

***"Powell River is a strong, independent West Coast community, proud of our ability to work well together. Diverse values and experiences are respected, and relationships are cherished. All our basic needs are met and we have a rich social and cultural life that respects our history. We live in harmony with each other and with the natural environment, tending to its health while at work, at play, and at home. We are stewards for the future."***

The Regional Sustainability Charter provides a framework to guide land use and sustainability planning throughout the Powell River region. The charter includes the following broad goals that define the future to which the community aspires:

- **Local and renewable sources of energy:** Locally generated off-grid renewable energy is the main source of energy for Powell River, and the impacts of generation, transmission, and distribution on the ecosystem are minimized. Fossil fuels are used rarely, and emissions are reduced or captured.
- **Energy-efficient:** Buildings and vehicles are highly energy efficient, and people use energy wisely.
- **Actively restored terrestrial productivity:** Forestry practices encourage the forest ecosystem to become more diverse, resilient, and functional. Soil health is improved, and supports strong forests and agriculture.
- **Marine and aquatic health:** Ocean and freshwater ecosystems are robust and secure, and contribute significantly to local food production. Local salmon populations are restored to historical levels and have regained their key role in Tla'amin diet, culture and heritage.
- **Reduced consumption and waste production:** To reduce waste streams, and especially toxic wastes, the region's residents and businesses minimize their consumption, and focus on local products and materials that can be absorbed by the local environment or readily reused. Toxic materials are rarely and carefully used.
- **Sufficient, good quality water:** Water is used wisely to ensure an on-going supply and good quality of surface water and groundwater, to serve both human and ecosystem needs.
- **Clean air:** Air pollution is minimized and air quality is high.

- **Environmentally sensitive land-use:** Development and economic activity respects natural systems and habitats. Natural and historical features are valued as environmental, aesthetic and economic assets and are incorporated into site designs causing minimal disturbance.
- **Learning and Development:** Our understanding of natural systems and the best way to preserve, restore or enhance them is continually growing through transfer of knowledge from Tla’amin Elders, local researchers, and visiting experts.

Area “C” embraces the principles of sustainability and the goals expressed in the charter are reflected in many of the goals, objectives and policies contained in the *Area “C” Official Community Plan*.

### 1.3 PLANNING PROCESS

Up until now, Area “C” has been grouped together with Area “B” and referred to as the Southern Regional District. Since April 22, 1993, land use planning in Area “C” and “B” has been guided by the *Southern Regional District Official Community Plan, Bylaw 178 (1989)*.

A review and update of the 1989 OCP was initiated by the Powell River Regional District in 2008. As part of the review process: a comprehensive background report entitled the “*Southern Region Community Profile*” was completed; an extensive public consultation program was undertaken; and the plan was updated to reflect changes in community values, population, land use and to ensure conformance with relevant sections of the *Local Government Act* and *Community Charter*.

As part of the review and update process there was an observation that the distance was shrinking between suburban residential neighbourhoods within the City of Powell River and small lot residential, commercial and light-industrial properties in Area “B”. There is now an almost seamless continuation of residential development across the southern boundary with the City. Area “B” has become a rural/urban interface area with some very different land use planning issues than those in Area “C”. Based on this, the creation of individual Official Community Plans for each of the electoral areas was initiated by the Powell River Regional District in 2011.

The planning process for the Area “C” Official Community Plan carefully built upon and incorporated previous work from the Southern Regional District OCP review and update process and drew together findings from more recent studies relevant to Area “C” including the *Powell River Parks and Greenspace Plan (2010)*, *Powell River Vital Signs Study (2011)*, *Powell River Regional District Population Analysis (2012)* and *Powell River Business Retention and Expansion Program (2012)*.



FIGURE 2: Area C OCP Planning Process

Integral to the planning process was the community engagement process that refined and confirmed support for the community vision, goals and policy directions that will guide future land use and development within Area “C”.

## **1.4 HISTORY OF THE AREA**

### **1.4.1 Tla’amin (Sliammon) History**

The Tla’amin (Sliammon) First Nation traditional territory encompasses the western portion of Area “C” and most of the Powell River Regional District. Tla’amin’s extensive history in the area dates back over 8,500 years and there are countless irreplaceable archaeological sites that document Tla’amin history, culture and presence on the land.

Tla’amin creation stories speak of how “She the gos” (the Creator) put Tla’amin people on the earth. Tla’amin people have a deep connection to the land and this connection is supported by Tla’amin teachings and traditional laws that governed land ownership and resource stewardship. Tla’amin connection to the land is reflected in the word “jeh jeh” which means both relative and tree in the Tla’amin language.

Since first contact with Europeans in 1792, many external and internal forces have served to undermine traditional governance systems and laws of the Tla’amin people. Tla’amin people were displaced from the lands and resources that sustained their ancestors and places that were once important for resource harvesting and spiritual sustenance are now the sites of residential, commercial and industrial developments.

Tla’amin place names and legends tell a rich story of Tla’amin occupation and use of their traditional territory. Quo ness (Kelly Point to Stillwater Bay area) and Thah yeelhs Tiskat (Powell Lake) are Tla’amin place names for well-known places within Area “C”. Interesting to note is the fact that Powell Lake was not a lake until 1910 when the river was dammed to provide power for the pulp and paper mill. The entire landscape changed creating new water systems, opening the area to timber harvesting and development by incoming European settlers. This was also the time when Tla’amin people were forced to relocate from their traditional village sites to Sliammon Indian Reserve No. 1 located north of Powell River.

Through the *BC Treaty Making Process and the First Nations Land Management Act*, the Tla'amin First Nation has been working to restore their traditional governance role, reestablish their ownership of lands and reestablish their resource stewardship role. The Tla'amin First Nation has developed their own land use plans and land use laws to guide future use of Tla'amin lands and resources. They are also successfully meeting provincial standards in managing their own Community Forest Tenure and Woodlot License and exploring new collaborative planning processes with provincial and local agencies to improve stewardship of natural and cultural resources throughout their territory.

### **1.4.2 shishalh History**

The territory of the shishalh Nation encompasses the eastern portion of Area "C" and most of the Sunshine Coast Regional District. shishalh's extensive history in the area dates back thousands of years and there are countless irreplaceable archaeological sites that document shishalh history, culture and presence on the land.

The shíshálh Nation practiced a typical North-Coast Salish subsistence pattern utilizing a combination of hunting, fishing and the gathering of shellfish and food plants as they became seasonally available as well as preservation and storage of foods at residential locations. Principal settlements were inhabited by populations who gathered during the winter months and resided in large multi-family dwellings (long houses). The large villages at kálpilín (Pender Harbour) and ch'átlich (Sechelt) were occupied year round by segments of the population. Portions of the population traveled throughout the territory in the warmer months, dispersing and regrouping to make the most efficient use of the available resources. Ungulates and sea mammals formed a significant portion of the diet; however, salmon was the most important food. Much of the food was dried and stored for use during the winter months.

The first recorded contact between the shíshálh Nation and Europeans occurred during the summer of 1792 when the British fleet under George Vancouver and the Spanish fleet under Cayento Valdes and Dionisio Alcalá Galiano entered the Strait of Georgia. While the meetings were friendly and involved some exchange, they did not lead to the establishment of regular trade in furs or other commodities. Given the lack of prized Sea Otter in the Strait, and the more accessible trade on West Vancouver Island, no posts were established at that time.

Beginning in the early 1800's, the diseases of smallpox, influenza, measles and tuberculosis introduced through contact led to devastating epidemics that severely impacted shíshálh population and settlement patterns. Though the pre-contact population was estimated to be more than 20,000 these epidemics reduced it to 200 or fewer at the peak of their effect.

Marine and foreshore resources, wild foods, and medicinal plants continue to be important aspects of the shíshálh economy, diet, and health, perhaps more valuable as a result of their relative scarcity. The extent and diversity of marine and terrestrial resources has been greatly reduced over the past century through excessive industrial, residential and recreational development.

Since the 1970s, cultural education programs including language instruction have resulted in resurgence in shíshálh culture amongst younger members of the Nation. This resurgence is evident in the skills and creations of a new generation of artists, healers and craftspeople. The harvest of carving blanks for masks, poles, and paddles, cedar boughs and by-products for ceremonial use, wild foods and medicinal plants, root digging and bark stripping for craft production are all activities currently carried out by shíshálh Nation members within the territory. húpit (deer), s-chétxwen (bear), s-xwítl'ay (mountain goat), and a wide variety of small game, birds, waterfowl, fish and marine resources continue to be harvested throughout the territory.

Access to spiritual sites, which was limited due to government policy and industrial development, has also increased as the Nation's population grows (now over 1100) and the Nation continues to exert control over its territory.

The shíshálh Nation has adopted the Strategic Land Use Plan for the shíshálh Nation (SLUP) which provides details of the rich history of the shíshálh people. The shíshálh Nation's SLUP represents their summary of the values found across their territory, and describes how they would like to see their intertidal and land resources protected, managed, and utilized now and into the future. The shíshálh Nation has developed the SLUP in order to provide a more comprehensive and integrated view of their territory, so that they can be proactive in determining what happens in the future, and work collaboratively with other levels of government including the Powell River Regional District.

### **1.4.3 Settlement History**

Powell River was settled in the early 1900's and started its history as a lumber and pulp and paper town. Logging has been the main industry in the region since the beginning and resource lands surrounding settled portions of the planning area are primarily second growth forests. Many places still have visible railroad beds, old logging equipment, homesteads and other artifacts.

## **1.5 EXISTING SETTLEMENT PATTERN**

The existing settlement pattern of Area "C" is reflective of its history with development concentrated along the coastline and Highway 101. The developed areas have good access to the backcountry along forest service roads such as Duck Lake Road, Weldwood Road, Goat Lake Main Line and Stillwater Road.

There are several rural residential lots in Saint Vincent Bay, and tenured recreational float homes along the foreshore of Lois Lake. The main roads in Area "C" and many of the recreational trails in the backcountry follow old railroad beds.

There is a mix of commercial businesses located along Highway 101 at Gela Road, Black Point Road and Lang Bay Road as well as small-scale commercial and industrial enterprises dispersed throughout the settled portions of the planning area. Black Point and Lang Bay are the two main neighbourhood commercial areas within the planning area.

Residents of Area "C" get most of their goods and services and much of their employment from within the City of Powell River.

## **1.6 POPULATION + FUTURE GROWTH**

The *Powell River Regional District Growth and Development Analysis* completed by Vann Struth Consulting Group for the Powell River Regional District in October 2008 looked at the region as a whole. Using two different scenarios – a conservative "Baseline Scenario" and a more optimistic "Worker Migration Scenario" – this analysis offered two views of possible population growth over the same time period. In the conservative scenario, the population of the Regional District is expected to decline by about 600 people by the year 2028. In the more optimistic scenario, the population would increase by nearly 2,100 people.

If Area "C" continues to retain the same proportion of the region's population as it has over the last three Census periods, roughly 10%, then the planning area will lose approximately 60 people in the "Baseline Scenario" and gain 210 people in the "Worker Migration Scenario". This equates to an annual decrease of about 3.5 people or an annual increase of 12 people. At the current average household size of 2.3 people in Area "C", this increase would require the provision of 5 new homes per year for permanent residents in the optimistic "Worker Migration Scenario".

### **1.6.1 Land Use Implications**

The 2012 BC Assessment Roll shows a total of 38 vacant residential parcels of land less than 2 acres in area that are close to infrastructure and servicing in Area "C". In addition, the 2012 BC Assessment Roll shows a total of 34 vacant residential parcels equal to or greater than 2 acres. This equates to a total vacant residential land inventory of 72 lots with residential development potential.

Based on Vann Struth's more optimistic scenario and current household sizes, this land inventory could provide a 14 year supply of residential lots. Residential infill potential is illustrated on Map No. 2 of this plan.



The provision of additional lots is not a critical issue for the planning area as the residential land inventory could be substantially increased to meet even longer term population growth in the planning area simply by factoring in future subdivision development in the planning area.

The development potential of vacant land in the planning area will continue to be influenced greatly by how the land is to be serviced with potable water and sewage disposal. Without some form of regional water supply system or sewer system, the minimum lot size is dependent upon the lot's ability to safely accommodate a well and a septic sewage disposal system. This ability is in turn, a function of the slope of the land and the depth of native mineral soil.

*Vancouver Coastal Health Subdivision Guideline* provides minimum standards for the subdivision of land in the Vancouver Coastal Health Region. These standards for subdividing contain an overview of the subdivision process, information on treatment methods, setback distances and tables setting out the minimum lot sizes for both land on a water supply system and land on an individual well. These tables have been included in Appendix II of the plan.

### **1.6.2 Recent Population Trends**

Population data from Statistics Canada 2011 Census confirms that the population of Area "C" has been declining. Between 2006 and 2011, the population of Area "C" decreased from 2,074 people to 2,014 people, a decrease of 60 people. This recent trend in population decline exceeds the conservative "Baseline Scenario" discussed above.

Similar to the populations of Canada and BC, the population of Area "C" and the Powell River region are aging. In 2006, approximately 24% of Area "C" residents were 60 years or older. In 2011, approximately 30% of Area "C" residents were 60 years or older, an increase of 6% over the last five years. Factors contributing to the region's aging population include: continued out-migration of young people to pursue post-secondary education and employment opportunities; and in-migration of retirees.

The key driver of future population growth and sustainability in this region will be net migration. Planning that encourages thoughtful economic development and creates new businesses and employment opportunities will be critical for attracting and retaining young people and families to this area. Also critical is planning for the needs of an aging population and the provision of services such as public transit, health and wellness services, care facilities and changing recreational needs.

## **1.7 COMMUNITY VISION + GOALS**

### **1.7.1 Community Vision Statement**

*"Area "C" is dedicated to a sustainable rural lifestyle where residents can enjoy the natural environment while encouraging thoughtful economic development and protecting agricultural and environmentally sensitive lands and resources."*

### **1.7.2 Community Goals**

- Protect the natural environment and rural lifestyle.
- Provide appropriate and affordable infrastructure services.
- Enhance economic opportunities.
- Retain healthy resource base.
- Provide for regionally sustainable agriculture.
- Provide a range of housing and lifestyle options.
- Protect the natural beauty and environmental qualities of the area.
- Foster sustainability.
- Protect the foreshore and provide for public access.

### **1.7.2 Community Vision Map**

The Community Vision Map is Map No. 3 of this plan. The intent of the map is to provide a high level map that reflects the community vision, goals and key policy directions that will guide future land use decisions within the planning area.

## **PART 2: PLAN OBJECTIVES + POLICIES**

The objectives and supporting policies in the OCP are designed to reflect community values and enable the community vision and goals to be achieved. The objectives are broad statements of community intent as to what the OCP is intended to accomplish and they provide a framework for the more specific policies and actions.

For matters outside the jurisdiction of the Regional District, this OCP states broad community objectives and advocacy policies. These advocacy policies encourage higher level provincial and federal agencies to take action. This OCP cannot and does not represent a commitment from other governments, agencies or organizations to act according to community objectives and advocacy policies.

### **2.1 GENERAL PLANNING OBJECTIVES**

- 2.1.1 To maintain or enhance the environmental, economic and recreational values of the planning area as development occurs.
- 2.1.2 To minimize the potential for land use conflicts.
- 2.1.3 To accommodate orderly and cost-effective development while maintaining maximum land use options for future generations.
- 2.1.4 To foster cooperation between the Powell River Regional District, the Tla'amin (Sliammon) First Nation, the shishalh Nation and provincial and federal agencies on all matters of mutual interest pertaining to growth, land use planning and development within the planning area.
- 2.1.5 To employ sustainability principles and best practices in all aspects of land use planning, development and management.
- 2.1.6 To ensure that new development occurs in areas where adequate servicing can be provided.
- 2.1.7 To retain public access to the foreshore and adjacent marine upland areas where possible.
- 2.1.8 To maintain the current inventory of lands within the Agricultural Land Reserve and enhance agricultural production and food security.
- 2.1.9 To provide for a range of residential development options which retain the rural character of the planning area.
- 2.1.10 To retain the single-family dwelling emphasis in rural residential areas.

- 2.1.11 To promote rural activities and lifestyles in rural areas.
- 2.1.12 To accommodate affordable housing in the planning area.
- 2.1.13 To allow home-based business and home-based industry.

## **2.2 GENERAL PLANNING POLICIES**

- 2.2.1 The Regional District will endeavor to ensure that all development within the planning area occurs in accordance with OCP vision and policies pertaining to environmentally sensitive areas and water resources and all applicable provincial and federal government legislation and requirements.
- 2.2.2 The Regional District will consider the natural capacity of the land to support development in determining the appropriate type and intensity of land use throughout the planning area.
- 2.2.3 As far as lies within the powers of the Regional District, all land uses existing at the time of adoption of this OCP will be acknowledged through an appropriate land use designation. Future changes to land use that are not consistent with this OCP will not be protected.
- 2.2.4 Whenever possible, the Regional District will request provision for public access to the foreshore when reviewing subdivision applications along the waterfront.
- 2.2.5 The Regional District will research the feasibility of zoning and other regulatory tools to support implementation of this official community plan.

### **Advocacy Policies:**

- 2.2.5 Development of land on the Ocean side of Highway 101 should be undertaken in a manner which respects the visual quality of the coastline.
- 2.2.6 The Regional District recognizes the connection between natural resources and economic development and encourages development of small-scale ecologically-friendly businesses that produce finished products from regional resources in a sustainable manner.

## 2.3 LAND USE

The land use policies outlined in the following section correlate with the land use designations illustrated on Map No. 1 of this plan. Together, the land use policies and designations are intended to guide land management decision-making. The policies and designations provide direction to the Powell River Regional District, other government agencies, and the public concerning the future location, amount, type and density of land uses within the planning area.

New residential development will continue to be concentrated along Highway 101 and the coastline. The attractiveness of the primarily south facing waterfront and easy access from the highway make this stretch of property very appealing. Limiting factors for residential development will continue to be the availability of potable water and the ability of these lots to accommodate on-site septic systems.

The residential designations provide for a range of housing options from large lot rural and low density residential neighbourhoods to higher density small lot suburban residential. In addition, there are affordable housing options such as multi-family residential, manufactured home parks and secondary suites.

### 2.3.1 Rural Residential

The intent of the Rural Residential designation is to provide for a rural lifestyle on small-acreage holdings where a wide range of uses can be accommodated without disturbance to surrounding properties.

While the term rural means different things to different people, the residents of Area "C" generally agree that it means more than farms, forests, trees, wildlife, green space and low-density country areas. A rural area is one in which the natural environment takes precedence over the built environment.

#### **Rural Residential Policies:**

2.3.1.1 The Rural Residential designation applies to the following areas:

- land which is independently serviced and where geographic location and population density preclude the economic provision of a water supply system within the time frame of this OCP;
- land in the vicinity of agricultural neighbourhoods;
- land where more intensive development may be limited by or detrimental to natural features – such as watersheds and important groundwater recharge areas, areas having a high water table or water shortages, or areas with inadequate soil for a higher concentration of septic drain fields.

2.3.1.2 Within the Rural Residential designation, parcel sizes for subdivision purposes will be as follows:

Average Parcel Size	2.0 hectares (5.0 acres)
Minimum Parcel Size	1.4 hectares (3.5 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.1.3 A single family dwelling is permitted on all land designated Rural Residential. The maximum number of dwellings recommended per parcel is based on the following criteria: one dwelling per lot up to 2.0 hectares in area plus one dwelling for each additional 2.0 hectares of land.

2.3.1.4 Recommended accessory uses on land designated Rural Residential include: agriculture; home-based business; home-based industry; and occupancy of a secondary suite. Kennels may be permitted as an accessory use on parcels of 2.0 hectares (5 acres) or larger provided that the kennels are located at least 25 metres (82 feet) from any property line.

## **2.3.2 Low-Density Residential**

The intent of the Low-Density Residential designation is to provide a semi-rural lifestyle on lands which have potential for more intense development but are constrained primarily by inadequate conditions for septic disposal and/or the lack of a water supply system.

This designation has some of the rural characteristics of larger acreages. This designation aids in establishing the limits of suburban residential growth and in providing a buffer between rural lands and suburban neighbourhoods.

### **Low Density Residential Policies:**

2.3.2.1 The Low-Density Residential designation applies to the following areas:

- where community water is not available or anticipated within the time frame of this OCP;
- where more intense development is constrained by inadequate soils for sewage disposal; or
- where a transition from Suburban Residential to Rural Residential or Agricultural is required.

2.3.2.2 Within the Low-Density Residential designation, parcel sizes for subdivision purposes will be as follows:

**Not serviced by water supply system**

Minimum Parcel Size 1.0 hectare (2.5 acres)

**Serviced by water supply system**

Average Parcel Size 1.0 hectares (2.5 acre)

Minimum Parcel Size 0.4 hectares (1.0 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.2.3 A single family dwelling is permitted on all land designated Low- Density Residential. The maximum number of dwellings recommended per parcel is based on the following criteria: one dwelling per lot up to 1.0 hectare in area plus one dwelling for each additional 1.0 hectare of land.

2.3.2.4 The recommended principal use on land designated Low-Density Residential is occupancy of a single-family dwelling.

2.3.2.5 Recommended accessory uses on land designated Low-Density Residential include: occupancy of a secondary suite; home-based business; and non-intensive agriculture. Kennels are only recommended as an accessory use on parcels of 2.0 hectares or larger provided that the kennels are located at least 25 metres (82 feet) from any property line.

### **2.3.3 Suburban Residential**

The intent of the Suburban Residential designation is to provide for primarily medium-density residential use in areas serviced by a water supply system or where this service can be provided.

**Suburban Residential Policies:**

2.3.3.1 The Suburban Residential designation applies to the following areas:

- within or adjacent to the boundaries of a community water system with some capacity for expansion;
- close to community services and major traffic routes; and
- within existing small-lot subdivisions.

2.3.3.2 Within the Suburban Residential designation, parcel sizes for subdivision purposes will be as follows:

**Serviced by water supply system**

Average Parcel Size	0.4 hectares (1.0 acre)
Minimum Parcel Size	0.25 hectares (0.6 acres)

**Not serviced by water supply system**

Minimum Parcel Size	1.0 hectare (2.5 acres)
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The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.3.3 A single family dwelling is permitted on all lands designated Suburban Residential. The maximum number of dwellings recommended per parcel is based on the following criteria:

**Serviced by water supply system**

1 dwelling per lot up to 0.4 hectares (1.0 acres) in area plus one dwelling for each additional 0.4 hectares of land;

**Not serviced by water supply system**

1 dwelling per lot up to 1.0 hectare (2.5 acres) in area plus one dwelling for each additional 1.0 hectare of land.

2.3.3.4 The recommended principal use on land designated as Suburban Residential is occupancy of a single-family dwelling.

2.3.3.5 Recommended accessory uses on land designated Suburban Residential include: occupancy of a secondary suite; and home-based business.

2.3.3.6 In order to minimize the potential for land use conflicts, additional land will not be designated Suburban Residential adjacent to land designated Resource or Industrial or in the vicinity of the existing City of Powell River Airport or Airport Reserve.

## **2.3.4 Multi-Family Residential**

The Regional District recognizes that multi-family homes represent a form of affordable housing and supports the retention of the multi-family homes that are in existence at the time of adoption of this OCP.



### **Multi-Family Residential Policies:**

- 2.3.4.1 New multi-family homes will be encouraged to locate within the City of Powell River where municipal services (water, sewer and transit) are available.
- 2.3.4.2 The recommended principal use for land designated Multi-Family Residential is occupancy of a dwelling unit.
- 2.3.4.3 Recommended accessory uses on land designated Multi-Family Residential include home-based business.
- 2.3.4.4 Subdivision of land designated Multi-Family Residential is not recommended.

### **2.3.5 Manufactured Home Park**

The Regional District recognizes that manufactured home parks represent a form of affordable housing and support the retention of the manufactured home parks that are in existence at the time of adoption of this OCP. New manufactured home parks will not be encouraged within Area "C" due to the fact that they place heavy demands on water and sewer services.

### **Manufactured Home Park Policies:**

- 2.3.5.1 New manufactured home parks will be encouraged to locate within the City of Powell River where municipal services (water, sewer and transit) are available.
- 2.3.5.2 The expansion of a manufactured home park is only recommended if the following is taken into account:
  - the maintenance of appropriate densities and scale;
  - the provision of adequate servicing;
  - the retention of areas of open space on the site; and
  - the implementation of setbacks, screening or other measures considered necessary to reduce potential conflicts with surrounding land uses.
- 2.3.5.3 The recommended principal use on land designated Manufactured Home Park is the occupancy of manufactured homes.
- 2.3.5.4 Recommended accessory uses on land designated Manufactured Home Park include home-based business and the occupancy of a single-family dwelling by a person charged with caring for or managing the manufactured home park.

## 2.3.6 Commercial

Commercial land use means a use providing for the retail sale, repair, servicing or storage of household, non-household, personal and non-personal goods or for providing services to people.

### Commercial Policies:

2.3.6.1 Recommended principal uses on land designated Commercial includes motels, service stations, storage facilities, car dealerships, manufactured home sales or other similar uses. The type and scale of the commercial use may be limited by future zoning.

2.3.6.2 All new commercial development proposals will be reviewed on a site-specific basis with consideration for:

- adequacy of available services;
- compatibility with surrounding development;
- the use of vegetation, terrain or fencing to screen the development from adjacent residential properties;
- anticipated traffic increase on local roads; and
- ability to provide safe access/egress onto main roads.

2.3.6.3 Within the Commercial designation, the minimum parcel size for subdivision will be as follows:

#### **Serviced by water supply system**

Minimum Parcel Size      0.2 hectares (0.5 acres)

#### **Not serviced by water supply system**

Minimum Parcel Size      1.0 hectare (2.5 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.6.4 All commercial uses will have adequate off-street parking and public road access.

2.3.6.5 Designation of isolated commercial sites along Highway 101 or Padgett Road will not be encouraged and, wherever possible, commercial uses should be grouped to allow for shared use of parking areas, to minimize highway access points, and provide convenience for patrons.

## 2.3.7 Commercial Recreation

Commercial Recreation land use means a use providing outdoor or indoor recreational opportunities in association with natural amenities and the rural lifestyle of the area and may also include facilities for overnight accommodation.

### Commercial Recreation Policies:

2.3.7.1 Recommended principal uses on land designated Commercial Recreation includes activities such as golf courses, campgrounds and RV parks.

2.3.7.2 Recommended accessory uses on land designated Commercial Recreation includes the occupancy of a secondary suite and/or single family residential use.

2.3.7.3 All new commercial recreation development proposals will be reviewed on a site-specific basis with consideration for:

- adequacy of available services;
- compatibility with surrounding development;
- the use of vegetation, terrain or fencing to screen the development from adjacent residential properties;
- anticipated traffic increase on local roads; and
- ability to provide safe access/egress onto main roads.

2.3.7.4 All commercial recreation uses will have adequate off-street parking and public road access.

2.3.7.5 Within the Commercial Recreation designation, parcel sizes for subdivision will be:

#### **Serviced by water supply system**

Minimum Parcel Size      0.25 hectares (0.6 acres)

#### **Not serviced by water supply system**

Minimum Parcel Size      1.0 hectare (2.5 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth.

Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.7.6 The development of new commercial recreation uses consistent with the area's rural character will be encouraged in the planning area.

2.3.7.7 Developers of commercial recreation uses will be encouraged:

- to use building materials and designs which are based on sustainable or green building principles and technology;
- to use layouts which preserve the natural site amenities; and
- to use vegetation, terrain or other means to screen the development from adjacent residential properties.

2.3.7.8 Recreation developments should be designed to enhance their natural setting by preserving special features and areas of native vegetation and should utilize building materials and designs which complement the area's rural West Coast character.

### **2.3.8 Mixed Use Commercial**

Mixed-Use Commercial means a mix of low-impact commercial and residential uses within the existing commercial nodes located at: Black Point Road and Highway 101; Lang Bay Road and Highway 101 and at Saltery Bay.

#### **Mixed Use Commercial Policies:**

2.3.8.1 Recommended principal uses on land designated Mixed-Use Commercial include retail and wholesale sales, gas stations, hotels, motels, professional services, offices and service commercial uses. The type and scale of commercial use may be limited by future zoning based on consideration of the following criteria:

- the physical capability and suitability of the site;
- the potential effects of on existing and anticipated surrounding uses with regard to the visual impact resulting from the scale of development and size of associated structures;
- the impact of any noise, odour, smoke, glare or toxic matter which may be generated;
- the accessibility of the site to major traffic routes; and
- the ability of the site to be adequately serviced with water, waste disposal, roads, and other utilities.

2.3.8.2 Recommended accessory uses on land designated Mixed-Use Commercial include residential uses above commercial uses, secondary suites, live/work-type development and single-family residences provided adequate water supply and sewage treatment are available.

2.3.8.3 Within the Mixed-Use Commercial designation, the minimum parcel size for subdivision will be:

**Serviced by water supply system**

Minimum Parcel Size 0.2 hectares (0.5 acres)

**Not serviced by water supply system**

Minimum Parcel Size 1.0 hectare (2.5 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.8.4 A single family dwelling is permitted on all lands designated Mixed-Use Commercial. The maximum number of dwellings recommended per parcel is based on the following criteria:

**Serviced by water supply system**

1 dwelling per lot up to 0.4 hectares (1.0 acres) in area plus one dwelling for each additional 0.4 hectares of land;

**Not serviced by water supply system**

1 dwelling per lot up to 1.0 hectare (2.5 acres) in area plus one dwelling for each additional 1.0 hectare of land.

## 2.3.9 Light Industrial

Light Industrial land use means a use providing for the storing, transporting, distributing, wholesaling, manufacturing and testing of goods, materials or things and includes low-impact value-added milling and mill-working.

### Light Industrial Policies:

2.3.9.1 Recommended principal uses on land designated Light Industrial include: fish processing and packing; small-scale sawmilling and value-added enterprises; small-scale manufacturing processes; small-scale concrete batch plants, auto wrecking yards, scrap metal yards, wineries, boat maintenance, equipment storage, the storage, use and movement off site of materials used in manufacturing, products and by-products of manufacturing. The type and scale of the light industrial use may be limited in a future zoning bylaw based on consideration of the following criteria:

- the physical capability and suitability of the site;
- the potential effects of the use on existing and anticipated surrounding uses with regard to visual impact resulting from the scale of development and size of associated structures;

- the impact of any noise, odour, smoke, glare or toxic matter which may be generated by a particular type of commercial or industrial use;
- the accessibility of the site to major traffic routes;
- the ability of the site to be adequately serviced with water, waste disposal, roads, and other utilities; and
- the adequacy of proposed measures to mitigate potential negative environmental or social consequences as well as any associated fire or explosive hazards.

2.3.9.2 Recommended accessory uses on land designated Light Industrial include occupancy of a secondary suite and/or single family residential use for a caretaker or manager.

2.3.9.3 Within the Light Industrial designation, parcel sizes for subdivision will be:

**Serviced by water supply system**

Minimum Parcel Size      0.5 hectares (1.25 acres)

**Not serviced by water supply system**

Minimum Parcel Size      1.0 hectare (2.5 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

2.3.9.4 All new light industrial proposals will be reviewed on a site-specific basis with consideration for:

- potential effects of the proposed industrial use on existing and anticipated surrounding uses with regard to the visual impact resulting from the scale of development and size of associated structures, and the impact of any noise, odour, smoke, glare or toxic matter which may be generated by the use;
- the use of vegetation, terrain or fencing to screen the development from adjacent residential properties;
- accessibility of the site to major traffic routes;
- ability of the site to be adequately serviced with water, waste disposal, roads, and other utilities; and
- adequacy of proposed measures to mitigate potential negative environmental or social consequences as well as any associated fire or explosive hazards.

2.3.9.5 Light industrial uses may be required to develop independent water supply systems as well as on-site waste disposal systems.

2.3.9.6 All light industrial uses will have adequate off-street parking and public road access.

## 2.3.10 Industrial

Industrial use means a land use providing for the processing, fabricating, assembling, servicing, repairing, wrecking, or salvaging of goods, materials or things and specifically includes high-impact forest related land uses such as a sawmill.

### Industrial Policies:

- 2.3.10.1 Recommended principal uses on land designated Industrial include asphalt plants, cement plants, mineral and metal processing and large-scale sawmilling operations.
- 2.3.10.2 Recommended accessory uses on land designated Industrial include occupancy of a secondary suite and/or single-family residential use for a caretaker or manager.
- 2.3.10.3 Within the Industrial designation, parcel sizes for subdivision will be:

#### **Serviced by water supply system**

Minimum Parcel Size      0.5 hectares (1.25 acres)

#### **Not serviced by water supply system**

Minimum Parcel Size      1.0 hectare (2.5 acres)

The ability to meet minimum lot sizes is dependent upon site conditions, including slope and native mineral soil depth. Property owners should refer to Vancouver Coastal Health *Subdivision Guideline* (see Appendix II).

- 2.3.10.4 Proposals to designate land Industrial will be reviewed with consideration for the physical capability and suitability of the site for industrial development, including:
- the potential effects of the proposed industrial use on existing and anticipated surrounding uses with regard to the visual impact resulting from the scale of development and size of associated structures, and the impact of any noise, odour, smoke, glare or toxic matter which may be generated by the use;
  - the use of vegetation, terrain or fencing to screen the development from adjacent residential properties;
  - the accessibility of the site to major traffic routes;
  - the ability of the site to be adequately serviced with water, waste disposal, roads, and other utilities; and
  - the adequacy of proposed measures to mitigate potential negative environmental or social consequences as well as any associated fire or explosive hazards.

- 2.3.10.5 Industrial uses may be required to develop independent water supply systems as well as on-site waste disposal systems.
- 2.3.10.6 All industrial uses will have adequate off-street parking and public road access.
- 2.3.10.7 Industrial operations which may have negative environmental or social impacts are not encouraged to locate in the planning area. These include:
- uses which have a high potential risk of polluting air or water;
  - uses which emit noxious gasses or vapours or excessive noise;
  - uses requiring the use, storage or disposal of large quantities of radioactive material or dangerous chemicals; and
  - uses which disrupt natural surface and sub-surface drainage patterns to an extent which jeopardises the availability of adequate, potable water to meet the domestic and fisheries long-term water supply.

### **2.3.11 Institutional**

Institutional land use means a use providing for civic, educational, religious, fraternal, health or cultural facilities.

#### **Institutional Policies:**

- 2.3.11.1 Recommended principal uses on land designated Institutional include: civic and emergency services buildings; schools or educational facilities; hospitals or health care facilities; fire halls; water-intake facilities; pumping stations; public power generating stations and substations.
- 2.3.11.2 Recommended accessory uses in areas designated Institutional include occupancy of a secondary suite or single-family residential use for a caretaker or manager.
- 2.3.11.3 Designation of land for Institutional uses will be reviewed and evaluated by the Regional District on a site-specific basis with consideration for the following:
- the compatibility of the proposed type and scale of use with surrounding land and water uses;
  - the adequacy of proposed measures (such as screening, fencing, siting or building design) to minimize any potential disturbance associated with noise, traffic, visual impact, etc.;
  - the adequacy of available services such as water, sewage disposal, roads, fire protection; and
  - the community's ability to assume any associated public cost.



- 2.3.11.4 Development of any new community facilities will be directed to areas of existing or anticipated concentrated settlement and will be planned in consultation with local residents.
- 2.3.11.5 In order to maximize use and minimize costs, the shared use of existing public facilities such as schools, playgrounds and community halls is encouraged.

### **2.3.12 Agricultural**

All lands within the Agricultural Land Reserve within the planning area are designated Agricultural. The intent of the Agricultural designation is to encourage protection of lands within the Agricultural Land Reserve for agricultural production.

Local residents support a strong agricultural sector which adds to the rural character of the planning area. It provides, in part, for local sustainability, food security and self-reliance relative to food production. Nonetheless, it appears that the agricultural potential of the planning area as a local economic opportunity is currently under-utilized.

Agricultural programs and practices intended to upgrade and sustain the productivity of agricultural land and to otherwise increase the viability of small-scale agricultural enterprises in the planning area are encouraged, including the processing and marketing of locally-grown agricultural products.

To respond to local support for agriculture and to improve its economic position, the OCP endorses agricultural activities of a type and scale compatible with surrounding land uses. The OCP recommends the stewardship and protection of rural agricultural land throughout the planning area.

#### **Agricultural Policies:**

- 2.3.12.1 The Regional District acknowledges the importance of and supports an expanded and sustainable agricultural sector in Area "C".
- 2.3.12.2 The land uses permitted on land designated Agricultural are those permitted by the *Agricultural Land Commission Act* and Regulation.
- 2.3.12.3 The OCP recommends setbacks for agricultural buildings and grazing areas in order to minimize potential negative impacts of agricultural operations on water quality, and in particular fish-bearing streams and sources of domestic water. See the Ministry of Agriculture's *Guide for Bylaw Development in Farming Areas* for details.

- 2.3.12.4 A minimum parcel size of 2.0 hectares (5.0 acres) applies to land within the Agricultural Land Reserve subject to:
- approval for subdivision within the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act, Regulations* thereto, or Orders of the Commission; or
  - exemption from the *Agricultural Land Commission Act, Regulations* thereto, or Orders of the Commission.
- 2.3.12.5 The Regional District may develop an agricultural strategy with community members, farmers, the Ministry of Agriculture and the Agricultural Land Commission to provide for and safeguard a sustainable, viable, competitive farm industry and agricultural land base.
- 2.3.12.6 The Regional District may consider preparing an *Area Agricultural Plan* to develop a sustainable, accessible and secure food system that provides sufficient and nutritious food to support the health and well-being of planning area residents.

**Advocacy Policies:**

- 2.3.12.7 The Regional District supports the retention, protection and enhancement of all land with agricultural capability; encourages the consolidation of smaller parcels of agricultural land into larger, more viable agricultural units; and encourages the retention of the land base with existing farm operations.
- 2.3.12.8 The Regional District supports the establishment of processing, warehousing and distribution facilities, including a small abattoir and cold storage, for local agricultural products within the area.
- 2.3.12.9 The Regional District endorses all agricultural and agriculturally related activities including the marketing, sales and distribution of locally-grown agricultural products.
- 2.3.12.10 The Regional District supports the establishment of local nurseries in the planning area, with the exception of nurseries using genetically engineered seed.
- 2.3.12.11 The Regional District supports the implementation and use of sound, environmentally balanced farm practices to provide for improved agricultural and environmental stewardship in Area "C".
- 2.3.12.12 Non-agricultural uses, including transportation and utilities rights-of-way, which would consume Agricultural Land Reserve lands, are strongly encouraged to locate outside the Agricultural Land Reserve.

### 2.3.13 Resource

The planning area encompasses a wide range of natural resources including lakes, rivers and streams which residents have identified as requiring protection. Other valued resources include ground and surface water, forests, fish, aggregates and minerals as well as the planning area's relationship to the ocean and ocean-based resources. Although the development of these resources is generally encouraged, population and settlement within the planning area has created the potential for land-use conflict. In addition, residents are environmentally aware and active with regard to resource development issues and have expressed a desire to have their natural resources and scenic landscapes protected.

While the regulation of resource development lies primarily within the jurisdiction of federal and provincial agencies, the inter-relatedness of resource use issues is acknowledged and, as a result, an integrated resource management approach is encouraged by the OCP.

Similarly, uses in water resource areas such as lakes and the coastal foreshore fall predominantly under the jurisdiction of provincial agencies. Marine-related activities such as the anchoring of float homes, log storage and aquaculture are generally confined to water lots. Approval or tenure for these activities must be obtained from the appropriate provincial agency.

The OCP provides policy direction to the Regional District when considering land-use referrals and other issues from senior levels of government involving fish, shellfish, forestry and mineral and gravel resources.

It is understood that the OCP policies are advisory for Crown lands, community forest lands and private lands classified as Private Managed Forest Lands under the *Private Managed Forest Land Act*.

#### **Resource Policies:**

- 2.3.13.1 The Regional District acknowledges the inter-relatedness of resource use issues and supports a sustainable integrated resource management approach to resource development issues in the planning area.
- 2.3.13.2 Where land designated Resource is located within a designated community watershed, permitted resource extraction uses such as forestry and mining will only be supported if they are based on sound watershed management principles that preserve water quality and ensure the long-term availability of a sustainable water supply for the planning area.

- 2.3.13.3 The Regional District will liaise with the appropriate agencies to encourage that public land designated Resource is managed in accordance with the policies of this OCP and will encourage senior levels of government to consult with the Board on all resource development and that public consultation occurs at a local level as part of the senior level of government's approval processes.
- 2.3.13.4 The minimum lot size for land designated Resource will be 10 hectares (25 acres).
- 2.3.13.5 Forest industrial operations, such as dry land sorting operations, barge loading areas and small shake mills or sawmills, may be permitted on land designated Resource, provided such uses are located in areas of limited resource value and where they will not have a negative impact on the natural environment or surrounding land uses.
- 2.3.13.6 The Regional District will request the Ministry of Natural Resource Operations, when considering proposals for mining developments in the planning area to:
- weigh the short-term economic gain against the long-term economic, social and environmental impacts;
  - require strict compliance with provincial regulations governing the development, operation and termination of all exploration and mining projects, particularly those related to environmental protection, site reclamation and public safety;
  - provide an opportunity for local public review of all plans associated with major mining development (including reclamation plans) prior to provincial approval; and
  - encourage the screening of gravel operations from roads, settlement or recreation areas.
- 2.3.13.7 The Regional District will not support mining proposals which do not demonstrate long-term economic benefits to the local community or which may result in long-term environmental damage.

**Advocacy Policies:**

- 2.3.13.8 The Regional District supports the preservation of gravel deposits in order to ensure the availability of local gravel resources for road construction and maintenance as well as other construction needs. Within and around these areas, only uses which will not impede future extraction will be permitted.
- 2.3.13.9 The Regional District encourages public input into referrals and other issues involving fish, shellfish, forestry, mineral and gravel resources and other natural resources initiated by senior levels of government.

- 2.3.13.10 The Regional District supports the sustainable use and management of land designated Resource for long-term public, social, economic and environmental benefits of the region.
- 2.3.13.11 The Regional District supports the use of land designated Resource for outdoor recreation uses, including wilderness or primitive campgrounds (not RV parks), canoe routes, hiking trails and wilderness lodges which are compatible with resource operations.
- 2.3.13.12 The subdivision of land designated Resource is not encouraged in order to maintain the land's long-term viability for resource development.
- 2.3.13.13 The Regional Board encourages the management of lands within Area C designated Resource in a manner that implements responsible land-use practices with respect to soil conservation, water conservation, vegetation removal and storm water management by all resource agencies and users.
- 2.3.13.14 The Regional District encourages the long-term viability of renewable resource-based lands and supports their use for forestry, mineral extraction and processing, agriculture and active outdoor recreation.
- 2.3.13.15 Where resources are being extracted, the Regional District strongly encourages on-going restoration and rehabilitation of the land, as opposed to such action at the time of project completion.
- 2.3.13.16 The Regional Board will encourage the protection of scenic landscapes, vistas and views when resource development activities occur.
- 2.3.13.17 Industrial traffic and infrastructure (transmission lines, pipe lines, etc.) associated with the use of Resource land should be directed away from settlement.
- 2.3.13.18 The Regional District will encourage the Ministry of Forests, Lands and Natural Resource Operations, major forest companies, community forest operators and small-scale private logging operators to utilize best forest management practices in accordance with the *Community Watershed Guidelines* to ensure a sustainable forest resource base while preserving local water resources and environmental features.

2.3.13.19 The Regional District recognizes the importance of the scenic values of the forest landscape with respect to tourism and the maintenance of the planning area's rural residential character. On this basis, the Ministry of Forests, Lands and Natural Resource Operations to implement programs which will minimize the visual impact of forest operations on the landscape.

2.3.13.20 If private land is removed from the Private Managed Forest Land classification, consideration may be given to the re-designation of these lands from Resource to another suitable land-use designation subject to the receipt of a formal OCP amendment application.

### **2.3.14 Reserve**

Reserve includes undeveloped provincial, federal, or municipal land which may be suitable for long term future development but which is not needed to accommodate anticipated growth and development within the planning area over the coming 15 to 25 year period.

#### **Reserve Policies:**

2.3.14.1 The following uses may be supported within Reserve areas: public recreation; forest management activities including harvesting and silviculture; and gravel extraction.

2.3.14.2 Any proposals to re-designate Reserve land to accommodate development will be reviewed with consideration for:

- the availability of other suitable land to accommodate the use;
- the compatibility of the proposed use with the natural features of the site and with surrounding uses;
- the ability to provide adequate and economical services to the site; and
- the impact of the proposal on future development options for the site and the surrounding area.

2.3.14.3 The subdivision of land designated Reserve is not recommended until such time as an OCP amendment is undertaken to re-designate the area to the appropriate designation.

#### **Airport Reserve Policy:**

2.3.14.4 The Regional District will work with the City of Powell River and the Province to investigate the long term need and viability of the airport reserve for a future regional airport.

### 2.3.15 Parks and Greenspace

Parks and Greenspace land use means a use which provides recreational opportunities to the general public and may include parks, campgrounds, walking trails and picnic sites.

Area "C" contains a number of Parks including Palm Beach Regional Park, Saltery Bay Provincial Park, Saltery Bay Provincial Campground and Duck Lake Protected Area. In addition, there are two provincial reserves within the planning area intended for UREP (use for the recreation and enjoyment of the public) purposes. One UREP is located near Lang Creek and the other is a water lot for the boat launch in Saltery Bay Provincial Park.

On November 25, 2010 the Regional Board accepted the *Regional District Parks and Greenspace Plan* which provides strategic direction for parks and greenspace planning that will address the long term needs and interests of the region as a whole. The plan contains a number of recommendations directly applicable to Area "C" including:

- developing a parks and greenspace acquisition strategy for Stillwater Bluffs and Eagle River;
- developing a regional trails plan;
- protecting public access to marine foreshore;
- developing a strategy for use of the forest service road network to facilitate public access to the backcountry; and
- supporting maintenance and improvement of the Sunshine Coast Trail.

#### **Parks and Greenspace Policies:**

- 2.3.15.1 Land designated Parks and Greenspace may be used for recreation use only.
- 2.3.15.2 The Regional District will request the dedication of lands for parks and greenspace purposes, or funds in lieu of dedication, in accordance with Section 941 of the *Local Government Act* at the time of subdivision.
- 2.3.15.3 The Regional District encourages implementation of the recommendations in the *Powell River Parks & Greenspace Plan* as they pertain to lands in the Area "C" OCP planning area.

#### **Advocacy Policy:**

- 2.3.15.4 The Regional District supports the development of an additional public boat-launching ramp in the planning area. The ramp should be located where it will be usable in all weather conditions, where adequate parking is available, and where it will not interfere with sensitive coastal features or result in degradation of recreational beaches.

### **2.3.16 Seasonal Recreation - Lakes**

Water lots on Powell, Dodd and Lois Lakes are intended for small-scale water-related recreational uses and activities such as pleasure-boat moorage, kayak and canoe rentals, and site specific seasonal float home occupation but not for resorts, lodges or similar commercial accommodation. The Regional District supports such uses in these locations provided approval is obtained from the appropriate federal or provincial jurisdiction.

#### **Seasonal Recreation - Lakes Policies:**

- 2.3.16.1 The Regional District will not support the continuation of untenured float homes or the establishment of new float homes on Lois Lake without tenure from the appropriate provincial agency.

#### **Advocacy Policy:**

- 2.3.16.2 The Regional District will encourage Powell River Energy Inc. to provide notification to Lois Lake float home owners regarding scheduled releases of water from the Lois Lake dam which cause the lowering of water levels on Lois Lake.

### **2.3.17 Comprehensive Development Area**

A Comprehensive Development Area provides for the development or redevelopment of a larger site allowing a variety of land uses and development approaches as part of a comprehensive development plan. This form of designation enables a local government to negotiate detailed guidelines and specifications for all aspects of a development in an integrated manner.

The objectives of the Comprehensive Development Area designation are:

- to provide the opportunity for site-adaptive planning for development;
- to provide the opportunity for a mix of uses in new development areas; and
- to plan new development at densities and in locations that minimize the impact of development on the natural environment and that retain significant areas of open space.

#### **Comprehensive Development Area Policies:**

- 2.3.17.1 The Regional District will negotiate with the land owner(s) to finalize details of a comprehensive development plan taking into consideration the unique features of the specific site.
- 2.3.17.2 The Regional District and the land owner(s) will enter into a Comprehensive Development Agreement that will include the details of the development plan, servicing, parkland dedication, riparian area protection, public access to the foreshore and other matters.



## **2.4 INFRASTRUCTURE + SERVICES**

### **2.4.1 Infrastructure**

Infrastructure issues focus on safe water, proper control of sewage and solid waste disposal and transportation, including the road system and transit service. Infrastructure and Services within the planning area are illustrated on Map No. 4 of this plan.

#### **Infrastructure Objectives:**

- 2.4.1.1 To establish a settlement pattern and residential density which will ensure each property has access to a sustainable and healthy water supply and a safe sewage waste disposal system.
- 2.4.1.2 To support a sustainable form of development servicing throughout the planning area that maintains the area's rural character and environmental resources.

### **2.4.2 Water Supply**

Area "C" is a rural community where most residents obtain their water from private on-site wells or small water supply systems. There is no Regional District Water Supply System within Area "C".

Groundwater aquifers are the primary source of water in the area and water quantity and quality have generally not been a problem up to this point in time. However, protection of groundwater aquifers is of paramount importance for the future.

During the consultation process there were some concerns regarding water quantity and quality. These included concerns related to the cumulative impacts of development and inappropriate land use practices.

There is a limited amount of information on the aquifers that supply water to residents and businesses within the planning area. Without knowing the quantity of groundwater it is difficult to predict how much future growth and development can be accommodated while ensuring a sustainable supply of good quality surface water and groundwater.

#### **Water Supply Policies:**

- 2.4.2.1 The Regional District will consider the protection of groundwater aquifers and ground water quality in all land use decisions in the planning area.

- 2.4.2.2 The Regional District will pursue funding options to complete a study to determine the quantity and quality of groundwater sources and the carrying capacity for future growth and development in the planning area.
- 2.4.2.3 The Regional District will promote the infilling of areas presently serviced by water supply systems over the development of new areas.
- 2.4.2.4 The Regional District will only support limited expansion of existing service areas where system capability and residential demand warrant.
- 2.4.2.5 The Regional District will encourage all property owners and residents in the planning area to conserve water.
- 2.4.2.6 The Regional District will investigate the options and feasibility of developing a regional water supply system based on the conclusions and recommendations of the *Southern Region Water Source Study* completed by AECOM Canada Ltd. and the above noted study of the quantity and quality of groundwater sources.
- 2.4.2.7 The Regional District will encourage the use of consistent design standards for the upgrading or construction of present and future community water systems in order to meet current fire protection standards and to allow systems to be amalgamated, if required.

### **2.4.3 Sewage and Solid Waste**

There is no regional sewage disposal system in the planning area and no existing or proposed waste water treatment. All sewage waste is disposed of by private sewage disposal systems – primarily septic tanks and fields but also some pump and haul systems. There are several small package sewage treatment plants servicing strata developments.

The Regional District waste transfer station and recycling station are located in Area "B" on Highway 101 directly west from Area "C". The Regional District has been actively promoting a reduction in solid waste through the Regional Solid Waste and Recycling Program.

#### **Sewage and Solid Waste Policies:**

- 2.4.3.1 The Regional District is not responsible for the administration of package treatment plants or other communal sewage disposal systems installed to service private developments.

- 2.4.3.2 The Regional District supports the installation of on-site septic treatment for all uses within the planning area by Registered Onsite Wastewater Practitioners in accordance with the most recent standards established by Vancouver Coastal Health.
- 2.4.3.3 The Regional District will support the installation and use of advanced secondary treatment systems where an existing lot cannot be serviced with a septic tank and field.
- 2.4.3.4 The Regional District will not support the discharge of sewage effluent into tidal or non-tidal bodies of water.
- 2.4.3.5 The Regional District endorses the "working towards zero" solid waste management philosophy that focuses on waste reduction, recycling and reuse prior to disposal.
- 2.4.3.6 The Regional District does not support pump and haul systems in the planning area.

#### **2.4.4 Transportation**

Vehicular, pedestrian and cycling interface safety issues are a serious concern for residents. Contributing factors include narrow shoulders and vehicular speed on Highway 101 and the lack of suitable cycling and walking corridors. Because transit service is only provided on a limited basis, the option to develop non-vehicular transportation alternatives is attractive to many residents.

Saltery Bay is the location of BC Ferry Corporation main water transportation terminal servicing the public between the Powell River Regional District and the Lower Sunshine Coast. This area also contains a federal dock and small-craft harbour. Area residents would also like to see improved ferry service to the lower Sunshine Coast and Vancouver Island.

#### **Transportation Policies:**

- 2.4.4.1 The Regional District will consider the preparation of a Transportation Plan for the planning area.
- 2.4.4.2 The Regional District will maintain transit service and continue to operate a rural para-transit system to serve Area "C" residents and the needs of the elderly or people with disabilities living within the planning area.
- 2.4.4.3 The Regional District will work with BC Ferry Corporation to maintain at a minimum, and to improve where possible, existing levels of ferry service provided to both the lower Sunshine Coast and Vancouver Island.

- 2.4.4.4 The Regional District will endeavour to develop alternative transportation options which reduce dependency on the automobile.
- 2.4.4.5 The Regional District will encourage the Ministry of Transportation and Infrastructure to implement appropriate rural road standards within the planning area and ensure safe cycling and walking routes along Highway 101.
- 2.4.4.6 The Regional District will encourage commercial bus service operators to work with the Ministry of Transportation and Infrastructure to provide pull-offs along Highway 101 for bus service to and from the planning area.

### **2.4.5 Community Services**

Community services include: fire protection; schools; transit service and recreation. Fire protection in the area is provided by the Regional District through the Malaspina Volunteer Fire Department. Kelly Creek Elementary School is the only school within the planning area. According to School Board projections, existing school facilities will adequately service the area well beyond the lifespan of this OCP.

There is regular transit service through Area "C" along Highway 101 linking residents with the City of Powell River. Many who do not have access to a vehicle are concerned with the lack of service. A broad range of residents support the establishment of improved transit service for the area.

#### **Community Services Policies:**

- 2.4.5.1 The Regional District will work with the City of Powell River, the Tla'amin (Sliammon) First Nation, the shishalh Nation, Vancouver Coastal Health and provincial and federal agencies to implement the Powell River Regional District Emergency Services Plan in the planning area.
- 2.4.5.2 The Regional District encourages the number and diversity of service clubs and organizations in the planning area to continue their role in fostering education and skills of youth in the area.

#### **Advocacy Policies:**

- 2.4.5.3 The Regional District supports the continued functioning of the Kelly Creek Community School as an elementary school in Area "C".
- 2.4.5.4 The Regional District supports maintaining Kelly Creek Community School and the Lang Bay Community Hall as community meeting places.

## 2.5 ENVIRONMENT

Growth and development within the planning area, combined with the public's heightened environmental awareness, have emphasized the need to identify and protect environmentally sensitive areas. In the survey conducted at the beginning of the OCP review process, many respondents stated that environmental responsibility was the most important issue upon which Area "C" should focus its efforts for the future of the community.

The provincial government has mandated that all local governments must implement the *Riparian Areas Regulation* (RAR) to protect watercourse and wetland riparian areas. Riparian areas have been designated as development permit areas in this official community plan.

The OCP discourages development on lands with steep unstable slopes which may have high potential for erosion and lands predicted to have some level of inundation of flood waters. [BL467.3, 2020]

### 2.5.1 General Environmental Objectives

#### Environmental Objectives:

- 2.5.1.1 To establish land-use patterns that respect natural capabilities and limitations of the landscape.
- 2.5.1.2 To establish the maintenance and restoration of a healthy natural environment.
- 2.5.1.3 To preserve or limit from development sensitive ecosystems, environmentally sensitive areas, hazardous areas and those areas of particular biological, recreational, scenic or historical significance, and wildlife habitat.
- 2.5.1.4 To minimize land, air and water pollution.
- 2.5.1.5 To protect and conserve the quality and quantity of surface water, including all lakes and watercourses, and ground water, including recharge capacity in aquifers.

#### Advocacy Policies:

- 2.5.1.6 The Regional District does not support the permitting, approval, construction or maintenance of additional power line corridors within the planning area. The Board supports one corridor used by all proponents.
- 2.5.1.7 The Regional District promotes the suppression of invasive plants which threaten natural ecosystems and supports the use of manual clearing methods rather than the use of pesticides to control invasive plants on public or private land within the planning area.

2.5.1.8 The Regional District strongly encourages the retention and planting of trees for the health and benefit of all people, domestic animals, wildfowl, wildlife and the natural environment. Trees represent an important source of carbon sequestration and oxygen production.

## 2.5.2 Climate Change

Climate change refers to the increasing concentration of heat-trapping greenhouse gases (GHGs) in our atmosphere and resulting changes to the Earth's climate, most notably increasing air and water temperatures. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, GHG emissions increased by 70%.

Climate change is caused by the release of carbon dioxide and other GHG emissions into the atmosphere, primarily the burning of fossil fuels and large scale deforestation. This human cause of climate change has been endorsed by more than 40 scientific societies and academies of science, including all of the national academies of science of the major developed countries.

Climate change scientists predict that BC will experience (and in some cases is already experiencing) the following impacts due to climate change:

- Increasing temperatures will disturb land and aquatic ecosystems;
- Coastal storm activity will increase in intensity and frequency, exposing coastal housing and infrastructure to greater risk; and  
Sea levels may rise significantly by 2100, causing permanent flooding in low-lying areas and increasing the impacts of flood and storm events.

In response to climate change issues, the provincial government gave Royal Assent to Bill 27, the Local Government (Green Communities) Statutes Amendment Act. This provincial legislation requires local governments to include GHG emission reduction targets, policies and actions to achieve those targets in official community plans.

In collaboration with Area C residents, the following targets and policies are proposed to ensure that the reduction of GHG emissions specifically, and the impact of climate change in general become part of the planning process for Area C.

### **Climate Change Objectives:**

- 2.5.2.1 To reduce vehicular CO<sub>2</sub> emissions by 10% by 2021.
- 2.5.2.2 To increase ridership on regional transit.
- 2.5.2.3 To focus 50% of all new housing units within the community nodes of Black Point and Lang Bay.
- 2.5.2.4 To consider the impacts of climate change in all land use decisions.

## **Climate Change Policies:**

- 2.5.2.5 Encourage alternative transportation options such as regional transit, ride sharing and carpooling.
- 2.5.2.6 Promote energy efficiency and energy substitution (switching from gasoline, diesel and propane to wood, sun, wind, biofuels, geothermal, etc.) in home renovations and building.
- 2.5.2.7 The Regional District will work with the local community, landowners, developers and the Ministry of Transportation and Infrastructure to provide safe walking and cycling pathways adjacent to Highway 101.
- 2.5.2.8 The Regional District will seek guidance and financial assistance from senior governments for help in implementing its greenhouse gas emission reduction targets and policies.
- 2.5.2.9 Promote the development of public education materials on ways to reduce greenhouse gas emissions using local examples.
- 2.5.2.10 Encourage the retention and enhancement of trees and vegetation as natural carbon sinks to offset greenhouse emissions.
- 2.5.2.11 Reduce vehicle trips in the region by promoting the extension of broadband and ability to work from home.
- 2.5.2.12 Prepare for sea level rise by promoting provincial guidelines for building setbacks from the sea.

## **2.5.3 Community Watersheds**

The OCP encourages the cooperation of provincial resource agencies and the private sector to ensure that sound watershed management principles are applied to all activities associated with resource management on public or private land within community watersheds.

The OCP endorses the provincial commitment to protect water resources as outlined in the *Living Water Smart: British Columbia's Water Plan*. The OCP also seeks to protect water recharge areas and aquifers essential to providing clean water to area residents.

To minimize the degradation of water quality for existing and potential domestic water supply areas, the OCP discourages commercial and industrial uses within community watersheds.

### **Community Watershed Policies:**

- 2.5.3.1 The Regional District will initiate meetings and discussions with provincial resource agencies, the City of Powell River, the Tla'amin (Sliammon) First Nation and private forestry companies to renew and update the *Haslam Lake / Lang Creek Integrated Watershed Management Plan*.
- 2.5.3.2 The Regional District will work to ensure the judicious management of public and private land within the Haslam Lake / Lang Creek Watershed due to its significance for fisheries and as a community water supply for the City of Powell River.
- 2.5.3.3 The Regional District will consider the preparation of watershed plans to protect the Jefferd Creek and other watersheds in the planning area.
- 2.5.3.4 It is the policy of the Regional District to seek co-operation from other government agencies in implementing an integrated approach to water resource management.
- 2.5.3.5 The Regional District will limit uses on private land (not classed as ALR or Private Managed Forest Land) within community watersheds to non-intensive agriculture, single-family residential use, home-based businesses, and low intensity/low impact recreation uses of a type which will not degrade water quality or quantity.

### **Advocacy Policies:**

- 2.5.3.6 The Regional District will encourage the protection of community watersheds and recharge areas within the planning area.
- 2.5.3.7 The Regional District will urge the co-operation of provincial resource agencies and private companies to ensure that sound watershed management principles are applied to all activities taking place on public or private land within community watersheds. For example, large tracts of clear-cut logging or large-scale excavations which may disrupt groundwater flows or directly affect watercourses through accelerated run-off causing erosion and increased turbidity will be discouraged.

### **2.5.4 Riparian Areas**

In order to protect fish habitat and fish-supportive processes, all lands adjacent to watercourses and wetlands, as defined by the provincial *Riparian Areas Regulation* (RAR), are designated as Development Permit Area I as shown on Map No. 6. A Development Permit will be required prior to any development occurring within a riparian area. Details of the development permit process are contained in Section 3.1.1 of this plan.



### **Riparian Area Policies:**

- 2.5.4.1 The Regional District will seek the co-operation of Island Timberlands and the Ministry of Forests, Lands and Natural Resource Operations to preserve the large wetland on District Lot 4423 which has been identified as significant fish and wildlife habitat. Co-operation will also be solicited from other landowners to preserve similar areas which may be identified as development occurs.
- 2.5.4.2 The Regional District will request the owner of the Lois Lake dam to work cooperatively with the Ministry of Environment and Fisheries and Oceans Canada to ensure that there are sufficient water flows through the Lois River at all times to support the re-establishment of salmon stocks in the river.
- 2.5.4.3 The Regional District will liaise or work with property owners adjacent to the Lois River, provincial ministries and agencies, Fisheries and Oceans Canada, First Nations and interested parties in order to investigate the feasibility of restoring the Lois River as a viable salmon bearing river.

### **Advocacy Policies:**

- 2.5.4.4 The Regional District will work with provincial and federal agencies to improve the accuracy of stream and watercourse mapping in the region.
- 2.5.4.5 The Regional District supports and encourages conformance with the federal and provincial land development and land stewardship guidelines.
- 2.5.4.6 The Regional District and the community strongly support the efforts of the Powell River Salmon Society and other local groups in the conservation and restoration of fish habitat.
- 2.5.4.7 The Regional District encourages the retention of native trees and plants in riparian areas throughout the planning area.

### **2.5.5 Natural Hazard Areas**

*[paragraph removed BL467.3, 2020]*

### **Natural Hazard Area Policies:**

- 2.5.5.1 Recommend completion of site-level assessments by a qualified professional prior to development of any lands identified with natural hazard potential on Map No. 7. [BL467.3, 2020]
- 2.5.5.2 Where necessary, and subject to the approval of the Minister of Environment, a local Floodplain Management Plan or Flood Setback & Elevation Bylaw may be implemented to provide for greater local control and to incorporate setback and elevation regulations which are tailored to local circumstances.

### **Advocacy Policies:**

- 2.5.5.3 The Regional District encourages the provision of a ten (10) metre fuel-free fire protection zone between buildings and forested areas.
- 2.5.5.4 The Regional District encourages all public and private development activities and subdivision applications – including road crossings, utility rights-of-way and trails – to be planned and implemented in a manner that will reduce risks associated with wild land interface fires.
- 2.5.5.5 Any lands subject to flooding should, wherever possible, be left in a natural state or used for parks or nature reserves.

### **2.5.6 Foreshore**

#### **Foreshore Policies:**

- 2.5.6.1 The Regional District will work with provincial and federal agencies to ensure proposed private moorage facilities / docks are appropriate for the character and neighbourhood of the properties upland from the foreshore landing point of a dock.
- 2.5.6.2 The Regional District will work with lessees and licencees to ensure that public access is provided around or across foreshore lease and licence areas wherever practicable.
- 2.5.6.3 In recognition of the established recreational use of the coastal area for sport fishing, boating, swimming and diving, as well as the residential use of the upland, the Regional District may support Crown Land referrals for forestry, mariculture and aquaculture, provided that:
- all provincial and federal regulations can be met;
  - any associated residential use or processing facilities are located on the upland with adequate provisions for sewage and solid waste disposal; and
  - safe anchorages and moorage areas for recreational boaters are preserved.

- 2.5.6.4 The Regional District will work with the Ministry of Transportation and Infrastructure and community groups to clear and make available to the public all appropriate publicly-owned rights-of-way and road ends that access the waterfront and that are suitable for safe public use.
- 2.5.6.5 Existing oyster stocks are considered primarily a public resource. A level of commercial harvesting which is agreeable to the Regional District and determined by the Department of Fisheries and Oceans to be conducive to maintaining a healthy oyster population may be permitted.

**Advocacy Policies:**

- 2.5.6.6 In order to prevent the degradation of recreational beaches and estuaries, physical structures (such as log dumpsites, booming grounds, barge facilities, mariculture and aquaculture facilities, launching ramps, breakwaters or docks) should be located where they will not interfere with the natural shore processes.
- 2.5.6.7 In order to maintain maximum public use of the foreshore, construction of public access around or across foreshore lease or licence areas should be considered for inclusion in the tenure agreement.
- 2.5.6.8 The Regional District supports and encourages adherence to the principles and guidelines contained in the publications *Coastal Shore Stewardship: A Guide for Planners, Builders and Developers* and *On the Living Edge: Your Handbook for Waterfront Living* for avoiding clearing, alteration or development of the waterfront within 30 metres (98 ft. 3 in.) of the natural boundary of the sea.
- 2.5.6.9 The Regional District encourages the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks.
- 2.5.6.10 The Regional District discourages armouring of the shoreline by retaining walls, riprap and cement blocks or other erosion control features unless erosion is threatening a permitted structure and protection is authorized by the appropriate federal and provincial agencies.
- 2.5.6.11 The Regional District encourages residents and users of the coastline, shoreline areas and the water to minimize the disturbance or pollution of marine and related terrestrial natural habitats, and to refrain from polluting or littering these areas.

## 2.5.7 Sensitive Ecosystems

Sensitive ecosystems inventory (SEI) data was generated by the provincial Conservation Data Centre in 2006 and is illustrated on Map No. 5 of this plan. Sensitive ecosystems within the planning area include herbaceous, mature and old forest, woodland, riparian and wetland areas.

Sensitive ecosystems inventory data is useful for general information purposes and for flagging the potential of sensitive ecosystems. However, the data does not define the accurate location or occurrence of sensitive ecosystems on the ground. Accuracy of the SEI data is limited by the scale and quality of air photos used and the minimal field checking that was done.

### **Advocacy Policies:**

- 2.5.7.1 The Regional District encourages the preservation of sensitive ecosystems and the consideration of sensitive ecosystems inventory data in land use planning and development.
- 2.5.7.2 The Regional District will promote further research and analysis by provincial and federal line agencies to confirm and prioritize sensitive ecosystems in the region.

## 2.5.8 Wildlife Habitat

### **Wildlife Habitat Advocacy Policies:**

- 2.5.8.1 The Regional District will encourage measures to reduce the risk of human and wildlife conflicts. These may include, but are not limited to:
  - supporting promotion of a Bear Aware program and related public education; and
  - requiring bear-proof garbage and composting management facilities as part of any new development.
- 2.5.8.2 The Regional District encourages the retention of significant habitat and travel corridors as open space or forested corridors, both along and between riparian areas to provide contiguous connections for wildlife.

## 2.5.9 Open Burning

The Powell River Regional District does not regulate burning within the Electoral Areas including the planning area. However, burning of land clearing and yard waste is subject to provincial fire restrictions and the *Open Burning Smoke Control Regulation*.

Proposed revisions to the provincial *Open Burning Smoke Control Regulation* are intended to protect human health and air quality. Under the new provincial regulation, the area between Black Point and the City of Powell River has been identified as a primary smoke sensitivity zone which will be subject to the most stringent restrictions on open burning.

**Open Burning Policy:**

- 2.5.9.1 The Regional District recommends that Area “C” residents and businesses refrain from burning household or business garbage on site. Before burning any brush or other land-clearing material, residents and business owners should first check with the appropriate provincial jurisdiction for applicable restrictions.

## **2.6 ECONOMIC DEVELOPMENT**

One of the major challenges facing the Regional District is how to encourage economic development while maintaining the rural lifestyle and minimizing negative environmental impacts associated with development. Residents of the planning area recognize the employment opportunities and economic benefits of a strong and diversified local economy.

Residents support industrial and commercial development in principle; however, home-based businesses and small-scale local industry are preferred by planning area residents. Such enterprises are perceived as providing jobs "close to home" while causing minimal interference with the rural environment. Over the past few years, a number of small-scale industries and commercial enterprises have been established, providing a boost to local employment.

### **2.6.1 Economic Development Objectives**

- 2.6.1.1 To establish a diversified local economy and increased local employment opportunities.
- 2.6.1.2 To support economic development that is compatible with rural character, services and lifestyles.
- 2.6.1.3 To recognize and support current businesses in the planning area.
- 2.6.1.4 To promote new and sustainable businesses incorporating skills of residents in areas such as agriculture, forestry and wood finishing, fisheries, recreation and tourism, waste management, renewable energy, recycling, education and training.
- 2.6.1.5 To encourage the establishment of new commercial and industrial uses on lands designated for these uses.
- 2.6.1.6 To encourage home-based businesses compatible with adjacent residential land uses.
- 2.6.1.7 To encourage home-based industries on residential lots larger than 2 hectares and compatible with surrounding residential land uses.

### **2.6.2 Economic Development Policies**

- 2.6.2.1 The Regional District will work cooperatively with Powell River Regional Economic Development Society and Community Futures to support local businesses, industries and agriculture, and to ensure that available funds are directed at promoting local sustainable businesses and attracting green businesses to the Powell River area.

2.6.2.2 The Regional District supports the establishment of a special committee to investigate options for the establishment of an industrial park within the planning area.

**Advocacy Policies:**

2.6.2.3 The Regional District supports the establishment of small-scale commercial and industrial enterprises in appropriately designated areas within the planning area.

2.6.2.4 The Regional District supports existing and new business enterprises that complement the area's rural character and use practices that take the natural, economic and social environments into consideration.

2.6.2.5 The Regional District encourages the residents and business owners of Area "C" in their efforts to establish the area as a centre for sustainable agriculture, permaculture, agricultural education and green initiatives such as natural housing design.

**2.6.3 Home-Based Business Policies**

2.6.3.1 Home-based businesses are permitted as an accessory use in all primary residences provided:

- such activities do not result in noise, light, glare, vibration, fumes, odours, dust or smoke that can be detected from adjacent property owners including properties across the street from the use;
- provision of adequate water and sewerage is demonstrated;
- adequate off-street parking is provided; and
- the homeowner resides in the residence.

2.6.3.2 Home-based businesses which expand to a size that can be considered full-scale commercial enterprise and which are not compatible with surrounding uses will be encouraged to apply for an OCP amendment or relocate to an appropriately designated area.

**Advocacy Policies:**

2.6.3.3 The Regional District encourages the establishment of home-based businesses.

2.6.3.4 The Regional District encourages home-based business operators on parcels of less than 2 hectares (5 acres) to ensure that all business-related activities are conducted in enclosed buildings or structures so as to avoid disturbance to or conflict with adjacent property owners.

## 2.6.4 Home-Based Industry Policies

2.6.4.1 Home-based industry is permitted as an accessory use provided:

- the lot on which the home is located is not less than 2.0 hectares (5 acres) in size;
- provision of adequate water and sewerage is demonstrated;
- adequate off-street parking is provided;
- the homeowner resides in the residence on the property; and
- adequate buffering, screening and setbacks from adjacent properties are provided.

2.6.4.2 Home-based industry is limited to uses which do not cause disturbance to or loss of enjoyment of adjacent properties as a result of noise, dust, odour, light, glare, vibration, fumes or smoke.

2.6.4.3 Home-based industries which expand to a size that can be considered as a full-scale industrial enterprise and which are not compatible with surrounding uses will be required to apply for an OCP amendment or to relocate to an appropriately designated area.

### **Advocacy Policy:**

2.6.4.4 The Regional District encourages home-based industry operators to conduct industry-related activities in enclosed buildings or structures.



## **2.7 FIRST NATIONS + HERITAGE RESOURCES**

The following policies are designed as part of the ongoing collaborative relationship between the Powell River Regional District, the Tla'amin (Sliammon) First Nation and the shishalh Nation.

### **First Nations and Heritage Policies:**

- 2.7.1 The Regional District will seek the cooperation of government agencies and private landowners in preserving archaeological and cultural heritage sites of significance to the Tla'amin and shishalh Nations.
- 2.7.2 The Regional District will work with the shishalh Nation and endeavour to avoid land use conflicts along the boundary between shishalh Reserve Land and Area "C".

### **Advocacy Policies:**

- 2.7.3 The Regional District encourages the preservation of heritage sites through the use of voluntary covenants and other means available through the *Heritage Conservation Act*.
- 2.7.4 The Regional District encourages the preservation of artefacts and archival material that illustrate the history of Area "C".

## **2.8 OTHER**

### **2.8.1 Affordable Housing Policies**

2.8.1.1 The Regional District supports the establishment of affordable housing, rental housing and special-needs housing within residential designations provided:

- the development is consistent with the recommended density provisions, and
- servicing requirements can be met without added costs to the area's taxpayers.

2.8.1.2 The Regional District supports the inclusion of secondary suites in single-family dwellings as a form of affordable rental accommodation.

2.8.1.3 The Regional District encourages the development of a residential use above commercial uses to provide affordable housing.

### **2.8.2 Age-Friendly Community Policies**

2.8.2.1 The Regional District supports continuing efforts to become an age- friendly community.

2.8.2.2 The Regional District will consider the needs of seniors when developing Asset Management Plans that ensure access to regional community services, alternative transportation, benches and rest stops for outdoor spaces.

### **2.8.3 Subdivision Policies**

Subdivision approval authority for the planning area is vested with the Ministry of Transportation and Infrastructure. Therefore, many of the Regional District's policies with regard to subdivision are advocacy policies. The Approving Officer bases their decisions on both provincial guidelines and Regional District recommendations with regards to its bylaws and policies.

The Vancouver Coastal Health provisions for subdivision should be followed to prevent drinking water contamination, to limit cumulative impacts, and to ensure sustainability of private and rural sewage and water systems. An excerpt from the Vancouver Coastal Health publication *Subdivision Guideline* is contained in Appendix II for reference.

### **Subdivision Policies:**

- 2.8.3.1 The Regional District will request the dedication of lands for park and greenspace purposes or funds in lieu of dedication in accordance with Section 941 of the *Local Government Act* at the time land is subdivided.
- 2.8.3.2 Public access to the waterfront for passive and active recreational use in the form of park land dedication may be requested in lieu of upland park dedication in all development proposals for lands adjacent to water bodies.
- 2.8.3.3 The number of lots which can be created based on the average minimum parcel size will be calculated on the surveyed lot size prior to road or park dedication.

### **Advocacy Policies:**

- 2.8.3.4 The Regional District will favour subdivision designs which:
- relate parcel boundaries to topographic rather than grid determinants;
  - minimize disturbance to natural drainage patterns or environmentally sensitive features;
  - preserve unique or scenic landscape features and areas of natural vegetation;
  - have curving internal road designs which create visual interest and encourage reduced speed; and
  - provide for pedestrian and bicycle paths, wherever feasible.
- 2.8.3.5 Clustering of lots allows for creative subdivision layouts which are compatible with the terrain and which can preserve undisturbed land for environmental, aesthetic or recreational purposes. To achieve such layouts in the planning area, density averaging may be applied, where topographically appropriate.

## **PART 3: PLAN IMPLEMENTATION**

The Official Community Plan establishes a vision for the community, designates future land use patterns, coordinates policy to protect features and infrastructure, and informs financial planning and servicing. The Official Community Plan is broad statements of goals, objectives and policies guiding development as it occurs in the planning area.

The implementation of this plan depends on decisions and actions of individuals, businesses, developers, the Regional District and other levels of government. The Regional District's means of implementing the plan include land use bylaws and development permits.

While the *Local Government Act* does not require the Regional District to commit or authorize any specific project set out in the plan, it does indicate that all land use planning actions should be consistent with the plan and the Regional Board can do nothing contrary.

### **3.1 DEVELOPMENT PERMIT AREAS**

Section 919.1 of the *Local Government Act* allows the Regional District to designate Development Permit Areas (DPA) for one or more of the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- establishment of objectives to promote energy conservation;
- establishment of objectives to promote water conservation;
- establishment of objectives to promote the reduction of greenhouse gas emissions.

The OCP designates one Development Permit Area (DPA) to support the protection of sensitive riparian areas and fish habitat: DPA I – Riparian Areas.  
[BL467.3, 2020]

### 3.1.1 DPA I – Riparian Areas

#### **Areas Affected:**

All lands within 30 metres of a stream, within 30 metres of a ravine less than 60 metres wide, within 10 metres of a ravine 60 metres wide or greater (Riparian Assessment Area) together with all land on the same parcel as such lands are designated as the DPA I – Riparian Areas Development Permit Area (DPA I).

DPA I includes all lands within a Riparian Assessment Area identified as DPA I – Riparian Areas on Map No. 6 of this plan. DPA I also includes all lands within 30 metres of the following:

- all creeks including but not limited to Kelly, Lang, Whittal, Silver, Jepson, Freda, Park and Scanlon, Saltery, Sweetwater, Washout and Blackwater Creeks;
- all rivers including but not limited to Lois and Horseshoe Rivers;
- all lakes including but not limited to Powell, Haslam, Lewis, Dodd, Windsor, Nanton, Horseshoe, Grey, Lois, Khartoum, Freda, Helena, Alpha, Beta, Gamma, Murphy, McVey and Wiat Lakes; and
- all wetlands.

#### **Purpose:**

Pursuant to section 919.1(1)(a) of the Local Government Act, the lands identified as DPA I – Riparian Areas on Map No. 6 are hereby designated as a development permit area for the protection of the natural environment, its ecosystems and biodiversity in relation to freshwater streams and fish habitat.

#### **Justification:**

The provincial *Fish Protection Act* requires local governments to protect riparian areas from the effects of residential, commercial and industrial development in accordance with the *Riparian Areas Regulation*.

#### **Guidelines:**

1) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA I and to minimize the impact of any activity on these areas.

2) Prior to any development or alteration of land within DPA I, a development permit application in respect of the proposed development or alteration of land must be submitted to the Regional District that provides a survey or a detailed site plan (1:250 or larger) satisfactory to the Regional District's Manager of Planning identifying the natural boundary of the stream or ravine and the Riparian Assessment Area.

3) Where the survey or detailed site plan shows that all or a portion of the proposed development or alteration of land will occur within the Riparian Assessment Area, a development permit application in respect of the proposed development or alteration of land submitted to the Regional District must include a Riparian Assessment Report prepared by a Qualified Environmental Professional which contains the following information:

- identification of the streamside protection and enhancement areas (SPEAs) and criteria used to define the boundaries of the SPEAs;
- inventory of fish species and related habitat;
- an impact statement describing the effects of the proposed development on the natural conditions of the SPEA;
- measures deemed necessary to protect the integrity of SPEAs from the effects of development;
- guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- a vegetation management plan indicating the extent of proposed buffer areas and the proposed management methods for vegetation in these areas; and
- in the case where the SPEA does not allow the extent of development permitted by the zoning regulations in relation to use or density, measures that the Qualified Environmental Professional considers will result in the least amount of damage to the SPEA that is consistent with the proposed use or density of the development.

4) Where the survey or detailed site plan shows that the proposed development or alteration of land will not occur within the Riparian Assessment Area, the Regional District may specify that the proposed development or alteration of land will not occur within the Riparian Assessment Area as a requirement or condition of the development permit.

5) Where the survey or detailed site plan shows that all or a portion of the proposed development or alteration of land will occur within the Riparian Assessment Area the Regional District may incorporate the SPEA determined by the Qualified Environmental Professional in the Assessment Report or any measures identified by the Qualified Environmental Professional in the Assessment Report to protect the riparian area from the effects of development

in accordance with Section 920(7) of the *Local Government Act* as requirements and conditions of the development permit. This may include, but is not limited to, additional works or protective measures such as the planting or retention of trees or vegetation to preserve, protect, restore or enhance natural watercourses, fish habitat or riparian areas.

**Security:**

The Regional District may require that the applicant provide security as a condition of the issuance of a development permit for the proposed development or alteration of land to be applied if a condition in the permit respecting landscaping has not been satisfied or damage to the natural environment has resulted from a contravention of a permit condition.

**Exemptions:**

Within DPA I the following activities are exempt from requiring a development permit:

- existing permanent structures, roads, trails and other developments lying within the development permit area at the time of designation of DPA I including the repair, renovation or reconstruction of a permanent structure on its existing foundation;
- the removal of trees certified as hazardous by a qualified arborist;
- 'Farm operations' as defined by the *Farm Practices Protection Act*;
- Forest management activities on Private Managed Forest Land and forest practices regulated by the Forest Planning and Practices Regulation under the *Forest and Range Practices Act*;
- Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals if evidence of such approvals has been provided to the Regional District;
- Emergency procedures to prevent, control or reduce immediate threats to life or property including:
  - emergency actions for flood protection and erosion protection;
  - clearing of an obstruction from a bridge, culvert or drainage course;
  - repairs to bridges and safety fences in accordance with the *Water Act*; and
  - removing, pruning or topping hazardous trees that present a danger to the safety of persons or are likely to damage public or private property.

- Construction of public trails subject to the following:
  - the trail must be built to BC Parks standards for the type of trail proposed;
  - the trail must be a maximum 1.5 metres (4 ft. 11 in.) in width;
  - the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization;
  - the trail must provide the most direct route of feasible passage through the DPA;
  - the ground must be stable, i.e., erodible stream banks or other erosion-prone areas must be avoided;
  - no trees are to be removed that are greater than 5 metres (16 ft. 3 in.) in height and where the circumference divided by pi is equal to or greater than 10 centimetres (4 in.) measured 1.4 metres from the highest natural ground level in contact with the trunk - limbing, pruning and topping of trees may be done to the extent reasonably necessary to provide safe use of the trail; and
  - no motorized vehicles are permitted.

Despite development permit exemption provisions, owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

**Interpretation:**

For the purposes of the DPA I, all terms in this section that are defined in the Riparian Areas Regulation shall be interpreted in accordance with the definition in the *Riparian Areas Regulation*.

*[section 3.1.2 removed BL467.3, 2020]*



### **3.2 REVIEW AND AMENDMENTS**

As growth and development take place within the planning area and conditions change, this Plan will need to be reviewed and updated so that it remains a viable and effective tool for guiding growth and development.

A formal review and update of the Official Community Plan should be completed every 5 to 10 years to determine progress towards achieving goals and objectives and to determine whether revisions are necessary to meet any new legislative requirements or to meet evolving needs and priorities of residents in the planning area.

### **3.3 RELATIONSHIPS WITH OTHER GOVERNMENT AGENCIES**

Other governments and agencies with jurisdiction in the area have an impact on the realization of this Plan. Key agencies include: Ministry of Transportation and Infrastructure; Ministry of Forests, Lands and Natural Resource Operations; Ministry of Environment, Department of Fisheries and Oceans, Agricultural Land Commission and Vancouver Coastal Health. The Regional District recognizes these various interests and encourages coordination and cooperation with other governments and agencies in the implementation of this Plan.

## PART 4: PLAN APPENDICES

### Appendix I – Glossary

**Accessory Use** means a use that is:

- a) incidental to the principal use of a lot;
- b) subordinate in purpose or floor area, or both, to a principal use;
- c) exclusively devoted to the principal use of a lot or building;
- d) ancillary in use to the principal use of a lot or building; and
- e) located on the same lot or within the common property.

**Agriculture** means the activities and uses as defined in the *Agricultural Land Commission Act* and in Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedures Regulation*.

**Approving Officer** means an Approving Officer designated as such pursuant to the *Land Title Act*.

**Building** means any structure that encloses and shelters a use.

**CO<sub>2</sub>** means Carbon Dioxide.

**Community Watershed** means a watershed over which a community holds a valid water licence issued under the *Water Act* by the Comptroller of Water Rights.

**Density Averaging** means a method of subdividing land into the allowable number of lots, based on the OCP designation or zoning, but allowing lot sizes smaller than the stated average or minimum so that:

- a) a variety of lot sizes may be created, or
- b) the subdivision plan may be designed so that a portion of the site, generally an environmentally sensitive area, ecosystem or hazard area, is left undeveloped.

**Development** means any engineering, building, construction, installation, work or operations either in, on, over or under the land, or land covered by water, that makes a change in the use of the land, a lot, building or structure for any purpose including the construction, addition or alteration of a building or structure, or a subdivision to the extent that it is subject to local government powers under Part 26 of the *Local Government Act* including:

- a) removal, alteration, disruption or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of non-structural impervious or semi-impervious surfaces;
- e) flood protection works;
- f) construction of roads, trails, docks, wharves and bridges;
- g) provision and maintenance of sewer and water services;
- h) development of drainage systems;
- i) development of utility corridors; or
- j) subdivision as defined in Section 872 of the *Local Government Act*.

**DPA** means Development Permit Area.

**Dwelling Unit** means a building used as a residence for a single household and containing a single set of facilities for food preparation and eating, sleeping and living areas.

**GHG** means Greenhouse Gas.

**Greenhouse Gas** means components of the atmosphere that contribute to the “greenhouse effect” and climate change. Some greenhouse gases occur naturally, while others come from activities such as the burning of fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide and ozone.

**Guest Cottage** means a small house or cottage adjacent to a main house that is designed to provide accommodation for visitors. A guest cottage cannot have a kitchen nor be rented separately from the main house.

**High Water Mark** means a point on the shoreline that corresponds,

- a) for a controlled lake, to the highest water level within the normal operating range.
- b) for any other body of tidal or non-tidal water, to the average highest water level calculated from measurements taken over a sufficient number of years to enable a reasonable estimate.

**Home-Based Business** means an occupation, trade, craft or profession that is accessory to the occupancy of a dwelling and is carried out by the resident(s) of the dwelling.

**Home-Based Industry** means an occupation, trade, craft or profession that is accessory to the occupancy of a dwelling and includes home agricultural use, woodworking, milling, machining and may include outside storage, accessory retail sales or rentals and activities.

**Manufactured Home**, under the *Manufactured Home Tax Act*, means a structure, whether or not ordinarily equipped with wheels, that is designed, constructed or manufactured:

- (a) to be moved from one place to another by being towed or carried; and
- (b) to provide
  - (i) a dwelling house or premises,
  - (ii) a business office or premises,
  - (iii) accommodation for any purpose other than those referred to in subparagraphs (i) and (ii),
  - (iv) shelter for machinery or other equipment, or
  - (v) storage, workshop, repair, construction or manufacturing facilities, unless exempted under this *Act*.

**Manufactured Home Park**, under the *Manufactured Home Tax Act*, means land used or occupied by a person for the purpose of:

- (a) providing space for the accommodation of one or more manufactured homes; and
- (b) imposing a charge or rental for the use of that space.

**Natural Boundary** means the visible high water mark of any lake, river, stream, ocean or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

**Non-Intensive Agriculture** means the use of land, buildings or structures by an agricultural enterprise, including the raising and maintaining of livestock and fowl, and the use of greenhouses, but precludes the maintaining of feedlots, commercial greenhouses and high-impact industrial-type farming or the growing of mushrooms.

**QEP** means Qualified Environmental Professional.

**RAR** means *Riparian Areas Regulation*.

**Rural Character** refers to a pattern of land use and development:

- a) in which open space, the natural landscape and vegetation predominate over the built environment; and
- b) that fosters traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas.

**Secondary Suite** means a separate, fully-habitable accessory dwelling unit located entirely within a single family dwelling, with its own entrance.

**Sewer System** is a system for treating domestic sewage that uses one or more treatment methods and a discharge area, but does not include a holding tank or pit privy.

**Single Family Dwelling** means a residential building that is occupied or intended to be occupied as the principal residence of a person or family, and is not attached to another residence.

**SPEA** means Streamside Protection and Enhancement Area.

**Water Supply System** means a domestic water system, other than a domestic water system that serves only one single-family residence.

**Watercourse** means a natural body of water flowing on or under the earth and includes rivers, streams, brooks and creeks, but not artificially-created bodies of water or drainage ditches.

**Wetland** means land that is covered mostly by water and includes swamps, marshes, bogs and fens.

## **Appendix II – Subdivision Guideline**

Excerpt from *Vancouver Coastal Health Subdivision Guideline*

**1. Treatment Method**

All subdivision reviews are based on Type 1 treatment (septic tank system). Type 2 and 3 systems will be considered for community sewerage systems, please refer to Section L (page 18), or if all of the following conditions apply:

- a. The local government has enacted a bylaw for Operation and Maintenance of Type 2 and 3 systems.
- b. The local government has enacted a Holding Tank Bylaw.
- c. An approved Liquid Waste Management Plan is in place for the specific area and there is confirmation in writing from the local government confirming sanitary sewer service to the property within 10 years or a time period considered reasonable by VCH.
- d. Zoning is in place that limits the development on each parcel to one, single family dwelling.

**2. Restrictive Covenants**

All proposed parcels including parcels with existing dwellings, will require a restrictive covenant to protect the primary and reserve absorption field sites. In the case of parcels with existing dwellings, a reserve covenant area is required. The following applies to restrictive covenants:

- a. Minimum dimension across the slope of the restrictive covenant is 80 feet (25 M).
- b. Covenants must be registered with a Reference Plan.

**3. Breakout Point**

Where an area has been identified with a downslope breakout point, the proposed primary and reserve areas should be located at least 50 feet (15 m) from the breakout point. The additional 50 foot downslope area should be included in the proposed covenant to ensure this area remains as a protective treatment absorption area.

**4. Setback Distances**

The following are minimum setback distances for all subdivisions:

- a. 100 feet (30 m) from individual well and absorption field site.
- b. 10 feet (3 m) from the absorption field to any building or property line.
- c. 3 feet (1 m) from the septic tank to any building or property line.
- d. 100 feet (30 m) from high water mark of marine water and fresh water.
- e. 50 feet (15 m) from water suction lines.

**5. Permeability of Soil**

The maximum percolation rate in the proposed restrictive covenant area must not exceed 30 minutes per inch or be less than 1 minute per inch. The hydraulic conductivity rate must not exceed 4.5 cm/day or 300 cm/day.

**6. Wet Season Assessment**

Wet season assessments may be required at the discretion of the local EHO to confirm the seasonal high water table.

**7. Parcels With Existing Dwellings**

For proposed subdivisions with an existing dwelling and sewerage system the following is required:

- a. A copy of the existing sewerage system permit or filing.
- b. A reserve absorption field site for each dwelling, meeting all conditions in Table A or B.
- c. The EHO may require an assessment of the existing sewerage system by an Authorized Person.
- d. The assessment by the EHO will determine any potential risks associated with the water and sewerage systems servicing existing dwellings and the EHO may provide recommendations to the Approving Officer for consideration in the PLA or PLNA.

**8. Consideration of Smaller Parcels**

Sensitive areas such as waterfront properties, properties with geotechnical concerns, high density in areas of sensitive domestic water sources or unconfined aquifers, areas with poor drainage, or properties within watersheds, may not be suitable for reductions in parcel size.

A smaller parcel may be considered by an EHO if all requirements in Table A or B are demonstrated and one of the following applies:

- a. One proposed parcel is physically severed by an existing gazetted road allowance.
- b. The Agricultural Land Commission restricts the area of one parcel.
- c. The local government has:
  - i. Operation and maintenance bylaws in place for onsite sewerage systems, and
  - ii. A holding tank bylaw, and
  - iii. An approved liquid waste management plan is in place that includes the property, and
  - iv. Confirmation is in writing from the local government that assures sanitary sewer connection to proposed lots within 10 years or a time period determined to be acceptable to the Health Authority.

**9. Section 946, Local Government Act**

Under Section 946 of the Local Government Act an EHO may consider the following restrictions for parcels not serviced by an approved water supply system:

- a. The minimum parcel size to be subdivided must be at least 2 hectares.
- b. The average size of the two proposed parcels must be at least 1 hectare, with the smallest parcel not less than .75 hectare.
- c. The parcel less than 1 hectare must have optimum site conditions with a minimum of 36 inches (91 cm) of native mineral soil depth and overall lot slope less than 30%.
- d. The parcel less than 1 hectare will be limited to one, single family dwelling by registration of a restrictive covenant.
- e. The parcel greater than 1 hectare may be limited to one, single family dwelling by registration of a restrictive covenant, based on the assessment of the EHO.
- f. Parcels may be limited from future subdivision by registration of a restrictive covenant.
- g. An EHO may consider a hydrogeological assessment, Section I (page 15). As part of the hydrogeological assessment, the EHO may request that the professional determine the risk associated with the cumulative impact of the parcel size in relation to neighbouring parcel density.

**1. Minimum Lot Size**

The minimum lot size for proposed parcels on a water supply system is ½ acre (2000 m<sup>2</sup>).

**2. Table A**

Slope Within Covenant Area (%)	Native Mineral Soil Depth (Inches)	Professional Assessment & Reduced Soil Depth (Inches) See (3) below	Minimum Lot Size	Minimum Covenant Area Based On Soil Permeability		
				Sands-Gravels 1-5 Min/Inch	Loams 6-15 Min/Inch	Silts 16-30 Min/Inch
Up to 15%	48"	36"	½ acre (2000 m <sup>2</sup> )	5760 ft <sup>2</sup> (535 m <sup>2</sup> )	7700 ft <sup>2</sup> (715 m <sup>2</sup> )	9580 ft <sup>2</sup> (890 m <sup>2</sup> )  May not be applicable for ½ acre parcels
	36"	30"	¾ acre (3000 m <sup>2</sup> )			
	30"	24"	1 acre (4000 m <sup>2</sup> )			
	24"	18"	2.5 acres (8000 m <sup>2</sup> )			
	18"	18"	5 acres (2 ha.)			
16 to 30%	48"	48"	½ acre (2000 m <sup>2</sup> )			
	36"	36"	1.00 acre (4000 m <sup>2</sup> )			

**3. Professional Assessment & Reduced Soil Depth**

A reduction in the minimum native soil depth in Table A will be considered if a professional engineer or geoscientist submits a report addressing the limitations of the site. The following conditions apply and must be detailed in the engineering report.

- The number of dwellings on the parcel is restricted to one, either by zoning or covenant.
- Lot size is consistent with Table A; e.g. 30" of native soil = ¾ acre lot.
- Uniform and continuous soil coverage throughout the entire parcel.
- Overall lot slope is less than 15%.
- Slope within the covenant area is less than 15%.
- There are no breakout points, seepage areas or other limiting factors 50 feet down gradient of the covenant area.



1. **Minimum Lot Size**

The minimum parcel size considered for properties that are serviced by a private well is 2.5 acres (1 ha).

2. **Table B**

Slope Within Covenant Area (%)	Minimum Native Mineral Soil Depth (Inches)	Minimum Lot Size	Minimum Covenant Area Based On Percolation Rate		
			Sands-Gravels 1-5 Min/Inch	Loams 6-15 Min/Inch	Silts 16-30 Min/Inch
Up to 15%	36"	2.5 acres (1 ha.)	5760 ft <sup>2</sup> (535 m <sup>2</sup> )	7000 ft <sup>2</sup> (715 m <sup>2</sup> )	9580 ft <sup>2</sup> (890 m <sup>2</sup> )
	24"	3.75 acres (1.5 ha.)			
	18"	5 acres (2 ha.)			
16 to 30%	48"	2.5 acre (1 ha.)			
	36"	5 acres (2 ha.)			

## **PART 5: PLAN MAPS**

**Map No. 1 – Land Use Designations**

**Map No. 2 – Residential Infill Potential**

**Map No. 3 – Community Vision**

**Map No. 4 – Infrastructure + Services**

**Map No. 5 – Sensitive Ecosystems**

**Map No. 6 – Development Permit Area I - Riparian Areas**

**Map No. 7 – Natural Hazard Potential**



# POWELL RIVER REGIONAL DISTRICT

Electoral Area C  
Official Community Plan  
Bylaw No. 467, 2012

## MAP NO. 1












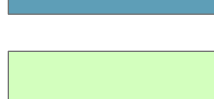



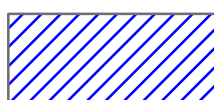







### LAND USE DESIGNATIONS

April 25, 2013

As amended by:

Bylaw No. 467.2, 2017 [adopted April 26, 2018]

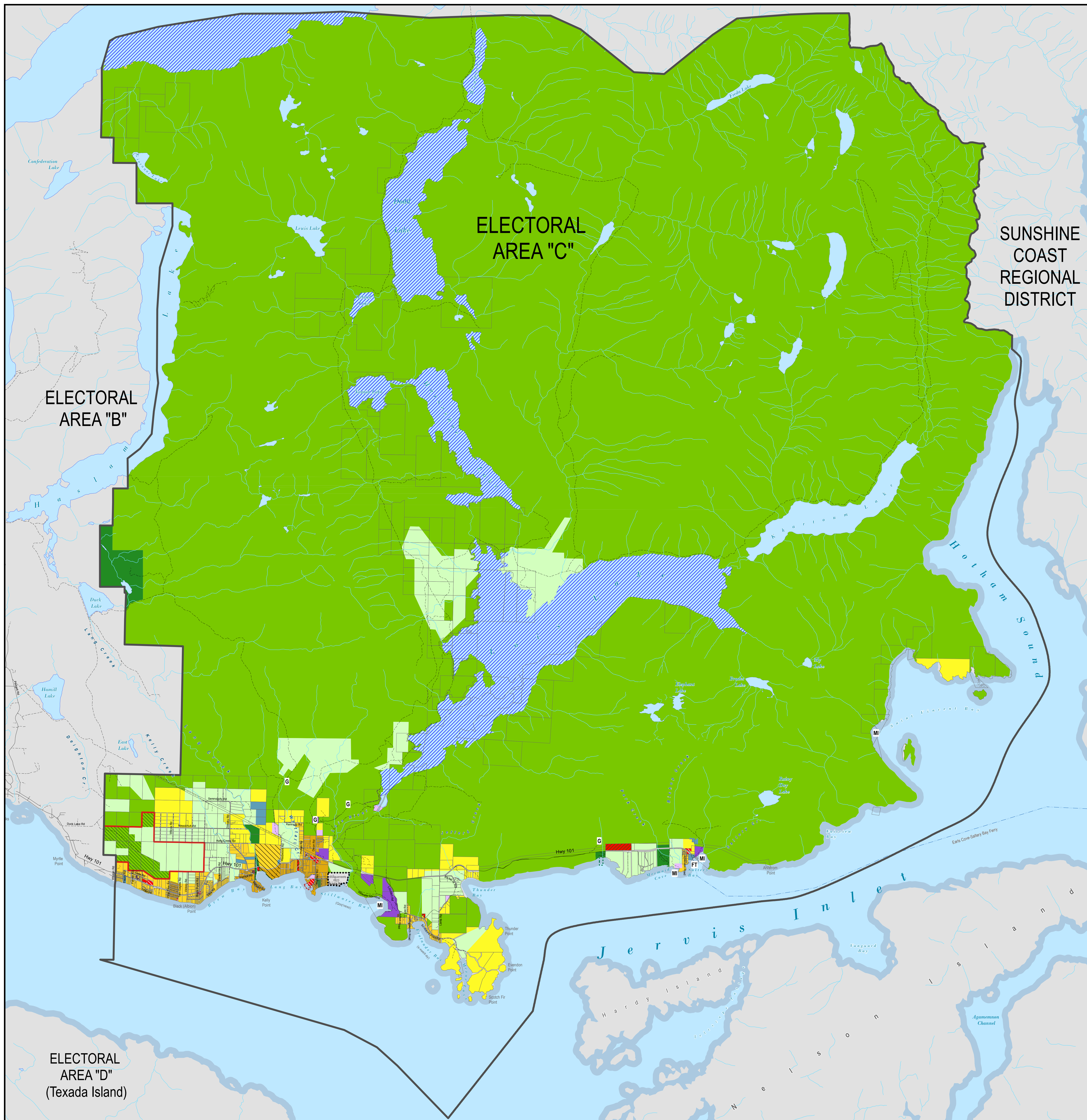
#### Legend

-  Rural Residential
-  Low Density Residential
-  Suburban Residential
-  Multi-Family Residential
-  Manufactured-Home Park
-  Commercial
-  Commercial Recreation 
-  Mixed-Use Commercial
-  Light Industrial
-  Industrial
-  Institutional
-  Agricultural
-  Resource
-  Reserve
-  Parks & Greenspace 
-  Marine Seasonal Recreation
-  Comprehensive Development Area 1
-  Official Community Plan Boundary
-  Shishalh (Sechelt) Nation Reserve
-  Airport Reserve Boundary
-  Foreshore
- FT** Ferry Terminal
- MI** Marine Industrial
- G** Gravel Extraction

Map created by the Powell River Regional District



SCALE 1:43,000



ELECTORAL AREA "C"

SUNSHINE COAST REGIONAL DISTRICT

ELECTORAL AREA "B"

ELECTORAL AREA "D"  
(Texada Island)



Electoral Area C  
Official Community Plan  
Bylaw No. 467, 2012

MAP NO. 2

RESIDENTIAL INFILL POTENTIAL

April 25, 2013

Legend

Vacant Residential Land with Residential Infill Potential

Official Community Plan Boundary

Foreshore

Paved Road

Gravel Road

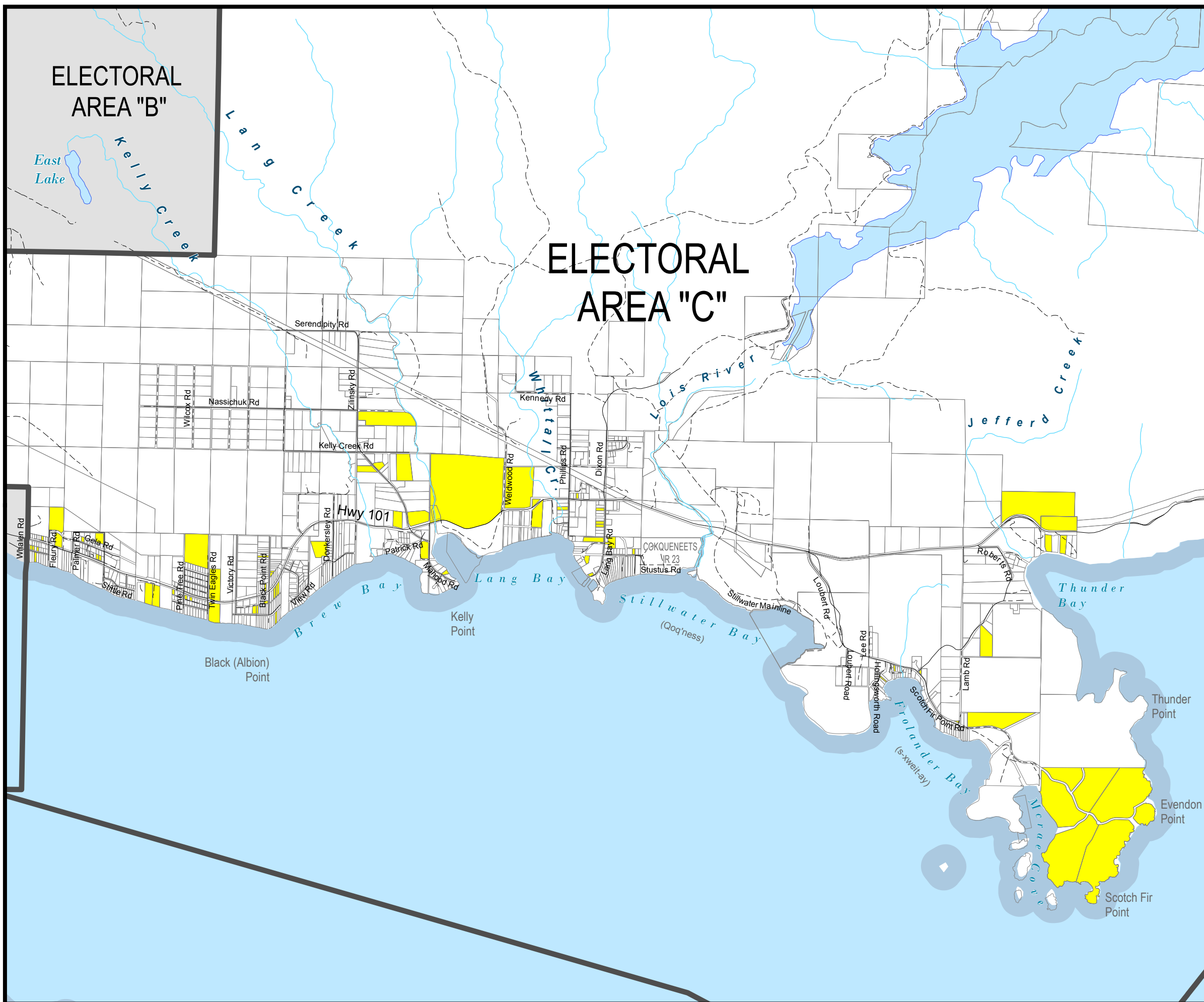
Map created by the Powell River Regional District

Data Sources:

- BC Assessment Authority (Actual Use Codes, Improvement Values)
- Agricultural Land Reserve Boundaries
- Malaspina Fire Protection Area Boundary



SCALE  
1:42,000





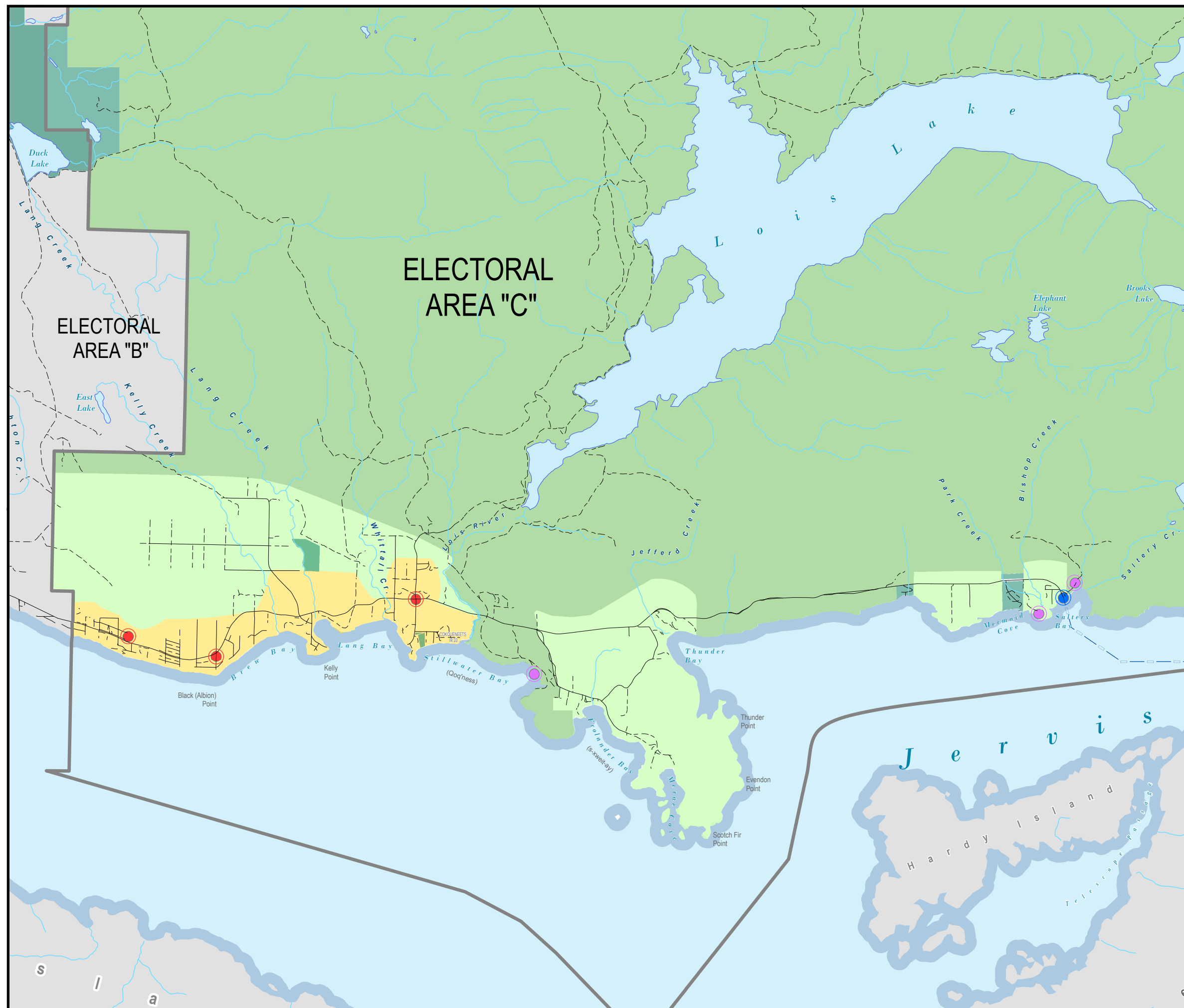
**Legend**

- low density/suburban neighbourhoods**  
-preserve and enhance rural coastal character  
-base development on environmental considerations  
-promote residential infilling of areas close to servicing
- rural/country neighbourhoods**  
-preserve and enhance rural coastal character  
-preserve land within the agricultural land reserve  
-encourage agricultural production
- resource**  
-collaborate with provincial and federal agencies  
-promote sustainable use of resources  
-provide for public recreation
- parks & greenspace**  
-protect the natural environment  
-provide parks & greenspace that meet range of community needs  
-support acquisition of additional parkland within the planning area
- gateway to Powell River region**  
-enhance Saltery Bay as gateway to Powell River region  
-preserve and enhance coastal character  
-allow mixed use
- neighbourhood commercial**  
-promote new commercial activity at Black Point and Lang Bay  
-allow mix of commercial and residential uses  
-encourage harmonization with adjacent residential uses
- marine industrial**  
-protect marine industrial lands  
-base development on environmental considerations  
-encourage harmonization with adjacent residential uses  
-promote new light industrial activities
- foreshore**  
-protect the shoreline  
-provide for public access
- Official Community Plan Boundary**
- Paved Road**
- Gravel Road**

Map created by the Powell River Regional District



**SCALE**  
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**Legend**

**Transportation**

- Paved Road
- - - Gravel Road
- == Bus Route
- - - Ferry Route

**Community Services**

- School
- Lang Bay Hall
- Fire Hall
- Ferry Terminal
- Cemetery
- - - Malaspina Fire Protection Area

**Parks & Recreation**

- Parks & Greenspace
- Public Access to Waterfront
- Powell River Canoe Route
- Sunshine Coast Trail

- Official Community Plan Boundary
- Foreshore

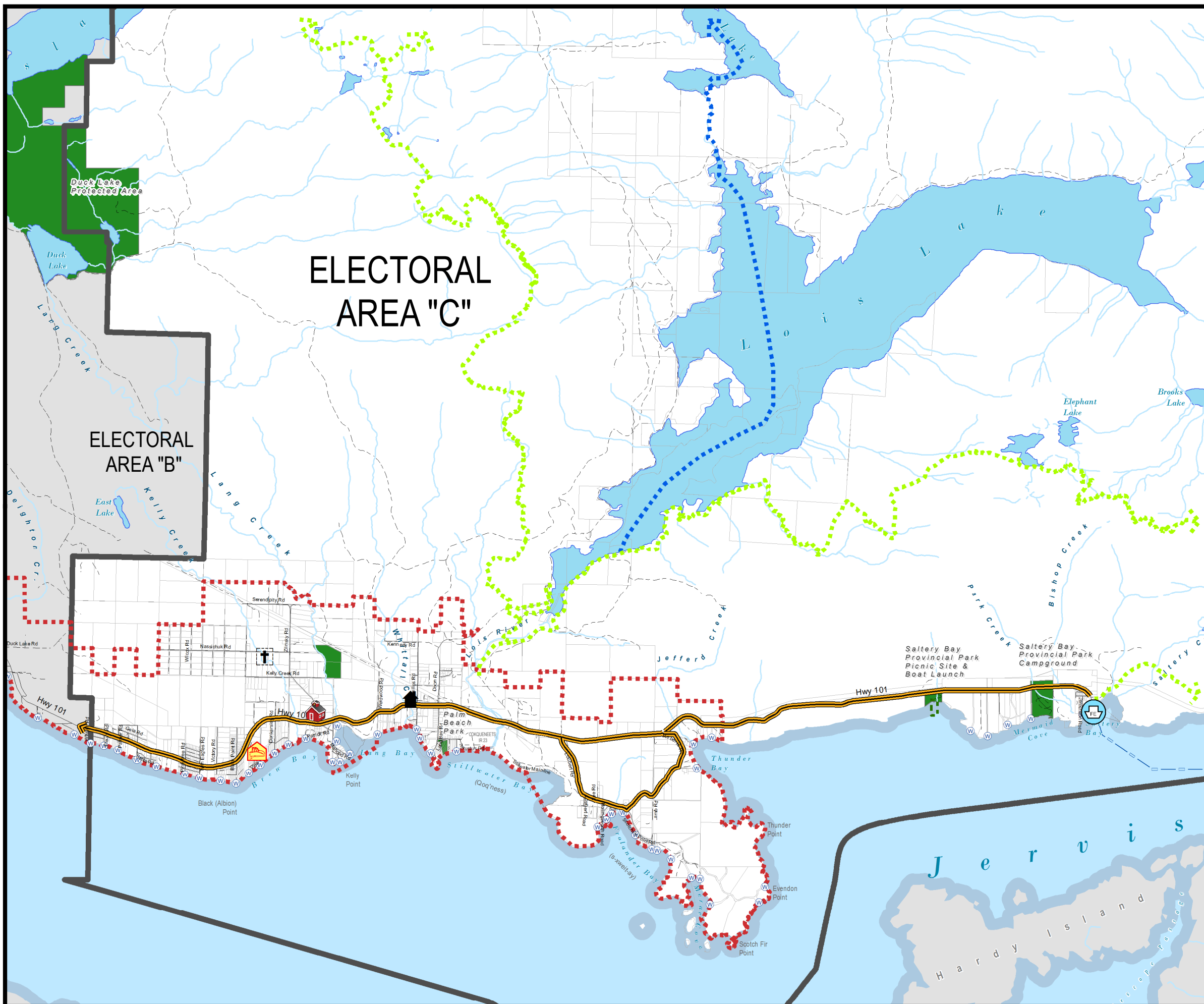
Map created by the Powell River Regional District

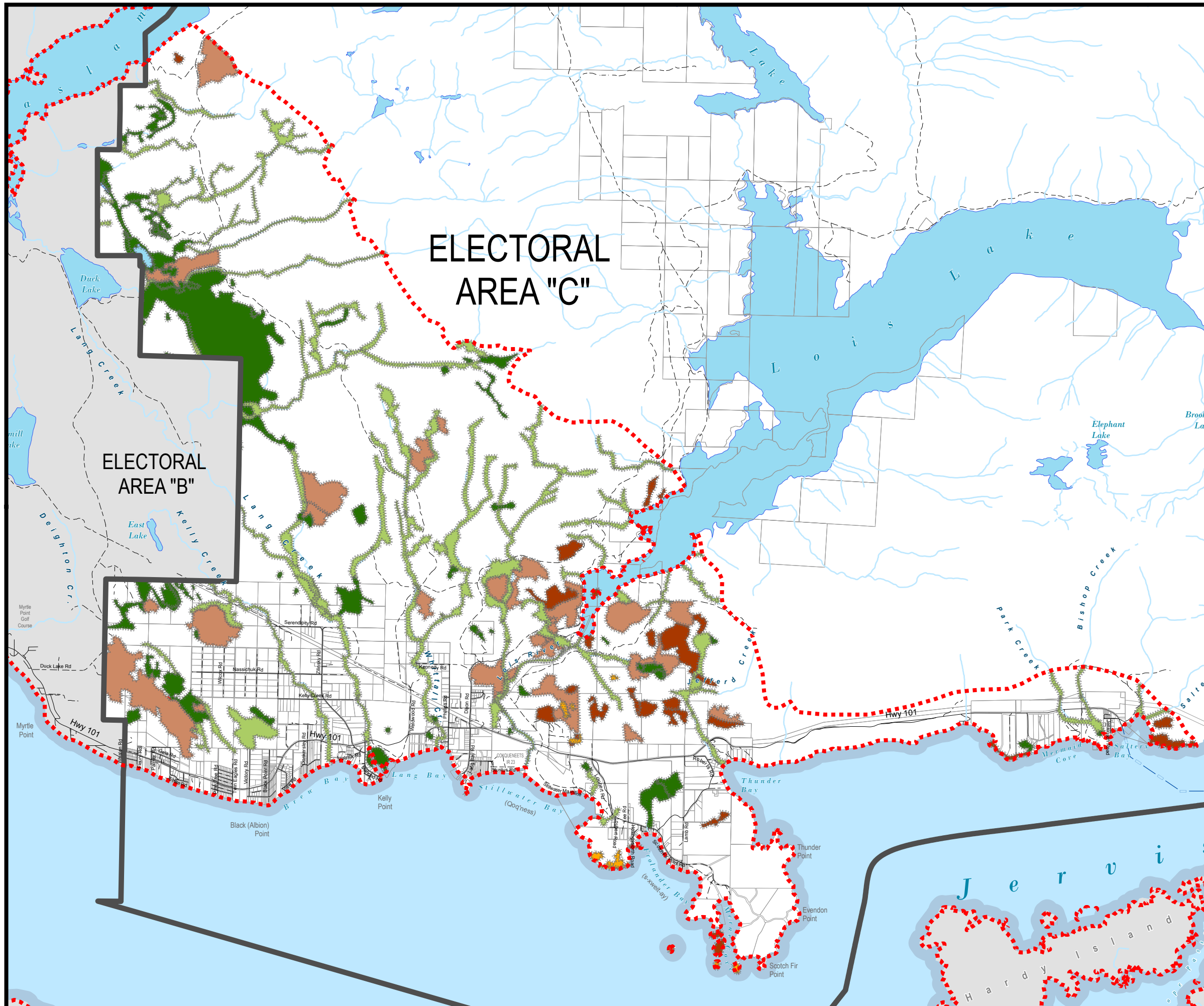
Data Sources:

- TRIM Rivers
- BC Transit Bus Routes
- Ministry of Forests, Lands and Natural Resource Operations









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**Legend**

-  Herbaceous
-  Mature Forest
-  Old Forest
-  Riparian
-  Woodland
-  Wetland

-  Official Community Plan Boundary
-  SEI Project Boundary
-  Foreshore
-  Paved Road
-  Gravel Road

Map created by the Powell River Regional District

Data Sources:

-  Sensitive Ecosystem Inventory (SEI)



**SCALE**  
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Bylaw 467.3, 2020

Schedule A

MAP NO. 6

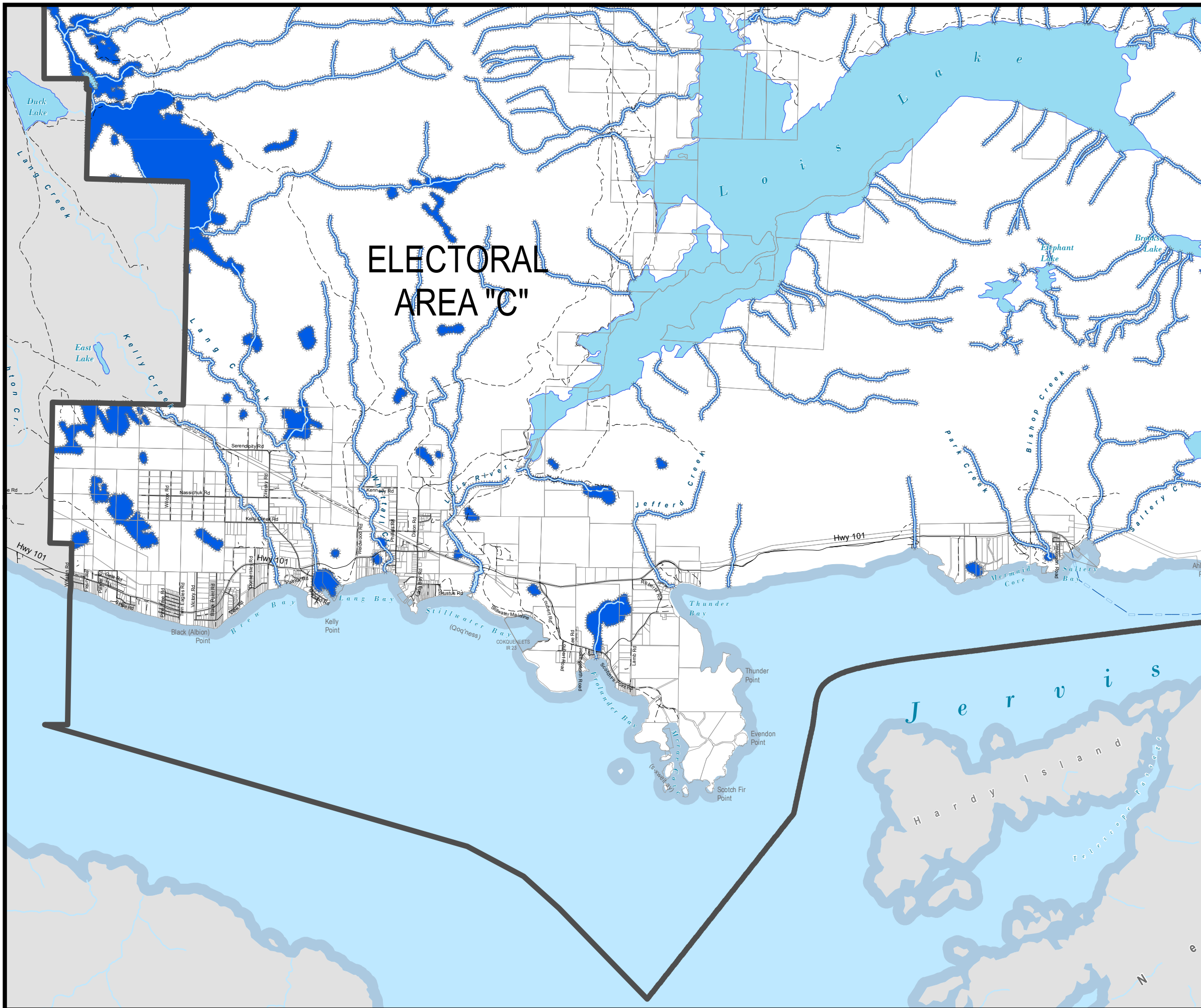
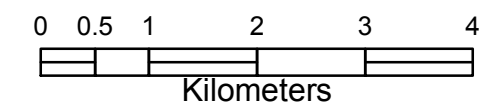
**DEVELOPMENT PERMIT AREA I  
RIPARIAN AREAS**

**Legend**

-  DPA I - Riparian Areas  
[30 metre buffer on watercourses]

Data Sources:

- Provincial TRIM (Rivers and Lakes)
- Provincial Sensitive Ecosystem Inventory (Wetlands)








Bylaw No. 467.3, 2020

Schedule B

MAP NO. 7

NATURAL HAZARD POTENTIAL

**Legend**

- Slope Hazard Study Area Boundary
-  Slope Hazard Areas  
(≥3m High and ≥35% Gradient)
-  Recommended Additional Setback
-  Flood Hazard Areas

Data Source:

*Tetra Tech EBA Powell River Regional District  
Landslide & Fluvial Hazards Study  
Electoral Areas B & C September 4, 2015*

